

MINUTES OF THE PARISH COUNCIL MEETING

Tuesday 5th July 2022, Village Hall 7.30pm

Present – Parish Councillors Alan Tyler (Chairman), Hazel Metz, Alison Mosson;
Clerk Susan Turner. Members of the Public 3

1 WELCOME & APOLOGIES

Apologies Simon Barker, Mark Gifford, County Cllr Juliet Henderson, PCSO Andy Jones.

2A REPORTS TO MEETING

.1 County Council report from Juliet Henderson (5th June 2022) circulated, **APPENDIX I.**

.2 Report from Andy Jones: Last 60 days, Cliddesden

'Saturday 4th June 1130hrs damage was caused to a car by smashing front and rear passenger windows, the car was parked in the Cliddesden school car park at the time. Nothing has been stolen from the car itself.

'Police are keen for the land owner to consider the installation of some sort of camera system as this type of crime is not uncommon in this area. Security employed by the Portsmouth estate often default to this location of an evening but the incidents tend to occur weekends and bank holidays during the day. Weather is often a factor as this draws more people to the area for walks in the countryside.

'Further to the above on the 9th May a number plate was stolen from a car in the early evening at the same location, and on the 14th May another was broken into using the same method of entry and the offender has stolen a blanket from within.

'A BMW X5 series possibly in silver is the latest vehicle to be involved in rural crime in the area, unfortunately no index available at this time but local Officer is keen to hear of any vehicles matching the description that might be out and about in the early hours of the morning or seen in suspicious circumstances.' PCSO 13301 Andy Jones

2B PUBLIC SESSION

A disturbance reported at junction of Station Road and Church Lane at the end of last week – first week in July. Beer bottles left and broken glass over the road. Thanks to Ken Rampton who swept up the glass.

3 MINUTES OF PREVIOUS MEETING of 3rd May AGM agreed and signed.

4 DECLARATIONS OF INTEREST in items on the Agenda, none.

5 REVIEW OF PARISH ASSEMBLY

.1 Agreed a positive event, a lot of work had gone into preparing the various presentations and these were recapped briefly in the June *Newsletter*. The event was attended by PCSO Andy Jones, newly elected Ward Cllr Kate Tuck, four Parish Councillors and Clerk, and seven members of the public. A larger attendance had been hoped for, but noting people generally only attend assemblies and meetings when something is wrong, or there is a perceived threat to the village.

.2 The Newsletter – Whether to resume hard copy delivery to all – is a question that was raised at the Parish Assembly and remains outstanding. Notices have been included in the June and July issues requesting 1. new editors, and 2. feedback on whether a pdf or hard copy is preferred.

AGREED That if numbers of printed copies are increased, more help will be needed with delivery.

TO RECORD 1. ongoing thanks to Hazel Metz for organising collection and delivery of printed copies.

2. Thanks to Rachel Beresford-Davies for her contribution as editor, thanks to Christine Stanbury for picking up editorship of, at the moment, the majority of issues.

6 PLANNING

.1 Parish Planning Applications – Planning update circulated – **APPENDIX II**

T/00220/22/TCA (Validated 14 Jun 2022) The Jolly Farmer, Farleigh Road. Fell 2 sycamore and fell 17 fruit trees.

For signature (p1 of 4)

'Jolly Farmer trees' cont...

Parish Council response:

The Parish Council notes that a similar application T/00532/19/TCA was proposed and withdrawn in autumn 2019 (also similar several years prior to that). Cliddesden Parish Council is opposed to this application. Parish Council comments – and in line with the comments of the Cliddesden Tree Warden – are that:

- '1. The trees are not being proposed for felling due to their condition.
- '2. The felling proposal will fundamentally change the character of the pub garden – detrimentally in view of the Parish Council and Tree Warden – in the context that:
 - The Jolly Farmer is Grade II listed, removing the trees will impact on its setting
 - the site has a central position in the Conservation Area
 - these trees contribute to the wider character of the area
 - this proposal impacts on the character and experience of the pub garden as a community asset: 'The trees give welcome shade to customers especially as summers are becoming hotter and drier. The children love playing in and around the trees which give a natural rural feel to the pub. This is an important issue for the community.'
 - The pub garden is designated a Local Green Space in Cliddesden's emerging (Reg 14) Neighbourhood Plan.
- '3. The Parish Council requests a time extension so the Cliddesden Community may be informed and give their views.'

NOTED

There is no standard public consultation for a 'Trees in Conservation Area' application. Applicants are not required to give reasons for felling trees and the only means to officially counter a TCA application – which is effectively a notice – is to request a TPO be served. In this instance the Parish Council requested in a *Newsletter* notice that residents send in their views to BDBC. It is hoped the applicant Punch Taverns will again withdraw the application and discuss their plans for the pub with the community.

[22/01551/PIP](#) (Validated 08 Jun 2022) Land South Of Woods Lane. Application for Permission in Principle for the erection of up to nine dwellings. Parish Council response:

APPENDIX III .

[22/01550/PIP](#) (Validated 08 Jun) Land To Rear Of Manor Farm Farleigh Road Application for Permission in Principle for the erection of up to 9 dwellings. Parish Council response:

APPENDIX IV.

- .3 Neighbourhood Plan** Waiting on consultants Special Advisory Services (SAS) for South Downs National Park who are restructuring their business. It's not know if they will be in a position to continue with work preparing the final draft Reg 15 for the Neighbourhood Plan.
- .4 STaNHd** Preparing to publish an update on the AONB proposal to take back to Parishes.
- .5 Local Plan Update**

i Policy SS5 – Housing allocation and qualifying criteria.

The Local Plan Update (LPU) proposal for SS5 housing allocations – as put forward in the Draft (Reg 18) Spatial Strategy document – is to count:

- All new homes within the SPB (Settlement Policy Boundary) and
- developments of over five new dwellings outside but adjacent to the SPB, and
- it is proposed that self-build single-plot exception sites should also be counted.

The LPU Draft Policy SS5 goes on to say that: 'If the method for counting sites is going to change, it is important that the Policy clearly sets out transitional arrangements for when dwellings will start to be counted in the new way. 'It is proposed that the council should continue with the current approach to counting qualifying consents and completions against the criteria in the adopted Local Plan until the LPU is adopted. This will provide a clear and consistent way of implementing the policy.'

Cliddesden's proposed housing allocation for the LPU is 20 new houses up to 2039.

The Draft Reg 18 report says that 'development that meets the requirements of Adopted Policy SS5 prior to the adoption of the new Plan will be deducted from any totals'.

ii. Regulation 18 Spatial Strategy The Economic Planning & Housing Committee (EPH) of 9th June unanimously declined to accept the LPU Draft Reg 18 Consultation Document, and the recently published Water Cycle Study. A 'follow-on' for this meeting is scheduled for 21st July, with an interim meeting considering the Water Cycle Study, and a preliminary Transport Study, on 18th July.

iii. Housing Numbers Cabinet of 5th July (this evening) is to consider a referral from Full Council of 24 March 2022: 'Motion 7. Local Plan Update Housing Figure: The Council resolves to request that Cabinet explores the Chelmer Housing Projection Model, informed by legal advice, to ensure that the emerging local plan meets the legal tests of compliance and soundness when these tests are applied independently at the Examination in Public in 2024 and subsequently by the Secretary of State.'

iv Published Local Development Schedule now shows Reg 18 Consultation Autumn/Winter.

7 **FINANCE 2022/23**

.1 **Payments since last meeting**

5	HM – for ASDA re snacks for Parish Assembly	£16.08
6	Personalised Print – 22008-Newsletter-May-2022	£43.95
7	Clerk Salary – May-2022	£290.55
8	Personalised Print 22012 – Newsletter-June-2022	£43.95
9	Clerk Salary June-2022	£116.55
10	HMRC PAYE-Apr-May-Jun 2022	£174.00

.2 **Accounts to date** – circulated: reconciliation £45,211.90. **APPENDIX V**

.3 **CIL funding** Income received £13,692.29 **APPENDIX VI:** ref

1. Appleyard 20/01098/FUL £4,435.49, and

2. The Mount 20/00489/TDC (second payment) £9,256.80.

First payment for The Mount received last year 2021/22 for £9,256.79

(Total CIL funding received to date £22,949.08.)

8 **HIGHWAYS & VILLAGE MAINTENANCE**

.1 **Pond and drainage**

Re Silt trap clearing – response from HCC Highways...

'Thank you for your recent enquiry 7101423. After speaking with our local highways engineer, they have advised that the silt traps, gullies and catchpits around the pond are on a cleansing frequency of three times a year. They have no issues with the Parish Lengthsman carrying minor maintenance to keep the silt traps clear between our visits...'

AGREED To seek means to have the silt traps cleared more regularly.

.2 **Public Rights of Way**

i. Cliddesden FP1

TO RECORD Thanks to Mark and Mandy Gifford for clearing the section of FP 1 as it goes along by the housing association – as also cleared by Mark in the last few years.

This following a request by a resident for the path to be cleared, the resident also volunteering to be part of a maintenance working party.

TO CONSIDER How best and when to organise working party groups?

NOTED It is the landowner's responsibility to keep overhanging vegetation clear of the path, HCC are only responsible for clearing ground vegetation. That said, the path is on the HCC Priority Cutting Schedule for July.

ii Parish Council equipment – brushcutter / hedgecutter Countyside Services have funding available (usually up to 50%) to Parish Councils, landowners and community groups, for Rights of Way improvements – including gates, ditch crossings, brushcutters / hedgecutters, plus training for using the two the latter.

AGREED Clerk to submit grant request to Countryside Services for Stihl battery powered hedge cutter plus two batteries.

.3 **Lengthsman** – Next visit scheduled 10 August. To strim and tidy around the pond being mindful of wildlife.

For signature (p3 of 4)

- .4 Village gateway signs** Installed with thanks to all involved, picture of the gateway on Farleigh Road by Manor Farm in July *Newsletter*. Awaiting invoice for balance of payment.
- .5 Road name signs** Purchase order provided to Signways for replacement 'street name plates' (SNPs) throughout the village.

To consider the Farleigh Road sign facing the bottom of Church Lane adjacent to Well House wall. The sign mount (metal legs) are rusted but Signways declined to dig in new support due to fears of disturbing the wall foundations. Request made to owners to mount the road name sign on the wall, but the wall is listed and permissions should be sought.

AGREED In the meantime, to suggest to Signways to mount the sign on the low wall in front of the bus shelter. Not ideal, but allows the works to be completed.

- .6 Pavement on Farleigh Road from Village to footbridge** – Request logged on HCC website to clear full pavement width of build up of plant detritus. HCC website indicates has been actioned, so this likely to mean assigned to contractor. Parish councillors confirmed the work hasn't yet been done.

- .7 SID data** – for the last year. Report from Simon Barker:

TO RECORD THANKS to Andy Fewster, he has provided the latest block of data from the devices.

'This latest data, combined with the previous data set, shows:

- That more than 1 in 3 of all the triggers are speeding.
- If you take the data for just the Farleigh Road sites at Southlea and Otters – and ignore the triggers at or below 15mph (likely to be cyclists, runners etc) – then the number of speeders jumps to over 45%.
- Twenty-eight people tripped the Southlea SID in excess of 60mph and one person managed to do the same on Station Road.

'A new SID position is to be opposite the entrance to Manor Farm pointing back into the village to hopefully slow traffic down leaving the village past Otters.'

- .8 Deer sign** – Noted that three deer have been killed on Farleigh Road in vicinity of Pensdell Farm. Clerk to submit request to HCC Safer Roads for a Deer warning sign here.

9 FURTHER REPORTS/UPDATES

- .1 Newsletter** – see also item 5.2 re Parish Assembly

i Continue to seek new editors.

ii Question as to whether pdf or paper copies preferred – a response received that:

'We receive an electronic copy so that is saving the Parish Council printing costs and distribution, but used to receive a hard copy which I do actually prefer.

'I read it fully and know I am one of the few who does... There are many times when I need to refer to an article or locate an email and have to find the file in my emails. Much quicker to have a paper copy.

'Many villagers may receive an electronic copy but do not even glance at it, or only very briefly. I know this, as it is amazing how many people don't know about events going on eg the Play (on front page!) when you speak with them. You say: 'It was in the Newsletter,' but they admit not reading it.

'So maybe a hard copy would be preferable to keeping folk informed. But if they do want to become involved in village life then it is ultimately up to them.'

- .2 Welcome Pack** – Delivered to new residents.

10 NEXT MEETINGS Tuesdays 7.30pm, Village Hall 6th September, 1st November.

Meeting closed 9.15pm with thanks to all

For signature (p4 of 4)

Date

APPENDIX I

JULIET HENDERSON HAMPSHIRE COUNTY COUNCILLOR REPORT – June 2022

1. New leadership team at Hampshire County Council

Following the retirement of Keith Mans, Councillor Rob Humby has been elected as the new leader of Hampshire County Council with Councillor Rob Chadd as his deputy. Rob has been the Hampshire County Councillor for Bishops Waltham since 2013 and the County Council's Deputy Leader since May 2019.

This has led to a reshuffle of the HCC cabinet, which is now as follows:

Policy, Resources & Economic Development Rob Humby

Children's Services Roz Chadd

Highways Operations Nick Adams-King

Climate Change & Sustainability Jan Warwick

Transport & Environment (waste/recycling) Edward Heron

Commercial Strategy, Estates & Property Steve Forster

Performance, HR, Inclusion & Diversity Kirsty North

Recreation, Heritage & Rural Affairs Russell Oppenheimer

Adult Services & Public Health Liz Fairhurst

The new leader says that he is passionate about doing the best for the people, businesses and places that make Hampshire a great county. Following his election, he said:

"My vision for Hampshire is to maintain our county as a successful, prosperous, and attractive place to live, work, study, play and visit - balancing economic success with care for the environment for the benefit of generations to come. I believe that a strong economy is essential to support excellent public services, provide high quality and inclusive employment and business opportunities, and to bringing prosperity to all of Hampshire's communities."

2. Homes for Ukraine update

The County Council continues to work with key local partners to enable the provision of immediate support and assistance to Ukrainians arriving in Hampshire under the Government's Homes for Ukraine scheme.

The latest available figures for visas issued are that as of 30 May 2022, 60,977 visas have been issued for England. 2,314 have been issued for Hampshire (from the 2,492 applications received) and 1,431 guests have arrived.

One recent initiative is that free bus pass travel within the wider Hampshire area will be available for Ukrainian refugees arriving in the county. Arrangements are being finalised with the county's three major bus operators - Stagecoach, First Bus and Bluestar - with the scheme due to launch shortly.

A reminder that communities can apply for grants of up to £5,000 to help Ukrainian families arriving - details are at <https://www.hants.gov.uk/community/grants/grants-list/leaders-community-grants>

3. Platinum Jubilee celebrations

Celebrations have occurred across the county in honour of the Queen's Platinum Jubilee, from communities to care homes and including the lighting of beacons at the start of the four day holiday.

In related news, Hampshire's Record Office in Winchester is one of six landmark sites across the UK that have been awarded listed status by the Department of Digital, Culture, Media and Sport to commemorate Her Majesty's 70-year reign. The award-winning building, designed by the County Council, was opened by Queen Elizabeth II in 1993.

4. Grants available to help communities in need

Local groups are being urged to apply for grants that will help them support those in most need in their communities. £300,000 is being made available for projects that will help those facing food and fuel poverty, particularly in rural areas, up to September 2022.

The latest community grants are funded by the £7.12million Household Support Fund, provided to Local Authorities by the Department for Work and Pensions to support vulnerable households, especially with the cost of food and energy bills.

The deadline for applying for a community grant is 29 July 2022. Organisations wishing to find out more should go to the connect4communities website for the full guidance and application form.

5. £0.25 million investment fund for community energy projects

An investment fund, to support community run renewable energy projects in Hampshire, is to be established by Hampshire County Council. The 'Revolving Community Energy Fund' will invest up to £25,000 for any individual community project being launched in Hampshire as part of the Community Energy Pathways project.

The aim of the fund is to stimulate significant community investment in renewable energy across Hampshire. Investment in a share offer will enable a community to operate a renewable energy scheme and earn income. Once a scheme is operational, it should then attract additional shareholders and/or secure borrowing against the assets of the existing scheme, enabling it to be extended to a wider community base. For more information, email climatechange@hants.gov.uk

Cllr Juliet Henderson, HCC Candovers Oakley and Overton Division

APPENDIX II

PLANNING UPDATE – 5th JULY

New applications since last meeting

[T/00233/22/TCA](#) (Validated 21 Jun 2022) Yew Tree Cottage Farleigh Road. 1 Eucalyptus: fell. 1 Norway maple: reduce by 5m, finished dimension 7m. 1 Field maple: reduce to old pruning points. 1 Yew: cut back to boundary line.

[T/00225/22/TCA](#) (Validated 16 Jun 2022) Church Hill House Church Lane Cliddesden. T1 CHERRY - To crown reduce x1 Cherry tree adjacent with driveway by approximately 2-3m in height and spread.

[T/00220/22/TCA](#) (Validated 14 Jun 2022) The Jolly Farmer, Farleigh Road. Fell 2 sycamore and fell 17 fruit trees (as shown with crosses on attached plan). **Parish Council objection.**

[22/01551/PIP](#) (Validated 08 Jun 2022) Land South Of Woods Lane. Application for Permission in Principle for the erection of up to 9 dwellings - Katherine Fitzherbert-Green - **Parish Council objection.**

[22/01550/PIP](#) (Validated 08 Jun) Land To Rear Of Manor Farm Farleigh Road Application for Permission in Principle for the erection of up to 9 dwellings. Case officer - Katherine Fitzherbert-Green - **Parish Council objection.**

[22/01511/OHL](#) (Validated 26 May 2022) Station Road/Hackwood Road Cliddesden. Existing pole and equipment upgrade and installation of a 3rd wire.

Applications pending / recently decided

[T/00161/22/TCA](#) (Approved 01 June) Farleigh Dene , Farleigh Road, Cliddesden. We own a field behind our house and there is a mature ash tree on the right boundary adjacent to neighbouring land. The tree has well established signs of ash dieback. There are holes on the boughs, little growth and splits to the trunk. We would like to take down this tree as it is deceased and the spores will only spread to neighbouring ash trees. If the work is not undertaken and the tree falls it will take down another mature tree to its side.

[T/00192/22/TCA](#) (Approved 22 June) 3 Southlea. G1 - x2 Cupressus Elwood I - Fell as extensive dieback and beginning to obstruct route too front of house T2 - Thuja - Fell as shading both gardens a species that as it grows will be inappropriate for clients gardens landscaping scheme talking up too much space and light. Response submitted from PC - ref Alison - 'I have no particular objection to this application as long as the trees are removed AFTER bird nesting season is over at the end of August.'

[22/00466/FUL](#) (Pending, 21 Feb 2022) 11 Woods Lane. Development of 3no. Detached dwellings with associated access and landscaping.

[22/00220/HSE](#) (Pending, 03 Feb 2022) Tamburello, Farleigh Road. Erection of open store with external staircase to study/gym at first floor.

[21/02056/FUL](#) (Granted 13th May, ref DC 11 May) 7 Woods Lane. Erection of a two bedroom bungalow with associated car parking. Officer recommended approval.

[21/01646/HSE](#) (Pending 12 May 2021) Swallick Cottage, Alton Road. Erection of part single storey, part two story rear extension, new front porch, bay window and detached garage with living accommodation above.

Dummer Application

[22/00667/FUL](#) (Refused 20 May ref DC of 18th May) 22nd Feb 2022) Land At Oakdown Farm, Winchester Road, Dummer RG23 7LR. Demolition of three dwellings, outbuildings and related structures and proposed construction of commercial and industrial units (use class B8) with ancillary offices (use class E(g)(i)), associated infrastructure works (including parking and landscaping), and full details of site levels, access, drainage, tree retention and diversion of underground pipeline. *Officer recommendation for approval*

Old Basing Applications (MSA J6)

[20/03130/FUL](#) (Pending, Validated 04 Dec 2020) Land At M3 Junction 6 From Junction 5 Off Slip Basingstoke. Construction of temporary access road to enable construction of Basingstoke Motorway Service Area (Land At M3 Junction 6 From Junction 5 Off Slip).

[17/03487/FUL](#) (Pending, Validated 02 Nov 2017) Land Adjacent To Junction 6 M3 Basingstoke. Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works.

APPENDIX III.I

Katherine Fitzherbert-Green
 Basingstoke & Dean Borough Council
 22/01551/PIP Land South Of Woods Lane

6th July 2022

Application for Permission in Principle for the erection of up to 9 dwellings

CLIDDESSEN PARISH COUNCIL COMMENTS

1. Cliddesden Parish Council is not opposed to small scale development which is planned to relate well to the village and enhance its character. The Parish Council recognises the need to meet its SS5 housing allocation in a way that enhances the viability and sustainability of its community.
2. This application site is an open field to the far north-west of the Parish, outside the settlement policy boundary, and part of the rural landscape which lies between Cliddesden village and the built form of Basingstoke.
3. The application does not accord with SS6, it purports to align itself to SS5, but in a location contrary to Cliddesden's Reg 14 Neighbourhood Plan, which has a 'Gap' Policy covering the open fields to the motorway.
4. While noting that Conservation has no objection to this proposal in terms of built heritage, the Parish Council requests the landscape setting of Cliddesden Village and its Conservation area be considered.

The Conservation Area Appraisal makes considerable reference to the importance of the surrounding landscape to Cliddesden's rural character and sense of place: 'The contribution of the open land, which surrounds the settlement, cannot be underestimated.' This field is part of this open land, and here represents a significant portion of the open landscape between Cliddesden and Basingstoke.

Anecdotally, an AECOM landscape architect – visiting Cliddesden and the Neighbourhood Planning Team for the first time re preparing a Design Guide – drove into Cliddesden via Woods Lane. Her initial remark was how you came out of Basingstoke – under the M3 – into a different world, of countryside and then into a settlement with a very rural feel.

- 5 Reference the Cliddesden Neighbourhood Gap Policy – The aim of this policy is to protect Cliddesden's rural setting as described. There is a strong sense at this location of leaving one settlement, and passing through open countryside, before entering another – under the hard border of the M3 into the suburban expanse of Basingstoke. This proposed development site would substantially erode that Gap, bringing the edge of Cliddesden much closer – physically, visually, and in character – to coalesce with Basingstoke.
6. The now completed Design Guide notes that:
 'The north-west boundary of the Neighbourhood Plan Area is defined by the M3 motorway, which separates densely developed Basingstoke to the north from small villages and hamlets scattered across the countryside south of the M3... Cliddesden is surrounded by arable and pasture fields interspersed with shelter belts and woodland blocks...'
7. The Cliddesden Village Design Statement (VDS) (adopted by BDBC 2004) describes that: 'The top of Woods Lane at the edge of the village provides a panoramic view of Basingstoke beyond open fields and the M3.' Today, when leaving the Village via Woods Lane at the top of the rise, there are long views in both directions, to the North West over Basingstoke, and also to the South West directly over the application site.
8. The application Planning Statement makes reference to 'the planning history of Broadview, Woods Lane ...'. As noted in many neighbour responses, the present Cleresden Rise is built on a brownfield site, at the time with lawful use as a scrapyard. And at the time both Landscape and Urban Design objected to the application BDB/74000, on the basis of the development being suburban in character and out of character with the surrounding area.

However, in comparison, Cleresden Rise is a finger of land stretching back westwards from Woods Lane. This proposed application site will border over half the remaining – presently rural – road frontage between Cliddesden and the M3.

The application Planning Statement notes that 'mature trees and hedgerow screen much of the boundary'. However the open views from the edge of the village over the site will be lost, and on the higher part of the lane, even in summer, the hedgerow allows for many glimpses of a rural landscape beyond. This sense of rural space at the edge of the settlement will be lost, the built form of the development may be screened to an extent but its urbanising impact and associated domestic noise and light pollution will be very evident.

continued

APPENDIX III.II

22/01551/PIP continued

9. The VDS goes on to say that ... 'The rural access and amenity of the village is... a substantial asset to be preserved and enjoyed by the urban dwellers in Basingstoke...' . 'Sympathetic development should: 5. ... respect and enhance Cliddesden's overall amenity value to the wider community of Basingstoke as a generally quiet, rural and tranquil adjacent to Basingstoke.'
- As evidenced particularly during the pandemic – Cliddesden continues a favoured rural destination for Basingstoke residents who can walk, via Woods Lane, to access the village and surrounding countryside. The Lane is historically both a necessary and favoured pedestrian route, being a main route into Cliddesden and a 'picturesque' country lane.
10. The AECOM Village Design Guide describes the character of Woods Lane as:
Large detached houses built along Woods Lane create a distinctive character area in Cliddesden. Originally one plot deep, development has been extended by recent infill. Individual houses are set on large plots with deep front and back gardens. Front gardens contribute to the more open character of Woods Lane, which is strongly enclosed in places by mature trees and hedgerows. The infill development characterises higher densities that is not typical of Woods Lane's character.'
11. Recent increases in development in Woods Lane are – the Parish Council strongly believes – progressively eroding and urbanising its rural character. For local people and for visitors – the cumulative increase in development and traffic is detrimental to pedestrian wellbeing and local amenity.
- A most recent application 21/02056/FUL was approved by Development Control Committee of 11th May 2022, though the Minutes of the Meeting note that: 'As the road was a valued pedestrian route, concern was expressed to the potential safety risk' and 'Some Members thought that in general Cliddesden was being over developed.'
12. The Parish Council notes the holding objection from HCC Highways, and also residents' concerns regarding the proximity of the water extraction point.
13. In conclusion, the Parish Council believes this proposal, in terms of its location and urbanising influence:
- Is contrary to SS1(a) 'Permitting development and redevelopment within the defined Settlement Policy Boundaries...'
 - Is contrary to all parts of SS6.
 - Fails to maintain the rural separation between Cliddesden village and Basingstoke, and so fails to protect the integrity of Cliddesden as a rural settlement – Contrary to Adopted Local Plan Spatial Strategy 3.6... 'Development will be located to maintain the integrity of settlements and prevent their coalescence'; contrary to EM1... 'Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.'
 - Diminishes and erodes Cliddesden's landscape setting – Contrary to EM1, particularly (c)... 'The setting of a settlement, including important views to, across, within and out of settlements'; and 'development proposals must also respect the sense of place'.
 - Detrimental to the setting of the Conservation Area – Contrary to EM11 – 'All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance', ref EM11c.
 - Is in conflict with the Reg 14 Neighbourhood Plan Gap Policy and so arguably does not accord with the Adopted Local Plan – Delivery of the Strategy 4.3.9: 'A key approach of the Local Plan is for local communities to manage their environment through the provision of neighbourhood plans'; or the spirit of SS5 – 'The policy will be implemented by – supporting the development of Neighbourhood Plans.'
 - Adds to the recent cumulative impact of 'suburban' development in Woods Lane – Noting EMI 6.11 – 'It is also important to be aware of the broader implications of gradual change through the cumulative effects on character.'
 - Further to the above, this, and the resulting increases in traffic, detracts from the amenity value of the area for local people and visitors, contrary to the adopted VDS.

As such the Parish Council argues that the negative impacts of development significantly and demonstrably outweigh any benefit of additional housing numbers – in this location – and the Parish Council requests this application be refused.

APPENDIX IV.I

Katherine Fitzherbert-Green
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The Conservation Area Appraisal makes considerable reference to the importance of the surrounding landscape to Cliddesden's rural character and sense of place: 'The contribution of the open land, which surrounds the settlement, cannot be underestimated.' This field is part of this open land, and here represents a significant portion of the open landscape between Cliddesden and Basingstoke.

Anecdotally, an AECOM landscape architect – visiting Cliddesden and the Neighbourhood Planning Team for the first time re preparing a Design Guide – drove into Cliddesden via Woods Lane. Her initial remark was how you came out of Basingstoke – under the M3 – into a different world, of countryside and then into a settlement with a very rural feel.

5. Reference the Cliddesden Neighbourhood Gap Policy – The aim of this policy is to protect Cliddesden's rural setting as described. There is a strong sense at this location of leaving one settlement, and passing through open countryside, before entering another – under the hard border of the M3 into the suburban expanse of Basingstoke. This proposed development site would substantially erode that Gap, bringing the edge of Cliddesden much closer – physically, visually, and in character – to coalesce with Basingstoke.
6. The now completed Design Guide notes that:
 'The north-west boundary of the Neighbourhood Plan Area is defined by the M3 motorway, which separates densely developed Basingstoke to the north from small villages and hamlets scattered across the countryside south of the M3... Cliddesden is surrounded by arable and pasture fields interspersed with shelter belts and woodland blocks...'
7. The Cliddesden Village Design Statement (VDS) (adopted by BDBC 2004) describes that: 'The top of Woods Lane at the edge of the village provides a panoramic view of Basingstoke beyond open fields and the M3.' Today, when leaving the Village via Woods Lane at the top of the rise, there are long views in both directions, to the North West over Basingstoke, and also to the South West directly over the application site.
8. The application Planning Statement makes reference to 'the planning history of Broadview, Woods Lane ...'. As noted in many neighbour responses, the present Cleresden Rise is built on a brownfield site, at the time with lawful use as a scrapyard. And at the time both Landscape and Urban Design objected to the application BDB/74000, on the basis of the development being suburban in character and out of character with the surrounding area.

However, in comparison, Cleresden Rise is a finger of land stretching back westwards from Woods Lane. This proposed application site will border over half the remaining – presently rural – road frontage between Cliddesden and the M3.

The application Planning Statement notes that 'mature trees and hedgerow screen much of the boundary'. However the open views from the edge of the village over the site will be lost, and on the higher part of the lane, even in summer, the hedgerow allows for many glimpses of a rural landscape beyond. This sense of rural space at the edge of the settlement will be lost, the built form of the development may be screened to an extent but its urbanising impact and associated domestic noise and light pollution will be very evident.

continued

APPENDIX IV.II

22/01551/PIP continued

9. The VDS goes on to say that ... 'The rural access and amenity of the village is... a substantial asset to be preserved and enjoyed by the urban dwellers in Basingstoke...' . 'Sympathetic development should: 5. ... respect and enhance Cliddesden's overall amenity value to the wider community of Basingstoke as a generally quiet, rural and tranquil adjacent to Basingstoke.'
- As evidenced particularly during the pandemic – Cliddesden continues a favoured rural destination for Basingstoke residents who can walk, via Woods Lane, to access the village and surrounding countryside. The Lane is historically both a necessary and favoured pedestrian route, being a main route into Cliddesden and a 'picturesque' country lane.
10. The AECOM Village Design Guide describes the character of Woods Lane as:
Large detached houses built along Woods Lane create a distinctive character area in Cliddesden. Originally one plot deep, development has been extended by recent infill. Individual houses are set on large plots with deep front and back gardens. Front gardens contribute to the more open character of Woods Lane, which is strongly enclosed in places by mature trees and hedgerows. The infill development characterises higher densities that is not typical of Woods Lane's character.'
11. Recent increases in development in Woods Lane are – the Parish Council strongly believes – progressively eroding and urbanising its rural character. For local people and for visitors – the cumulative increase in development and traffic is detrimental to pedestrian wellbeing and local amenity.
- A most recent application 21/02056/FUL was approved by Development Control Committee of 11th May 2022, though the Minutes of the Meeting note that: 'As the road was a valued pedestrian route, concern was expressed to the potential safety risk' and 'Some Members thought that in general Cliddesden was being over developed.'
12. The Parish Council notes the holding objection from HCC Highways, and also residents' concerns regarding the proximity of the water extraction point.
13. In conclusion, the Parish Council believes this proposal, in terms of its location and urbanising influence:
- Is contrary to SS1(a) 'Permitting development and redevelopment within the defined Settlement Policy Boundaries...'
 - Is contrary to all parts of SS6.
 - Fails to maintain the rural separation between Cliddesden village and Basingstoke, and so fails to protect the integrity of Cliddesden as a rural settlement – Contrary to Adopted Local Plan Spatial Strategy 3.6... 'Development will be located to maintain the integrity of settlements and prevent their coalescence'; contrary to EM1... 'Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.'
 - Diminishes and erodes Cliddesden's landscape setting – Contrary to EM1, particularly (c)... 'The setting of a settlement, including important views to, across, within and out of settlements'; and 'development proposals must also respect the sense of place'.
 - Detrimental to the setting of the Conservation Area – Contrary to EM11 – 'All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance', ref EM11c.
 - Is in conflict with the Reg 14 Neighbourhood Plan Gap Policy and so arguably does not accord with the Adopted Local Plan – Delivery of the Strategy 4.3.9: 'A key approach of the Local Plan is for local communities to manage their environment through the provision of neighbourhood plans'; or the spirit of SS5 – 'The policy will be implemented by – supporting the development of Neighbourhood Plans.'
 - Adds to the recent cumulative impact of 'suburban' development in Woods Lane – Noting EMI 6.11 – 'It is also important to be aware of the broader implications of gradual change through the cumulative effects on character.'
 - Further to the above, this, and the resulting increases in traffic, detracts from the amenity value of the area for local people and visitors, contrary to the adopted VDS.

As such the Parish Council argues that the negative impacts of development significantly and demonstrably outweigh any benefit of additional housing numbers – in this location – and the Parish Council requests this application be refused.

Ashford Hill with Headley Parish Council	19/00853/FUL	The Old Saw Mill , Newbury Road, Headley, RG19 8JY	£131.32
Ashford Hill with Headley Parish Council Total			£131.32
Bramley Parish Council	19/00464/FUL	Upper Culaude Farm, Culaude Lane, Bramley, Tadley, Hampshire, RG26 5DP	£7,688.76
Bramley Parish Council Total			£7,688.76
APPENDIX VI - PARISHES CIL FUNDING 2022/23			
Cliddesden Parish Council	20/01098/FUL	Cliddesden, Cliddesden Road, Cliddesden, Hampshire, RG25 2JF	£9,256.80
	20/01098/FUL	Appleyard , Woods Lane, Cliddesden, RG25 2JF	£4,435.49
Cliddesden Parish Council Total			£13,692.29
Dummer Parish Council	21/01323/RES	Phase 3, Land At Basingstoke Golf Club, Winchester Road, Kempshott Hill, Basingstoke, Hampshire, RG23 7UL	£41,462.90
Dummer Parish Council Total			£41,462.90
Highclere Parish Council	21/00575/HSE	Hylands , Mount Road, Highclere, RG20 9QZ	£2,388.26
Highclere Parish Council Total			£2,388.26
Mapledurwell and Up Nately Parish Council	19/01351/FUL	The Gamekeepers , Tunworth Road, Mapledurwell, RG25 2LJ	£6,292.97
Mapledurwell and Up Nately Parish Council Total			£6,292.97
Old Basing and Lychpit Parish Council	20/03587/RES	Land At Swing Swang Lane, Basingstoke, Hampshire	£85,228.28
	21/00130/FUL	Crossways Childrens Home, 42 Mikingpen Lane, Old Basing, Basingstoke, Hampshire, RG24 7DL	£7,827.73
Old Basing and Lychpit Parish Council Total			£93,056.01
Pamber Parish Council	21/02592/ROC	Land Formerly Brooklands, New Road, Pamber Green, Hampshire	£730.42
Pamber Parish Council Total			£730.42
Weston Corbett and Weston Patrick Parish Meeting	21/02957/FUL	Reeds Farm Barns , Weston Corbett, Basingstoke, RG25 2PB	£1,454.00
Weston Corbett and Weston Patrick Parish Meeting Total			£1,454.00
Grand Total			£166,896.92