



## **NEWNHAM PARISH PLANNING STATEMENT**

Updated September 2014

1. We live with the very real threat of significant, large scale development east and west of Newnham Parish. The Local Plans for both Hart District Council and Basingstoke & Deane Borough Council impact on our immediate boundaries and could specify the building of at least 1,000 homes over the next 15 years; the absence of Local Plans could allow many more.
2. Newnham Parish Council believes that large scale development of Greenfields outside settlement boundaries is inappropriate. We also believe it is imperative to protect 'Local Gaps' to retain the individual integrity of settlements and safeguard rural areas. The capacity of existing infrastructure and services must also be taken into account.
3. However the Parish Council supports appropriate, small scale development – in terms of both the number and type of new homes – which is desirable to maintain community life and sustain the long term viability of our Villages. A modest number of new homes is needed because, as young families grow, they wish to expand their homes accordingly, and this leaves a requirement in the housing stock for starter homes or for those who wish to downsize. With this in mind, the Parish Council would support some new homes, 10 per decade up to 2026, spread evenly across the Parish and potentially including provision for rural affordable housing.
4. All new homes should be individually designed detached or semi-detached dwellings, not multi-unit buildings. They should be built on appropriate plot sizes and respect the space of neighbouring properties, specifically avoiding 'infill' or encroachment on existing homes and owners' enjoyment of their property. Their design, size and building materials should complement their setting and be sympathetic to other homes and buildings in the community. The Parish Council is supportive of innovative design and of homes that are environmentally friendly in construction and energy requirements.
5. Development must not, in the view of the Parish Council, have a negative impact on the Newnham Conservation Area and particularly not have a negative visual impact on the 'vistas' recognised by BDBC's appraisal maps. It is important that any development should not necessarily be seen as setting a precedent for further development in the Conservation Area.

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