

Wotton St Lawrence Neighbourhood Plan

Regulation 14 Consultation - comments received from local residents, community groups and landowners

WSL1: Local Gap

Response no.	Comment submitted
14	I thoroughly support and condone the policies and principles outlines in the Neighbourhood Plan particularly those relating to the protection and preservation of our wildlife and natural green spaces.
18	No development should be permitted within the GAP
31	Ideally there should be NO development in the GAP
34	The Local Gap is a necessity to safeguard the historic shape and pattern of settlement in the area. Residents' choice of living in a rural environment should be protected and a GAP provides some protection for the village to remain a village rather than part of the Basingstoke conurbation
35	I agree
36	I agree
37	The local GAP is needed to protect the villages from the urban sprawl. A local GAP will safeguard village environments for generations to come and secure our strategic legacy.
21	Local Gap – Fig 9 shows land in BDBC's policy EM2. The finger of land to the east of Manor Farm (Wootton House) should be removed.... etc
13	We have concerns about the 'built development' aspect of this policy as it could impact way signs and certain types of surface. We suggest this should be reworded to

Policy no. WSL 2 : Local Green Space

Response no.	Comment
1	Add to policy '& only after residents' consultation and approval'
2	Ramsdell and WSL recreation grounds are designated Local Green Space and Valued Assets and, as such, should never be considered for development other than to enhance the recreation facilities they currently offer. If however, additional alternative land is found that is within the villages, this should be in addition which would then provide facilities for a wider range of outdoor activities such as football or rugby. The Ramsdell recreation field was donated to the people of Ramsdell and as such should be protected and solely used for the community's benefit and kept as a green open space and valued asset.
3	Steps should be taken to protect Greenfield sites like the Ramsdell and WSL recreation grounds. I endorse the protection of WSL from the effects of the Manydown development.
14	I feel this aspect is a unifying priority for those who live here and is one on which our community ultimately hinges

18	WSL playing should be retained at all cost
20	To promote the designation of a conservation area in WSL
27	Important spaces and cannot envisage any circumstances in which development would be permitted save eg a new pavilion.
31	Could allotments be reinstated?
34	Local green space is of the utmost importance in a spread out rural environment as we need these shared locations to foster community spirit. it is paramount to safeguard facilities to protect and maintain a rural community
35	I agree but what are' <i>very special circumstances</i> ? Can we have an example?
36	I agree but we need to clarify <i>very special circumstances</i> ?
37	Local Green space should be protected at all times. It is vital for community structure
21	objects to the inclusion of the WSL recreation ground & wishes that this policy be removed from Local Green Space. They believe there will be sufficient open space in the proposed Country park.
11	As Chairman of the XXX Club I would firstly like to compliment the team on producing a comprehensive and well presented Neighbourhood Plan. The Club is particularly pleased that the Recreation Ground is designated a Local Green Space and the Tennis court a valued facility. We feel it is important that the ground retains in its open rural surroundings which makes a particularly attractive setting for a tennis court maintained in good order. This fully supports the overarching objective of maintaining the rural character of the Parish while providing a community facility.

Policy No. **WSL3: Public Rights of Way**

36	Agree - can anything be done about maintenance of existing footpaths?
37	Enjoyment of access to the countryside is part of our national identity and should in no way be impeded. I welcome any improvements to way marking in the park and countryside
21	The provisions of policies within the country park are not in the remit of a Neighbourhood Plan and are instead the responsibility of HCC. The policy should be removed.
13	The aim of this policy is supported however the strategic policies of SPD already make adequate provision for the policy framework against which the planning application and subsequent reserved matters for the country park are to be determined.

Policy No. **WSL4: Light Pollution**

	No comment from residents / landowners

Policy No. **WSL5: Residential Garden Extension**

	No comment from residents / landowners
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Policy No. **WSL6: New Dwellings**

Response no.	Comment
1	Add 'Development in or bordering Ramsdell's Conservation Area will only be permitted in very special circumstances and only after residents' consultation and approval What is a Restricted Gap? Min # of dwellings or 50metres? Don't be woolly
i	What does restriction in beds mean – if 2 say so
ii	Outside Manydown allocated site...other than infilling or on previously developed land should be rejected – this should be a separate policy, not lost in other text
iii	
6	Does this protect the parish from development on agricultural land such as the one proposed adjacent to the White Hart pub – it's not clear?
10	The policy is negatively restrictive. The policy should be in line with Local Plan policy SS6 (e) small scale residential proposals of a scale and type that meets a locally recognised need provided it is related to the existing settlement and would not result in an isolated form of development
14	I feel it important to maintain the character of our village which will require particular care in these areas at a time of mass modern development.
17	Agree – WSL needs OAP housing
23	Mainly happy – concerned about 4/2 break in house size – aesthetics of 1large, 1 small? Neighbourliness of similar families?
31	Size restrictions will help to provide smaller or low cost housing
34	New dwellings should be kept to brown (field) land sites and should not compromise local amenities and services.
35	I agree in principle but where 2 dwellings are proposed in a restricted gap and 1 dwelling has 4 or more beds, then the 2 nd smaller should have 3 (not 2) or less beds to allow for smaller families
37	New building should be kept to already built on land and any extensions should be in keeping
21	We welcome the support for new dwellings that fall outside Local plan SS6 although we feel the policy is too prescriptive and should be removed. The housing mix for sites should draw upon current housing surveys and assessment. Statement re pattern and style – there is no pattern or style in WSL. This needs rewording or removed Define pattern of development.
13	We support this exclusion but would like it extend to WSL 5,10 &11. The exclusion should be in the text of policy itself. It needs to be clear what is being excluded and suggest that 'Manydown Dev area' is defined in the glossary as area shown in red in Fig 2 pg 22

Policy No. **WSL7: Replacement of dwellings**

	No comment from residents / landowners
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Policy No. **WSL8: Extension of Dwellings**

23	We should not assume that larger houses are only needed by wealthy people and should not legislate to stop upsizing... it is the lack of transport, amenities and shops that stop older people staying in our villages, not the lack of smaller houses...
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Policy No. **WSL9: Valued Facilities**

Response no.	Comment
17	Concern that Barn Nursery is not included... is that because a new or relocated building will be provided? WSL playground not marked on FIG 3
22	Manydown Tennis should be added to this list. FIG 15: The hall seems to be where we would like it to be but isn't there yet? Rec & play area seem to be in churchyard – should be in adjacent field
23	Very keen to support these facilities. Manydown Tennis should be added to this list – is keen to add new activities to list and employs locals.
27	agreed
34	All extensions/ replacement buildings should be like for like and in keeping with what is already there and not adversely effect the community
35	I agree
37	As a parishioner, I support any improvements to local facilities

Policy No. **WSL10: Provision of Essential Community Facilities**

Response no.	Comment
6	The existing hall in Ramsdell is a 'valued facility' – where is the report on extending the lease and refurbishing this site instead of building a new much larger hall which will increase traffic in the village and require costly maintenance? Where is the report which proves beyond doubt that a new hall would generate an income large enough to offset the expenses?
17	The size of WSL does not justify a new hall without enough people to run, use and pay for it

22	Provide a meeting place – be more specific and say we need a village hall/meeting place
23	Sensible
27	v) is rather subjective and too restrictive. All new facilities need not look similar to surrounding buildings
34	Local amenities and community facilities should be safeguarded and improved when required. I support any improvement and protection to these. Support for policy noted
35	I agree in principle but it is quite subjective
37	As a parishioner, I support any improvements to local facilities I welcome local employment initiatives providing they do not negatively impact on the community. I am unaware of any community transport...that is to say I have not seen any pass – what is the provision in the area?

Policy No. WSL11 Employment Sites

Response no.	Comment
22	It would be great if this could include dedicated mtg rooms for home workers
23	Cover dedicated rooms for home workers
27	Add ...'and do not cause unnecessary additional traffic/transport problems e.g. HGVs thru village
31	These should not materially increase the traffic in the village – already a problem
34	Local employment sites where they do not impact on the local residents' enjoyment are welcomed. Our local roads are being used as an alternative through way instead of the main Aldermaston road (A340). People drive at speed through Ramsdell and walking has become dangerous. What can be put in place to make drivers more courteous? Also the roads are in a bad state of repair due to the increase in traffic. In short our road system needs to be assessed and an improvement plan implemented. What community transport do we have – I've never seen any?
35	I agree in principle BUT am concerned about lorries and traffic impact on village. This policy should include a commitment to keep lorries in check – we already have a LOT of articulated lorries through the village to the Brick Kiln business park and we should protect the village by limiting numbers. They do terrible damage to grass verges and roads and often drive too fast – dangerous on small lanes especially when you have children on bikes.
36	This must have a clause about traffic and avoiding significant increase/change & type of traffic through the villages.
37	I welcome local employment initiatives providing they do not negatively impact on the community

Other comments received not relating to specific plan policies

Response no.	Comment
1	Is the £100 referred to in para on CIL 15%, 25% or 100% of the levy? Policies should be less woolly and say what the community feels, not what is acceptable to others
3	There should be more affordable housing in Ramsdell & WSL to stop the drain of young people to towns and cities

5	As a resident of Ramsdell am particularly fearful of the impact of the new Manydown development on the roads around our parish. Already we find people using our roads as a shortcut between Basingstoke and Tadley, often driving in an erratic manner and not paying attention to any speed limits in place. Would be interested to raise these points again with HCC to see what they propose to stop this getting worse.
6	Comment on Post forum analysis – is this viable? Comment on roads and Access Only for WSL on the roads – ditto Traffic and Transport Policy Objective –this section is wholly inadequate. It does not express the concerns raised by residents about safety, impact on our local roads and evidence of an exponential growth in traffic, particularly large lorries, over a relatively short period of time. What is going to be done to address the 17% volume increase in traffic and 80% increase in juggernauts in less than 2 yrs?
7	There seems no mention of the apparent trend for the creation of separate outbuildings with second storeys on them. Workshops and garages are one thing but 2 nd storey outbuildings seem ridiculous if they are to minimise light to neighbours etc. It all comes down to a limit on percentage of a given plot that can be built on and no outbuildings need a 2 nd storey.
8	A tremendous amount of diligent and determined hard work has clearly gone into the Preparation of this document. The overarching objectives and neighbourhood Plan objectives are wholeheartedly supported. The policies are clearly stated and will be of great assistance in guiding the Parish Council in their discussions and decisions.
12	Having read the full plan document, I am supportive of all the policies within it.
10	
15	agrees
16	Traffic lights at junction with A339 and at the junction by the cemetery
17	Action projects – I do agree with the summary but concerns that traffic will over run the village,
19	Agree but concern about the traffic using the lanes as rat run and getting worse with development. That beautiful views of countryside will not be impacted.
20	Maintenance of local roads; secure improved broadband; to contribute financially towards new or improved community facilities; improve way marking; community transport. App 4: I believe the Old Bakehouse is also a listed building?
23	Should we include woodland in countryside and environment in Objectives? Home working brings to the community, cuts traffic. Should be encouraged.
24	In support
25	As major dev in Manydown, we do not need any more at our end of the village – drains cannot cope, land very wet and drains need replacing but water Cos cannot afford.
26	Over all a good doc. Concern no one works in local businesses. Note there is a car share scheme - doc attached. Current traffic levels likely to increase esp HGVs App 4 Add Lower Farm Granary to Listed as well as the Barn
29	Erection of a hall with parking in centre of the village will not encourage a sense of community as will be mainly used by visitors therefore increase traffic, also a tract travelling community.

30	A – support & return to directing HGVs from A340; Xroads in Ramsdell needs better signing; hard standing outside church on B/hurst Rd needs resurfacing. Otherwise support.
31	Action A – a priority as is maintenance
32	Moving village hall to Glebe land adjacent to church and with parking has to be simple good sense. Reopening Rooksdown lane is also common sense to help move the traffic.
33	Thanks to all the Neighbourhood Plan committee for the hard work and time that has been spent compiling this document for the benefit of the community despite not understanding the complexity of it all.
42	The land at Charter Alley is very wet. I am pleased with this plan as it wishes to protect the countryside from new developments – we have the sewer pipe for the surrounding land under our farmland and it cannot cope. Lorries are permanently at the pumping station with sewerage flowing across our land into ditches and the local pond.
37	I would like to see ideas put forward on how to stop people speeding through the local lanes. Since the roadworks on Aldermaston Road (A340) people have been using our area as a through road and driving upwards of 50mph through Ramsdell. The road surface is suffering due to the increase in traffic and requires maintenance.
20	Promote measures to divert through traffic
21	As such XXX do not consider the Plan satisfies the Basic Conditions of the Town and Country Planning Act of 1990 section 4B
39	Thames Water response(via Savills) is appropriate solely to Manydown Development and not our NP
40	There are no SSSIs within the Plan area and it is not anticipated that the NPD will have any impact on SSSIs in neighbouring parishes. It is noted however that no policy within the NDP directly relates to enhancement and maintenance of biodiversity interest throughout the Plan Area. It is recommended that in line with Local Plan policy that the NDP has specific regard or directly relates to the development. Of landscape and biodiversity and its enhancement within the Parish and AONB.
41	Accept overarching objectives and Vision statement. Welcome the statement on conservation areas and it would be helpful to say more about it. We would welcome a specific policy for the conservation and enhancement of heritage assets within the Parish. We note too there is no statement on the design policy or quality within the plan.
10	Is not a positive forward thinking plan with its main aim to stifle any development. New housing is not being permitted. The opportunity for employment has not been taken into account, there is no provision for care or advanced care of the elderly
13	The NP must be in general conformity with the site allocation, not just take it into account...The country park extends outside the site allocation – suggest amend as follows: ‘ The NP must be in general conformity with the site allocation of the Ma area and the country park in the local Plan. Fig 2 shows the extent of the M strategic site and the Country park al large part of which lies within the WSL Neighbourhood area.’; In order to be in line with SS3.10 para 1 ‘to retain and separate the identity and character of WSL and restrict coalescence between the new development and this village. ‘Approx 3,400 new homes not 3.400 houses – ditto on pg 25 Ancient mon on Historic monuments – at Xroads by cemetery, the monument has been de- scheduled. This can be confirmed on the Historic website