Neighbourhood Plan for Wootton St Lawrence
Summary of the Pre-submission Plan

Public Consultation Launch to be held on:
Saturday 13th January in Ramsdell Village Hall 10am to 1pm
Saturday 20th January in Wootton St Lawrence Church 10am to 1pm

Closing Date for comments to be received: Wednesday 28 February 2018
This is a Summary of the Pre-Submission Neighbourhood Plan for Wootton St Lawrence Parish on which your views are now sought

Please read the document carefully; return your comments on the Response Form to
The Secretary to the Neighbourhood Plan Working Group,
C/o Old School House, Basingstoke Road, Ramsdell, RG26 5RB

OR
Drop the completed Response Form** into the box in your church porch from where all will be collected.

**Remember to include your name and full address or your comments may be invalid as we will be unable to prove they are eligible for inclusion

The full Pre-Submission Plan is available on the website and can be downloaded at:

www.wslr-pc-np.org

If you unable to do this, please send a request for a copy to:
The Secretary to the Neighbourhood Plan Working Group,
C/o Old School House, Basingstoke Road, Ramsdell, RG26 5RB with your contact details
A copy will be made available for you to pick up at a pre-arranged time

The Plan documents will be available to view at the Public Consultation Launch on:
Saturday 13\textsuperscript{th} January in Ramsdell Village Hall 10am to 1pm
Saturday 20\textsuperscript{th} January in Wootton St. Lawrence Church 10am to 1pm

Please spare 20 minutes to drop in and discuss it – We need your comments or suggested amendments

We value your support and look forward to seeing you

Refreshments will be available

**THIS IS YOUR PLAN……………. so …………..GET INVOLVED**
The area covered by the Wootton St Lawrence Neighbourhood Plan
OBJECTIVES FOR THE WOOTTON ST LAWRENCE NEIGHBOURHOOD PLAN

The following Objectives are based on the Key Issues identified by the responses to the open forums, questionnaires and in discussions with the Parish Council and Plan Working Group over the past three years. They form the basis for this Pre-Submission Neighbourhood Plan, and particularly the Planning Policies, Actions and Projects.

**Overarching Objective**
To maintain the rural character and identity of Wootton St Lawrence Parish, preserving and enhancing our valued landscapes, listed buildings and conservation area as well as building a stronger sense of community

<table>
<thead>
<tr>
<th>Neighbourhood Plan Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Countryside and Environment</strong></td>
</tr>
<tr>
<td>A. To conserve and enhance the landscape character of the Parish, the open views, protect open green spaces and important ecological sites and wildlife corridors</td>
</tr>
<tr>
<td>B. To maintain and visually enhance the physical separation of Wootton St Lawrence from the Manydown urban expansion of Basingstoke</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
</tr>
<tr>
<td>C. To maintain a mix in the housing stock and avoid the loss of smaller, more affordable homes through extension or replacement</td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
</tr>
<tr>
<td>D. To protect and enhance the Parish’s heritage for the benefit of existing residents and future generations</td>
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<tr>
<td><strong>Community and Recreational Facilities</strong></td>
</tr>
<tr>
<td>E. To preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities contribute to developing a ‘Sense of Community’</td>
</tr>
<tr>
<td><strong>Traffic and Transport</strong></td>
</tr>
<tr>
<td>F. To minimise the impact of new development on the local road network, and to improve road safety within the Parish</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
</tr>
<tr>
<td>G. To maintain local employment opportunities where this would not be to the detriment of amenities enjoyed by local residents or place additional undue pressure on local roads</td>
</tr>
<tr>
<td><strong>Design</strong></td>
</tr>
<tr>
<td>H. To ensure new development is of a design and appearance that respects its surroundings and enhances the character of the Plan Area</td>
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</tbody>
</table>
PLANNING POLICIES FOR WOOTTON ST LAWRENCE PARISH

The Planning Policies are designed to manage future development in order to achieve the Plan Objectives set out above. These Policies must be taken into account by applicants and decision-makers as a whole, when a planning application is submitted.

Countryside and Environment

Protecting the Setting of Wootton St. Lawrence village

Policy WSL1: Local Gap

To retain the separate and distinctive identity of the Wootton St Lawrence village, the open and undeveloped nature of the Gap will be protected (see Figure 1)

Development will only be permitted within the Local Gap where:

i. it would not undermine the physical and/ or visual separation of the village from the Manydown development area

ii. it would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development

Figure 1 The local Gap: maintaining the distinction between urban Basingstoke and Wootton St Lawrence
Local Green Space

Policy WSL 2: Local Green Space
Ramsdell and Wootton St. Lawrence recreation grounds together with West Heath allotments are designated Local Green Space where new development will only be permitted in very special circumstances.

Three areas of land are identified as Local Green Space:
1. Ramsdell Recreation Ground, Baughurst Road
2. Wootton St Lawrence Recreation Ground
3. Land at West Heath which is held as allotments by a Trust

Access to the Countryside

Policy WSL3: Public Rights of Way
Proposals for Manydown Country Park shall demonstrate how it will be integrated into the wider public rights of way network of the plan area. Such details shall include:
   i. improved way marking both within the country park and surrounding countryside
   ii. public rights of way information/education displays within the park
Throughout the Plan Area the existing network of footpaths and bridleways will be protected.
Light Pollution

Policy WSL4 Light Pollution

Planning applications for proposals that include outdoor lighting must be accompanied by a lighting scheme prepared in accordance with the latest national design guidance and relevant British Standards publications. Permission will only be granted where the submitted lighting scheme can demonstrate that the following criteria will be achieved:

i. there is no adverse impact on neighbouring uses or the wider landscape

ii. light levels are the minimum required for essential security and working purposes

iii. the potential for glare and spillage will be kept to a minimum

Where appropriate, conditions will be imposed that will seek to control the times of external illumination.

Outside the Manydown site allocation, proposals for new or extended buildings shall demonstrate that they have been designed to avoid unnecessary light spillage from both external and internal lighting.

Suburbanisation of the Countryside

Policy WSL5: Residential Garden Extension

Extensions to existing residential gardens will only be permitted where they:

i. reflect and/or reinforce existing plot and boundary patterns in the locality

ii. avoid an uncharacteristic urban extension into the open countryside

iii. will not harm visual amenities, nature conservation interests or the rural character of the area

iv. include appropriate landscaping proposals
Housing

New Housing

Policy WSL6: New Dwellings

New dwellings that are acceptable in all other respects, and that are not justified in relation to the needs of rural businesses (as provided for under Policy SS6 of the Basingstoke and Deane Local Plan), will be permitted provided they are either:

i. the infilling of a restricted gap in the continuity of existing frontage buildings

ii. or on previously developed land

Where the development proposed constitutes the infilling of a restricted gap it will be permitted provided that, where two dwellings are proposed with one dwelling having four or more bedrooms, the second shall have two or fewer bedrooms.

The development shall also:

I. Not impact on the amenities enjoyed by neighbouring properties

II. make a positive contribution to the character of the street scene and landscape character of the area

III. be in keeping with the pattern of development in the surrounding area

Where a proposed dwelling is on previously developed land it shall accord with Basingstoke and Deane Local Plan and with particular consideration being given to the impact of the new building’s scale, proposed means of access and outlook on adjacent residential properties.

Replacement and Extension of Existing Dwellings

Policy WSL7: Replacement of Dwellings

In addition to the criteria set out in Local Plan Policy SS6, the replacement of a ‘small’ dwelling will only be permitted where it is proportionate to the size of the existing dwelling.
Policy WSL8: Extension of Dwellings

The extension of dwellings will be permitted provided that it satisfies the following criteria:

i. The extension reflects the form and character of the existing dwelling in terms of size and design

ii. Should maintain or enhance both the immediate and wider setting of the building

iii. It does not have an unacceptable impact on the amenities enjoyed by the occupiers of neighbouring properties

iv. It does not impact significantly on the landscape

v. It shall preserve and enhance the character of Ramsdell Conservation Area

Where the extension is proposed to a small dwelling, the following additional criteria will apply:

i. The extension is proportionate to the size of the existing dwelling such that the extension would not result in the reduction in the stock of smaller dwellings

For the purposes of Policies WSL7 and WSL8 a small dwelling means a dwelling with a floor area of 80 sq metres or less.

NB. Policies WSL6, WSL7 and WSL8 only apply outside the Manydown Development Area.

Community and Recreational Facilities

Policy WSL9: Valued Facilities

Proposals relating to the ‘Valued Facilities’ listed in Figure 2 will normally be supported where they would result in improvements to the facility or assist in ensuring its continued availability.

Any proposals that would result in the loss of a Valued Facility, or have an adverse impact on its viable future, will not be supported unless satisfactory alternative facilities are provided or it is demonstrated that the facility is no longer required or is unviable.
### Valued Facilities in Ramsdell

<table>
<thead>
<tr>
<th>Key</th>
<th>Name</th>
<th>Location</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ramsdell Village Hall</td>
<td>Basingstoke Road, Ramsdell</td>
<td>Community Building</td>
</tr>
<tr>
<td>2</td>
<td>Christ Church</td>
<td>Ramsdell</td>
<td>Parish Church</td>
</tr>
<tr>
<td>3</td>
<td>White Hart Public House</td>
<td>White Hart Lane, Charter Alley</td>
<td>Public House</td>
</tr>
<tr>
<td>4</td>
<td>Ramsdell Recreation Ground cricket pavilion, tennis court and equipped children's play area</td>
<td>Baughurst Road, Ramsdell</td>
<td>Recreation</td>
</tr>
</tbody>
</table>

### Valued Facilities in Wootton St. Lawrence

<table>
<thead>
<tr>
<th></th>
<th>Name</th>
<th>Location</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>St. Lawrence Church</td>
<td>Wootton St. Lawrence</td>
<td>Parish Church</td>
</tr>
<tr>
<td>2</td>
<td>Equipped children's play area</td>
<td>Wootton St. Lawrence</td>
<td>Recreation</td>
</tr>
</tbody>
</table>
Policy WSL10: Provision of Essential Community Facilities

New, replacement and relocated day nurseries, church and village halls will be permitted provided:

i. That appropriate levels of parking are provided

ii. Where it is a replacement or relocated facility, it should be at least equivalent to the capacity and quality of the existing facility

iii. It does not adversely affect the amenities enjoyed by any nearby residential properties

iv. It is well related in both visual and accessibility terms to either Ramsdell or Wootton St Lawrence

v. The building is of a scale and design that is in keeping with its surroundings

Traffic and Transport

Additional Neighbourhood Plan Policies to those in the Basingstoke and Deane Local Plan Policies CN9 (Transport) and SS3.10 (Manydown and off-site improvements) are not considered necessary.
Employment

Policy WSL11: Employment Sites
Where new or extended employment uses are proposed then subject to all other relevant development planning policies, they will be permitted where:

i. they meet the criteria set out in Local Plan Policy EP4
ii. they would not adversely impact on the amenities enjoyed by nearby residential properties

ACTIONS AND PROJECTS

Some of the issues raised via community engagement processes cannot be addressed through decisions on planning application. Below is a list of Actions and Projects that the Parish Council could take forward over the next five years. Your views on these, how they should be prioritised and any other possible projects, are now sought.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Action or Project</th>
<th>Prospective Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Promote measures to divert through traffic away from local village lanes</td>
<td>HCC</td>
</tr>
<tr>
<td>B</td>
<td>Improving levels of maintenance of local roads</td>
<td>HCC</td>
</tr>
<tr>
<td>B</td>
<td>Improved ‘way marking’ of Public Rights of Way and provision of information boards for walkers and cyclists</td>
<td>HCC; BDBC; Manydown Development</td>
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<tr>
<td>C</td>
<td>To contribute financially towards new or improved community facilities including halls, recreation grounds, and changing facilities</td>
<td>Local Community Groups</td>
</tr>
<tr>
<td>D</td>
<td>To secure improved Broadband speeds within the Parish</td>
<td>BT Openreach and HCC</td>
</tr>
<tr>
<td>E</td>
<td>To support community transport</td>
<td>Neighbouring Parish Councils; BDBC; and HCC</td>
</tr>
<tr>
<td>F</td>
<td>To promote the designation of a Conservation Area within Wootton St Lawrence village</td>
<td>BDBC</td>
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</table>
WHAT HAPPENS NEXT?

The final closing date for receipt of your comments (via the Response Form) is Wednesday 28 February 2018. The Neighbourhood Plan Working Group will analyse all the suggested comments and amendments. They will report back to the Parish Council in the spring of 2018 with proposals for modifying the Pre-Submission Neighbourhood Plan if it proves necessary.

The final Plan will be submitted to Basingstoke and Deane Borough Council (BDBC) who will appoint an Independent Examiner to review the proposed Plan. Subject to a successful examination, the Neighbourhood Plan will then proceed to a local referendum. This will be organised by Basingstoke and Deane Borough Council.

The Plan will be adopted if there is a 50 per cent (of those who vote) response in favour at the referendum. The Wootton St Lawrence Neighbourhood Plan will then become part of the statutory Local Plan and an important document in deciding planning applications within the Parish.

So, your comments are important. Please use the accompanying form to record and return them. You may photocopy the form if there are multiple residents in one household who are eligible to take part (ie if on the electoral roll).

THIS IS YOUR PLAN............. so ...............GET INVOLVED

Send in your comments NOW before they get forgotten

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