

ROPLEY NEIGHBOURHOOD PLAN

PRE-SUBMISSION DOCUMENT

Final

24 January 2018

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1. Foreword

In early 2015, Ropley residents decided to prepare a Neighbourhood Plan for Ropley Parish. This draft of the Plan sets out a vision and policies to guide change over the next ten years or so. It was prepared by a small steering group of interested residents, and then endorsed by the Parish Council for public consultation.

The main focus of the Plan is on housing. Three new sites are proposed for housebuilding – to meet a pressing need for affordable homes for local people – but with robust policies to restrict development elsewhere. Strong environmental policies will protect Ropley’s heritage and ensure that all future development is of high quality.

We want your comments on this draft Plan – which policies do you support and which don’t you like and why? The simplest way to make comments is via the on-line form on the MyRopley website at www.myropley.org.uk . Alternatively, you can post back a paper copy of the form or drop it into the box in the village shop. Whichever method you choose to respond, the deadline for comments is 28th March 2018.

After that, the Parish Council will consider all the comments and revise the Plan if necessary. At the end of the process, parish residents will vote on the final Plan through a local referendum.

Simon Perkins

Simon Perkins

Ropley Neighbourhood Plan Steering Group Chairman

2. Plan Summary

The draft Plan sets out a vision for Ropley in 2028, and contains nine objectives and 24 policies to help realise that vision. They have been shaped by the views and priorities expressed by local residents through the 2015 parish-wide questionnaire and the subsequent public meetings.

The policies are the most important part of the Plan because, once finalised, they will guide decisions on planning applications. The policies will help conserve Ropley's high-quality environment and set the amount, type and location of new housebuilding. The policies are summarised below; the page number in brackets is where you can read the full policy.

Ropley Parish comprises several separate settlements – the village, Monkwood, North Street etc. To keep these separate from each other, and from Four Marks and Alresford, the areas between them are to be designated as 'Settlement Gaps'. Within those, new development will not generally be allowed (Page 16).

Ropley's landscape is attractive with elevated viewpoints offering panoramic views. New development will not be allowed where it would obstruct important views or be visually intrusive when viewed from key viewpoints (Page 22).

New development should retain existing mature trees, hedgerows, verges and banks. New accesses onto sunken lanes will not be allowed. New developments of more than five dwellings will not be permitted along narrow lanes, except within 250 metres of a two-vehicle width road. A Construction Environment Management Plan will be required for developments which could mean construction traffic using narrow lanes (Page 24).

Four areas in and around the village are designated as Local Green Spaces where development generally will not be allowed (Page 28).

28 buildings and structures are identified as locally important heritage assets. Development proposals must retain the significance of those assets (Page 32).

The Ropley Ridgeline, Park Lane Woodlands and Bowers Grove Wood are to be designated as Local Nature Conservation Networks. Development proposals which would impact on the

biodiversity value of these three areas will not be permitted (Page 35).

Development on land with a public right of way across or adjacent to it will be required, where practical, to make improvements to that path (Page 38).

The draft Plan proposes higher standards for the design and materials of new development drawing on the Ropley Village Design Statement. The size and design of new development must be appropriate to its context, and must not significantly harm the amenities of nearby properties. In a new housing scheme, no more than two properties should look the same. New homes will be limited to two storeys. External materials must be in keeping with adjacent buildings. Driveways and parking areas should comprise of permeable materials (Page 39).

New outdoor lighting must not affect the amenities of neighbours, wildlife habitats or Ropley's dark night sky. New sports/equestrian lighting must be switched off between 10pm and 6am. New housing will not have street lighting (Page 45).

27 new homes are proposed in addition to the 46 which already have planning permission. 14 of the 27 will be on a site of approximately 0.6 hectares off Hale Close including six homes for sale to local people at a discount and five at affordable rents. Four plots are proposed on Petersfield Road for people with a local connection who want to build their own home. The remaining 9 homes will be located on the site of the Chequers Pub at the A31/Gascoigne Lane junction (Page 47).

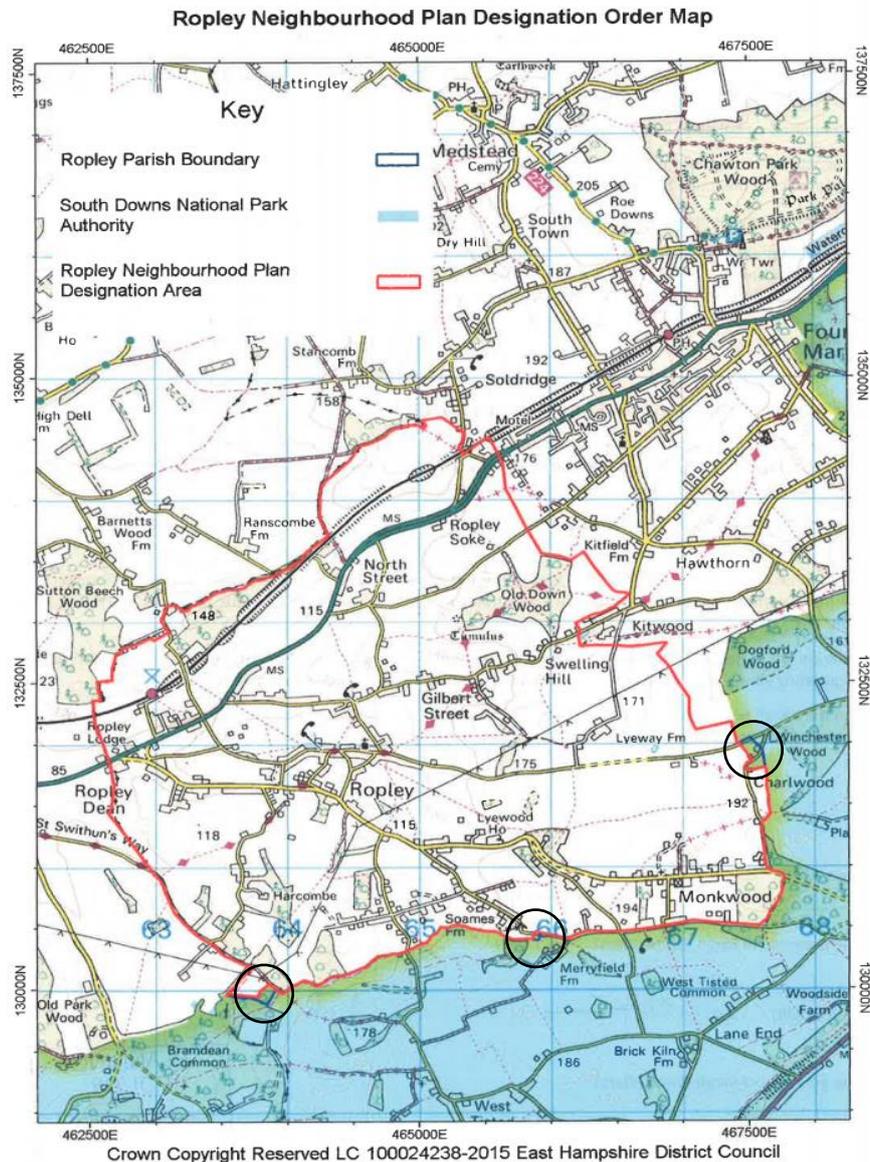
In tandem with the new housing, 0.6 hectares of land adjacent to Dunsell's Lane will be made available for community uses including a church car park. Proposals for the change of use of the Parish Hall, Sports Pavilion, Coffee Room, Thai Lounge and the Community Shop will not be allowed unless they are no longer required for their existing use (Page 50).

Details of how you can comment on the draft policies – and this document as a whole – are on page 58.

3. Introduction

East Hampshire District Council, the local planning authority, has designated a Neighbourhood Area for the whole of Ropley Parish for the purpose of preparing the Ropley

Parish Neighbourhood Plan. The designation was approved by East Hampshire District Council on 19th May 2015. Three small areas, circled on the map below, have been excluded from the designation area as they are inside the South Downs National Park Boundary, and would require the Ropley Plan to be adopted by two planning authorities, thus considerably increasing the complexity of the process.



The Ropley Neighbourhood Plan is being prepared in accordance with legislation including the Neighbourhood Planning Regulations 2012, the Localism Act 2011, and the Planning & Compulsory Purchase Act 2004.

The purpose of this plan is to set out specific policy proposals for the parish and to consult statutory stakeholders and the local community.

4. How the Ropley Neighbourhood Plan was Prepared

Following representations from the Ropley Society, the Ropley Parish Council resolved in February 2015 that a Neighbourhood Plan should be prepared for the parish. The council decided to establish a steering group to draw up the Plan, with the group being separate from, but reporting to, the parish council.

A well-attended public meeting in March 2015 overwhelmingly endorsed the idea of a Neighbourhood Plan and volunteers were forthcoming to join the steering group. The group was chaired by a parish councillor, but all other members were not parish council members. A neighbourhood planning consultant, John Slater, was appointed through competitive tendering to advise and support the Steering Group. It was agreed that the main focus on the Neighbourhood Plan should be the amount and location of new housing development, including landscape/environmental features which should be protected from development. Early actions were the creation of a dedicated neighbourhood planning page on the parish website 'MyRopley', and the formation of six area groups to feed-in local views and ideas. To inform policy preparation in due course, the mapping of key viewpoints was undertaken, together with the preparation of a landscape character assessment and the compilation of key Census data.

Public engagement in Plan preparation was deepened through a questionnaire, delivered to every home in the parish during summer 2015, which asked about whether new housing should be planned for, of what type, where it should be located, and whether various landscape/environmental features should be protected.

Based on the views expressed through the questionnaire responses, work began on formulating a draft vision and set of objectives – a lengthy task involving several iterations to achieve robust, clear and concise text. The resulting draft vision and objectives were presented to a second public meeting in March 2016. They were well received with relatively few comments.

Based on those, the Steering Group began drawing up policies which would deliver the objectives. The policy-writing was a time-consuming task, involving many iterations. Some of the resulting draft policies were presented to the Parish Council in September 2016, and others in April 2017.

Those policies covered matters other than the amount, type and location of housing, on which work proceeded in parallel but took longer to complete. Landowners were invited in early 2016 to submit potential sites for housing development and a set of criteria was drawn up which were then used to evaluate those potential sites. The process and criteria for the site evaluation were approved by the Parish Council in May 2016 (ahead of them being given any information on the sites submitted by landowners).

To ensure that the Plan's housing proposals were soundly-based, consultants AECOM were commissioned to undertake a Local Housing Needs Assessment. This work, which considered the number and type of housing which would be needed in Ropley over the next 10-15 years, was completed in July 2016.

Taking account of that Assessment and the number of new homes already in the pipeline, the Steering Group reached a conclusion on the number of additional homes which should be proposed. From the evaluation of the potential housing sites submitted by landowners (and some additional potential sites identified by the Steering Group), three sites were selected which could provide the additional homes. The draft policies incorporating those three sites were approved by the Parish Council in during 2017 and finalised in January 2018.

Throughout the process, regular updates were provided to local residents through an article in every edition of the bi-monthly magazine BisMonRopTis which is delivered to all homes in the parish. East Hampshire District Council was kept informed of progress through regular meetings and emails with District Council planning officers.

The full draft Neighbourhood Plan, incorporating the policies already approved by the Parish Council, was presented to the Council in January 2018. It approved the draft Plan for public consultation.

(A more detailed description of the plan preparation process can be seen in the Evidence Base)

5. A Profile of Ropley

The parish of Ropley is in East Hampshire District, but abuts with Winchester District on its western boundary. The parish covers about 1500 hectares (approx. 6 square miles). The vast majority is gently undulating countryside, with very little built development.

Historic context

The earliest evidence of human existence is from the later Bronze Age (about 1000 BC), but the name 'Ropley' is probably Anglo-Saxon, there is much evidence that Saxons lived in and around Ropley. Ropley is not mentioned in the Domesday Book as it formed part of the administrative *Hundred of Bishops Sutton*. In 1402 William of Wykeham, Bishop of Winchester, made over large parts of Ropley to Winchester College, to whom they still belong. By the middle of the 19th Century Ropley covered a large area of some 4600 acres and consisted of several hamlets scattered around the central part of the village.

In the 1850s transport would have been entirely by foot or horseback and the inhabitants would not have travelled far from the village; however this changed with the coming of the railway in the 1860s, resulted in development between the A31 road and the railway station. The inter-war period saw the building of 'Colonial' bungalows – a particular feature of Ropley. A high proportion of these bungalows were part of planned developments with parcels of land divided into one or two-acre plots. Notable settlement areas away from the main village occurred at Stapley Lane, Parkstone Road, Soames Lane and also at Monkwood.

From the 1960s onwards, the bungalows have been progressively replaced by larger, more substantial houses. The layout of these plots along the roadways has shaped the pattern of subsequent development.

Settlement pattern

The parish has a dispersed pattern of settlements, each with their own identity. In 2011, there were 657 homes in the parish, occupied by 1602 people. The main settlement is Ropley village, in which are the parish hall, recreation ground, sports pavilion and community shop.

The central, historic core of the village lies along a saddle of higher ground, whereas most other developments are along roads and lanes within the valleys. This means that most development is hidden from view, such that from viewpoints the impression is of open countryside with only a scattering of houses.

Apart from the A31 Winchester Road and C18 Petersfield Road, roads in the parish are narrow lanes, usually of only single vehicle width. Many are 'sunken lanes', lined with banks topped with trees/hedgerows. The parish has many footpaths, bridleways and green lanes, but there are gaps in this network resulting in walkers, cyclists and horse-riders having to

use the roads and narrow lanes. The A31 has a few short sections of footway, but all other roads in the parish have no pavements or kerbs, and with the exception of parts of the A31, the C18 Petersfield Road, and the centre of the village, all parish roads have a 60mph speed limit.

Demographics

Over half of Ropley's population is of working age, which is similar to the national average. However, a higher proportion is aged 45-64 (35% in Ropley; 25% nationally), and a lower proportion is aged 18-44 (23% in Ropley; 37% nationally). The percentage of working age people who are economically active is similar in Ropley to England as a whole, but a higher percentage is self-employed (18% in Ropley compared to 10% nationally) and a larger proportion is comprised of managers/directors/senior officials (21% compared to 11% nationally). In 2011, the unemployment rate in Ropley was 2%: well below the national rate of 4.4%.

Over two-thirds of properties in Ropley are detached, with most of the rest being semi-detached. 80% are privately owned. Large properties predominate, with around half having four bedrooms or more. Most of the rest have two or three bedrooms, and only 4% have one bedroom. 1 in 10 are terraced.

In 2011 the population consisted of 1181 residents in the age range 16 – 74 and over 800 were economically active and 359 economically inactive; 199 of these were retired. Nearly all parish residents had access to a car or van, the majority of households (69%) having two or more vehicles – a much higher percentage than in England as a whole (32%).

6. Planning Policy Context

Ropley Parish falls within the East Hampshire District in the County of Hampshire, and East Hampshire District Council has policies and proposals that have a significant influence over the strategy and detailed content of the Ropley Neighbourhood Plan.

The National Planning Policy Framework published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. The Ropley Neighbourhood Plan must demonstrate that it is consistent with the provisions of the National Planning Policy Framework as well as advice set out in the online Planning Practice Guidance which has a separate section on neighbourhood planning.

The Development Plan for East Hampshire comprises the Local Plan Part 1 – Joint Core Strategy, adopted in June 2014 and the Local Plan Part 2. A Site Allocations Plan forms part of the Development Plan, which collectively comprise the following:

- Saved Policies of the East Hampshire District Local Plan: Second Review (March 2006)
- East Hampshire District Local Plan: Joint Core Strategy (adopted by East Hampshire District Council (May 2014) and South Downs National Park Authority (June 2014))
- East Hampshire District Local Plan: Housing and Employment Allocations

The saved policies will be replaced by the Site Allocations Plan, Part 3 - Site Allocations & Development Management and Neighbourhood Plans in due course. The Ropley Neighbourhood Plan must be in general conformity with the strategic policies of the Development Plan as required by the 2012 Neighbourhood Plan Regulations. Once 'made' the Ropley Neighbourhood Plan will form part of the Development Plan for the Plan area alongside the Local Plan in due course.

The Local Plan Part 1 – Joint Core Strategy (2014)

The Core Strategy sets out the spatial plan until 2028 for East Hampshire and the part of South Downs National Park that fall within East Hampshire. The plan has divided the district into four geographical areas; Ropley is situated to the north of the South Downs National Park area. As such Ropley, along with the other settlements in this area, only needs to sustain its current role through providing some commercial and community uses.

The CP2 Spatial Strategy policy sets out a settlement hierarchy for the district and Ropley has been identified as “Level 4 - Other Settlements with a settlement policy boundary”. This means that Ropley may be appropriate for further small-scale development within the settlement policy boundary.

The CP10 Spatial Strategy for Housing sets out the minimum number of new dwellings to be developed in each of the levels in the settlement hierarchy. Ropley is one of the twenty settlements referred to as “other villages outside the National Park” that should together provide a minimum of 150 dwellings.

The two policies above are the most important to the Ropley Neighbourhood Plan in terms of the parish's level of growth. Together, these policies provide the framework within which

the general conformity of the Ropley Neighbourhood Plan with the development plan will be assessed. The Ropley Neighbourhood Plan should not however repeat what the district plan is saying but add local land use policies.

The Local Plan Part 2 and 3

The Local Plan Part 2 was adopted in April 2016. The main aim of the Part 2 document is to allocate sites for both housing and employment development in the district. Adopted neighbourhood plans work as site allocation plans for their specific plan area and hold the same weight as the Local Plan. The saved policies in the East Hampshire District Local Plan: Second Review are currently the development management policies that set out the guidance for planning officers in deciding on planning applications in the district. These will be superseded partly by neighbourhood plans and by the Local Plan Part 3 - Development Management.

7. Vision

Our vision for Ropley in 2028 is as follows:

‘The parish of Ropley will continue to retain its character and identity comprising a central core community surrounded by a number of discrete settlements set in a rural landscape. New housing of a type and size to meet the needs of those who currently or have previously lived within the Parish will be supported by the careful siting of new homes and other facilities so that they are integrated sympathetically into the built environment and the landscape. Settlements will continue to be separated from each other by areas of countryside where farming and other rural businesses will continue to thrive and evolve. Furthermore, the cultural and community assets of the Parish, including the church, shop, post office, village hall and sports facilities, that have been identified as being of value and importance, will have been maintained and further enhanced.’

This vision underpins the objectives which are in the next section.

8. Objectives and Policies

The Objectives

The following nine objectives resulting from the vision were shaped by the views of local residents, subsequently signed off by the Parish Council and help to realise this plan's vision;

1. To ensure that new development is well integrated into the existing landscape and the built environment, and that discrete settlements are prevented from coalescing.
2. To provide for new residential development ensuring that any development beyond existing allocations is of a scale, type and style to meet both the locally-generated housing needs of the Parish and the requirement of the District Council Local Plan.
3. To ensure that new development is sited so that social and community facilities are accessible by means other than the car.
4. To protect the rural landscape and character of the Parish including views to the village centre and settlements, and views from these out to the surrounding countryside, particularly viewpoints from the existing and enhanced public rights of way.
5. To ensure that new development retains important existing landscape features, such as hedges, important trees, narrow and sunken lanes, and the rural character of the village.
6. To protect and enhance the character and setting of all listed buildings, Conservation Areas and other important but non-designated heritage assets within the Parish.
7. To protect and enhance the social and community facilities within the Parish, including important local green spaces.
8. To ensure that rural businesses, and in particular agriculture, can continue to thrive, so as to retain the countryside setting of the settlements, including if necessary allowing farmers to diversify their businesses.
9. To protect the dark night sky.

The Policies

The policies below have been devised to deliver the vision and objectives set out in the previous section. The policies are the heart of this Plan: they will be used by East Hampshire District Council - in tandem with the policies in the East Hampshire District Local Plan - to make decisions on planning applications. As the two Plans will be used together, this Neighbourhood Plan does not repeat policies which are in the Local Plan; rather, it adds a finer grain of detail and deals with Ropley specific matters.

The policies are arranged in sections, starting with policies which deal with conservation of Ropley's heritage, and the location and quality of all types of development. These are followed by policies specifically about new housing and community facilities. The policies are in bold font within boxes: the other text explains the context and the reasons for each policy.

Settlement Gaps

Ropley is one of the largest parishes by area in Hampshire and its settlement pattern is unusually disparate. It contains over 650 homes, which are scattered widely around the roads and narrow lanes that meander through rolling countryside. The largest settlement, containing a primary school, food shop, post office and other facilities, is often referred to by local people as the 'Village or village centre'. Other settlements – such as Soames Lane/Stapley Lane, Monkwood and North Street – comprise just clusters of residential properties.

The East Hampshire District Local Plan Joint Core Strategy states that retaining the separate identity of each settlement has been a long-term goal of planning strategy and this approach is highly valued by local people. The Core Strategy protects the gaps between larger settlements which has helped to guide where new development should be built and has prevented settlements merging into one and losing their identity. Policy CP23 in the Joint Core Strategy document identifies sixteen gaps between settlements which will be protected to help prevent their coalescence and retain their separate identity.

Those sixteen are between or adjoin the larger settlements in East Hampshire. In addition to these District-scale gaps, it is also important to protect gaps which are of more local significance. Strong feelings on this issue were expressed through the questionnaire to all Ropley residents in summer 2015: 94% of respondents supported the need to keep Ropley separate from neighbouring settlements such as Four Marks and Alresford.

To keep Ropley Parish's settlements separate from each other and separate from neighbouring settlements, this Neighbourhood Plan designates the areas between them as Settlement Gaps. The criteria used to identify the gaps and their boundaries are set out in the box below, and the resulting six Settlement Gaps are listed in policy RNP1.

Criteria used to identify the Ropley Settlement Gaps

- A gap will be designated where its designation is needed in order to keep settlements within the Parish separate from each other, or separate from settlements in adjoining parishes;
- The boundaries of the gap will be delineated by using field or land boundaries in order to allow the gaps to be readily used in decisions on planning applications;
- No more land will be included in the gap than is necessary to prevent the coalescence of settlements, consistent with delineation using field or land boundaries.

Within the Settlement Gaps, new built development will not generally be allowed. This approach applies as much to a proposal for a single dwelling as to larger schemes: the merging of settlements comes about through a gradual process, so while the building of a single dwelling may not in itself result in a merger, it may be a contributory factor.

The purpose of this approach is to prevent residential and other inappropriate development taking place within Settlement Gaps. Small scale developments that are in keeping with the rural nature of the Gaps are not ruled out, providing they are appropriately sited and designed to minimise impact on the openness of the Gap, and they accord with other planning policies.

It is recognised that some development can be beneficial to the countryside and the people who live and work there. Consequently, the East Hampshire District Local Plan Joint Core Strategy allows development in the countryside – such as that necessary for farming, forestry, or other rural enterprises - if it can be demonstrated that a countryside location is both necessary and justified. Policy RNP1 below does not seek to prevent such development in Settlement Gaps provided the development cannot be located elsewhere (i.e. outside the Settlement Gaps). An extension to an existing dwelling within a Settlement Gap is an example of development which cannot be located elsewhere.

Policy RNP1

The following areas of land are designated as Settlement Gaps: -

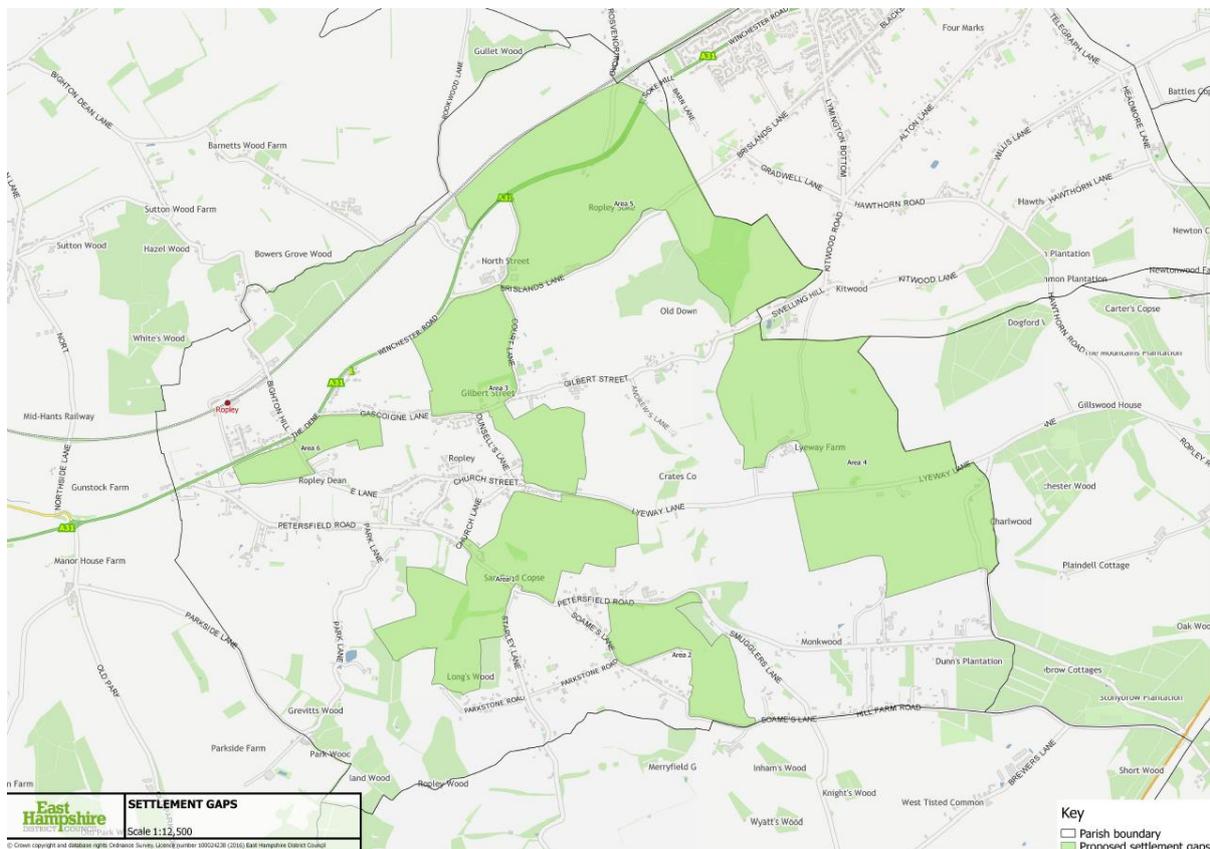
1. between the Village and Soames Lane/Stapley Lane;
2. between Monkwood and Soames Lane/Stapley Lane;
3. between the Village and Gilbert Street/North Street;
4. between Gilbert Street and Kitwood/Four Marks;
5. between North Street and Four Marks;
6. between Ropley Dean and the Village.

The boundaries of these Settlement Gaps are shown on the Proposals Map.

Development within these Settlement Gaps will not be permitted unless: -

- a) it would not undermine the physical and/or visual separation of settlements; and
- b) it would not compromise the integrity of the gap, either individually or cumulatively with other development; and
- c) there is a genuine and proven need for it to be located in a Settlement Gap and it cannot be located elsewhere.

Map No 1 – Settlement Gaps



Settlement Policy Boundaries

The Local Plan Part 2 (East Hampshire District Local Plan: Housing and Employment Allocations) explains that a Settlement Policy Boundary (SPB) is a line that is drawn on a plan around a village or town, which reflects its built form. The settlement policy boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied, including policies within this Neighbourhood Development Plan, the Local Plan Part 2 and the Joint Core Strategy. The Ropley settlement policy boundaries do not cover the full extent of the village.

In general, there is a presumption in favour of development within the settlement policy boundary. Any land and buildings outside of the boundary line are usually considered to be countryside where development would be regulated with stricter planning policies, including CP19 within the Joint Core Strategy, and these two saved Local Plan policies;

- H3 which states;

“Within settlement policy boundaries, planning permission will be granted for residential development provided that it would comprise:

- a) the re-use or redevelopment of previously-developed land or buildings;
- b) the re-use of vacant or under-used land or buildings;
- c) the conversion, sub-division or change of use of buildings; or
- d) infilling.”

- H12 which states;

“... that residential development outside settlement policy boundaries will not be permitted except for affordable housing for local people who are unable to obtain accommodation on the open market.”

Policy RNP2

Six Settlement Policy Boundary areas are designated within Ropley Parish:

- **Ropley Dene SPB**
- **Winchester Road and Gascoigne Lane SPB**
- **Rowdell Cottages SPB**
- **Ropley Village Centre SPB**
- **South Street SPB**
- **Petersfield Road SPB**

Maps of these Settlement Policy Boundaries are included in the Proposals Maps

Development proposals on land within these Settlement Policy Boundaries will be supported subject to compliance with the relevant Local and Neighbourhood Plan policies.

The development of residential garden land within any SPB will be refused, unless it can be demonstrated that such development would not harm the local character of the area.

This policy proposes amendments to the Settlement Policy Boundaries as defined by Policy CP19 of the Joint Core Strategy (JCS) to accommodate development that has been built since the 2006 Local Plan and its proposals map were adopted. This includes land adjoining but outside the SPB where development has been granted planning permission since the SPB was last drawn. The Neighbourhood Plan recognises that housing allocations for the area have been made within the EHDC Site Allocations Plan, and the SPB amended accordingly.

Land outside the Settlement Policy Boundaries will be regarded as countryside and Policy CP19 of the JCS will apply. In this policy “the approach to sustainable development in the countryside is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6 of the Joint Core Strategy)”.

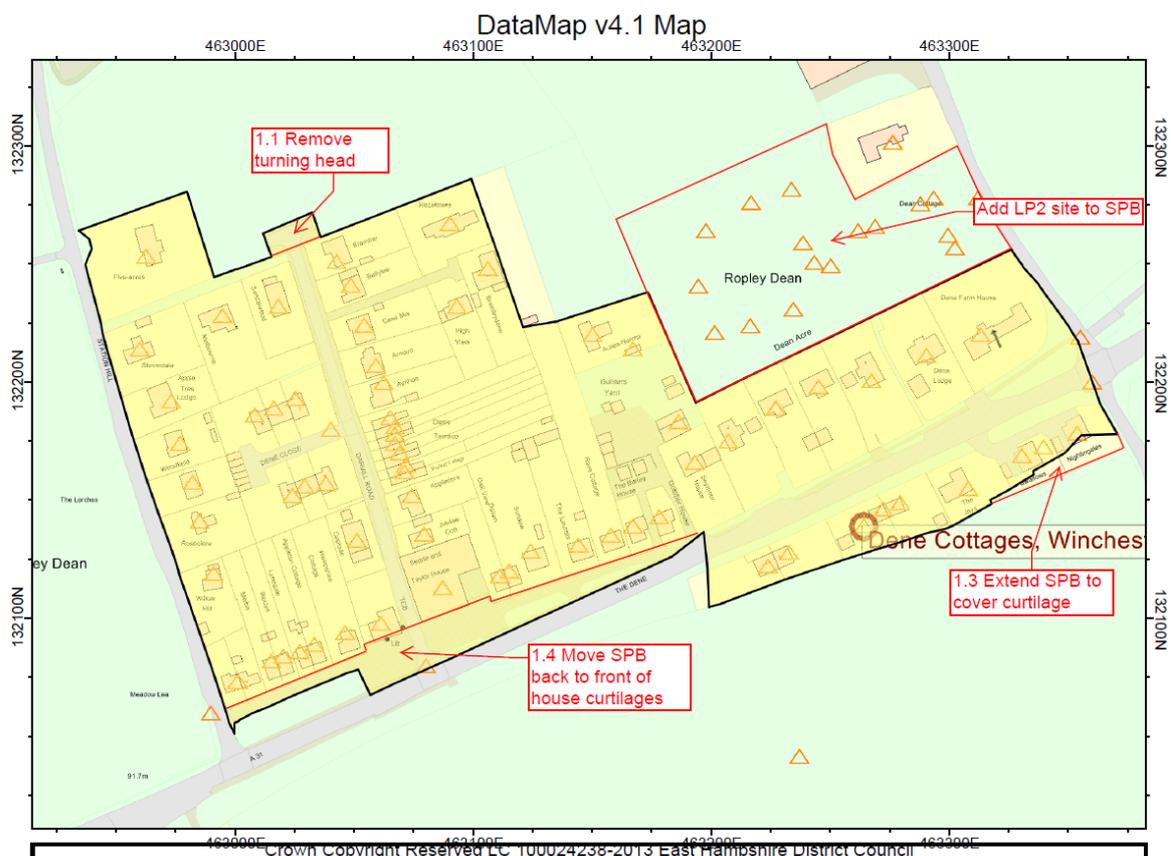
In redefining the Settlement Policy Boundaries, some dwellings which are themselves contained within the SPB are shown as having parts of their curtilages outside those SPB. This has been done in order to prevent backland house building from taking place, where such development is considered to be harmful to the character of the area and detrimental to the enjoyment of nearby dwellings by their occupiers.

Where amendments to the SPB have been made, the general approach has been to draw the revised boundary 10 metres behind the relevant rear or side wall of the main dwelling house, to prevent backland development. To avoid making petty deviations from physical boundary features, this criterion will only be applied where the furthest point of the curtilage is 20 metres or more from the closest wall of the main dwelling house to the boundary. Where boundary features on the ground run within 5 metres of the proposed resulting line, then they have been followed instead. This principle will not be applied where it would result in minor, isolated bites being taken out of otherwise strong and straight settlement edges.

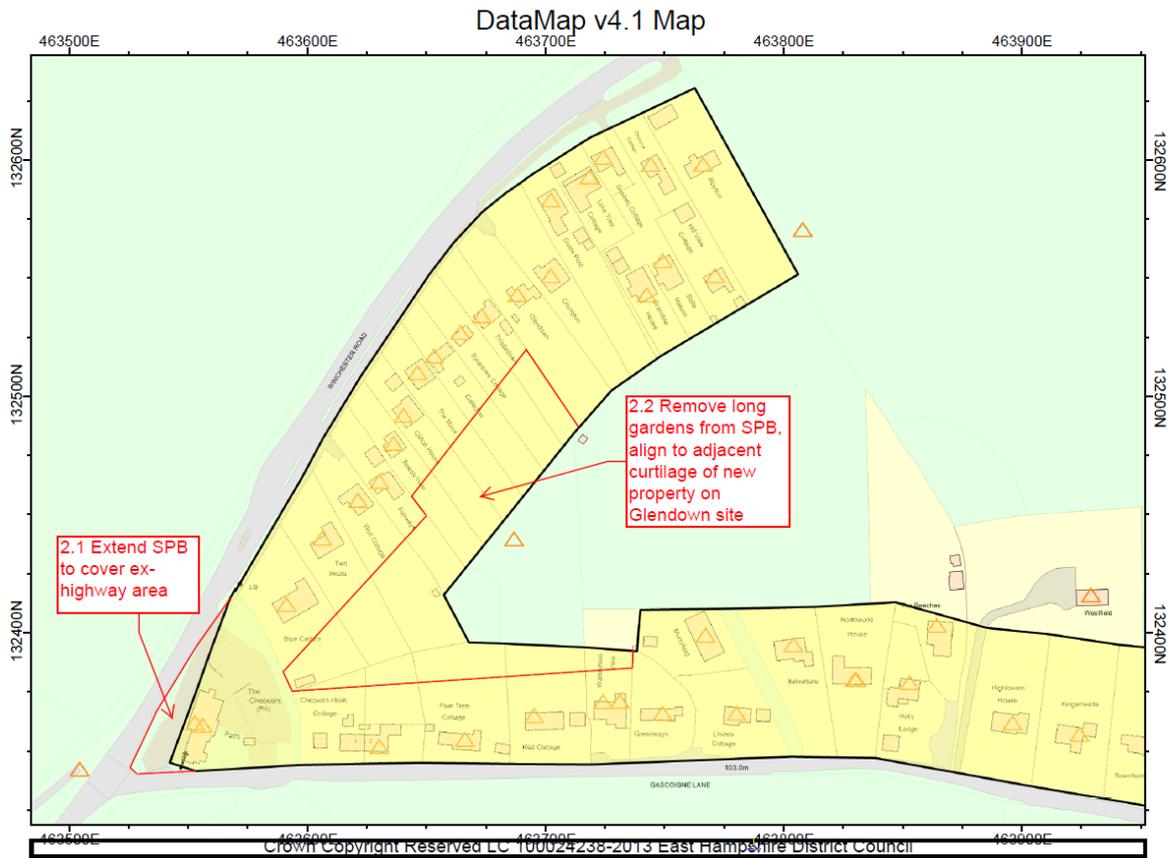
The exclusion of part of the curtilage of a dwelling from the Settlement Policy area in no way affects the rights of the owners to continue using it as garden land; neither does it prevent them from carrying out the various forms of minor development for which planning permission is deemed to be granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Map No 2 - Settlement Policy Boundaries

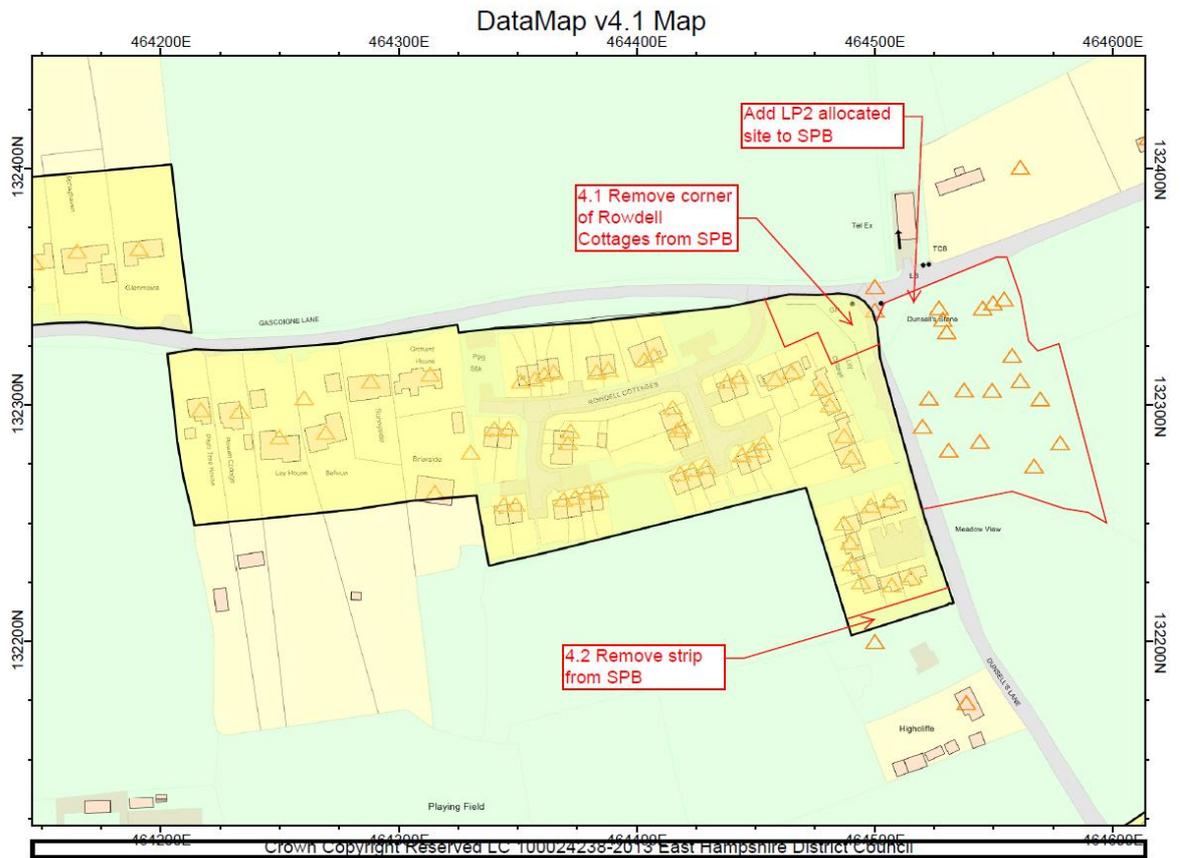
Map A



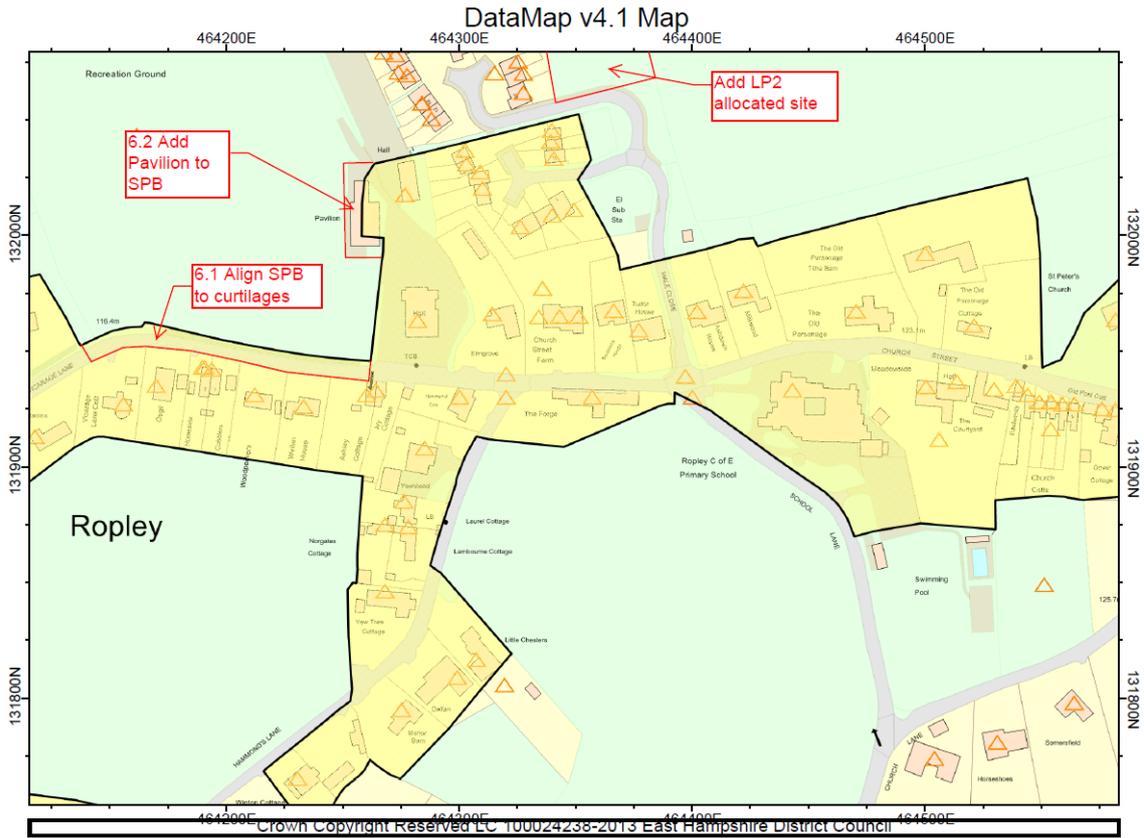
Map B



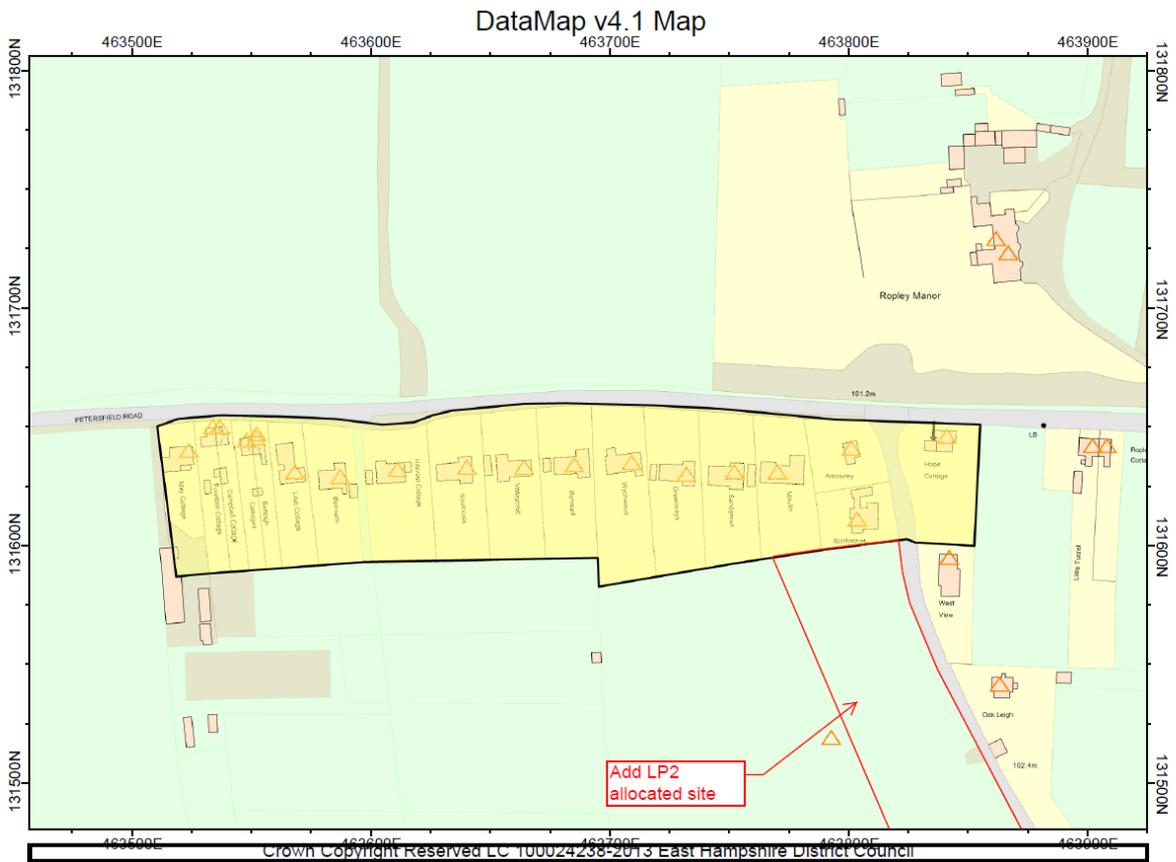
Map C



Map D



Map E



Vistas and Visual Prominence

The landscape of Ropley is attractive and is valued by local residents. It was formerly an Area of Special Landscape Quality (Local Plan 1st review 1996). There are panoramic views over extensive pasture and arable fields dotted with woods and farmsteads. These views can be appreciated from a network of 45 footpaths, making it attractive walking country. With ridges forming hills to all the borders of the Parish, there is a tree-lined horizon in every quadrant. The Parish is bordered on three sides by the South Downs National Park.

This makes it essential that new development does not have a detrimental impact on the visual landscape and landscape character e.g. obstructing important vistas, being visually intrusive when viewed from key viewpoints. A comprehensive survey of the Parish has identified areas of significant visual prominence and locations from which there are key vistas. An Area of Significant Visual Prominence is an area in which development would be visible from a number of important viewpoints and would have a negative visual impact on the landscape. A Key Vista is a view from a single point where the view is key to the landscape character and any development within the vista would obstruct or would have a detrimental impact on the view.

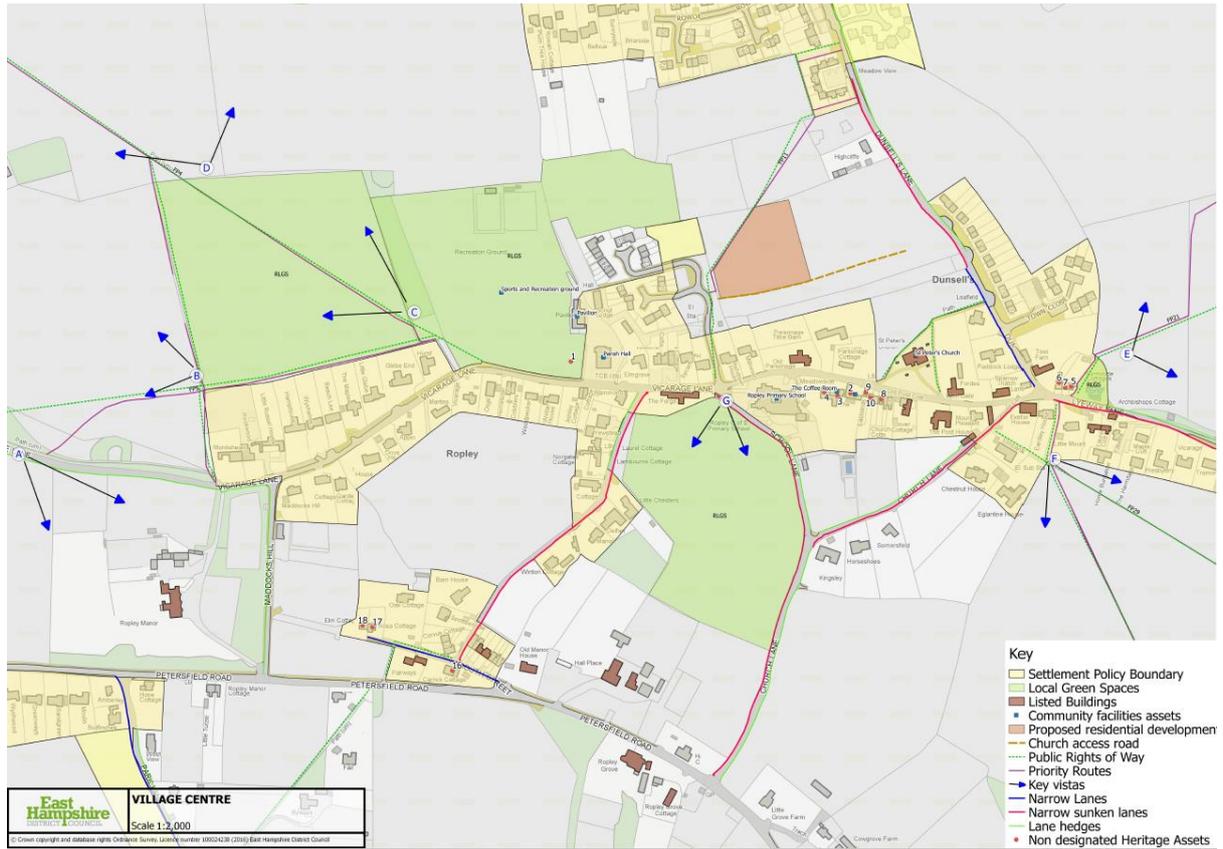
Policy RNP3

New development will not be allowed within Key Vistas or Areas of Significant Visual Prominence unless it can be shown that it would have no adverse impact on the visual appearance or character of the landscape.

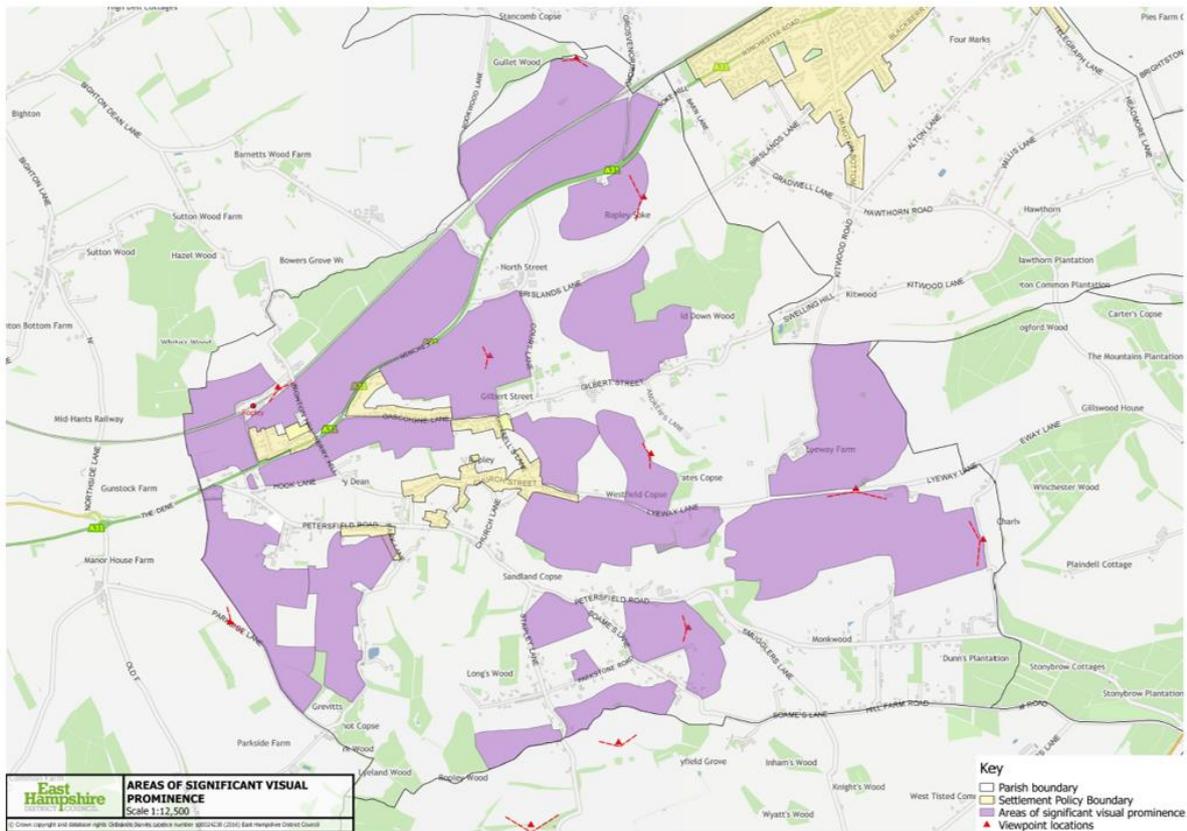
In addition, key views to and from the South Downs National Park should be protected.

The locations of the Key Vistas and Areas of Significant Visual Prominence are shown on the Proposals Map.

Map No 3A – Key Vistas



Map No 3B – Areas of Significant Visual Prominence



Trees, Hedgerows and Banks

Policy CP20 in the East Hampshire District Local Plan Joint Core Strategy states that new development will be required to:

- protect and enhance natural and historic features which contribute to the distinctive character of the District's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas.
- incorporate appropriate new planting to enhance the landscape setting of the new development.

Ropley Parish is well wooded, with many smaller copses and fields. A number of trees are protected by Tree Preservation Orders. The hedgerows are varied but most are old, and contain a rich and varied range of native species including some that are rare. In the responses to the questionnaire to all Ropley residents in summer 2015, 93% of respondents supported or strongly supported protecting Ropley's hedgerows, copses, trees and verges.

Policy RNP4

New development should retain existing healthy mature trees which contribute to the amenity of the area, hedgerows, verges and banks. Any new planting in association with the new development should be of indigenous species.

In addition, new development should seek to protect and enhance the area's ecological networks.

Narrow Lanes

Ropley has a rich heritage of ancient lanes, many of which date back to mediaeval, Saxon or even prehistoric times. This network not only has historic value, but it contributes to nature conservation and to the distinctive landscape character of the area. Apart from the A31 and the C18 Petersfield Road, the roads in the Parish are country lanes of single vehicle width, without pavements or kerbs, and largely lined by native hedges, trees and banks. Some are 'sunken lanes' i.e. the road surface is lower than the adjoining bank/land and/or the lane is overhung by trees forming a natural arch. During the preparation of the 2006 Village Design Statement, a significant majority of residents called for these lanes to be protected.

These lanes are regularly used by walkers, horse-riders and cyclists, so significant additional motorised traffic on these lanes should be avoided because it would make them more hazardous and less pleasant for non-motorised users. The latter could lead to increased use of cars for journeys to school and village amenities instead of walking or cycling, and reduced recreational use by ramblers, cyclists and horse-riders.

Many lanes have suffered permanent damage due to the creation of inappropriate passing bays and visibility splays. In some locations fencing and gates have been inserted into the hedgerows and banks causing damage and adversely changing the character of the lane.

To avoid the need to widen these lanes to accommodate increased numbers of road vehicles and to minimise conflict with walkers, cyclists and horse-riders, development along a lane will be limited to no more than five dwellings. Locating a development within 250 metres of a wider road will obviate the need for significant highway improvements such as creating passing bays. The highway improvements which would inevitably be needed by more substantial development would also encourage through traffic to use them as 'rat runs'. These lanes/single-vehicle width roads are shown on the Proposals Map (Maps 4A & 4B).

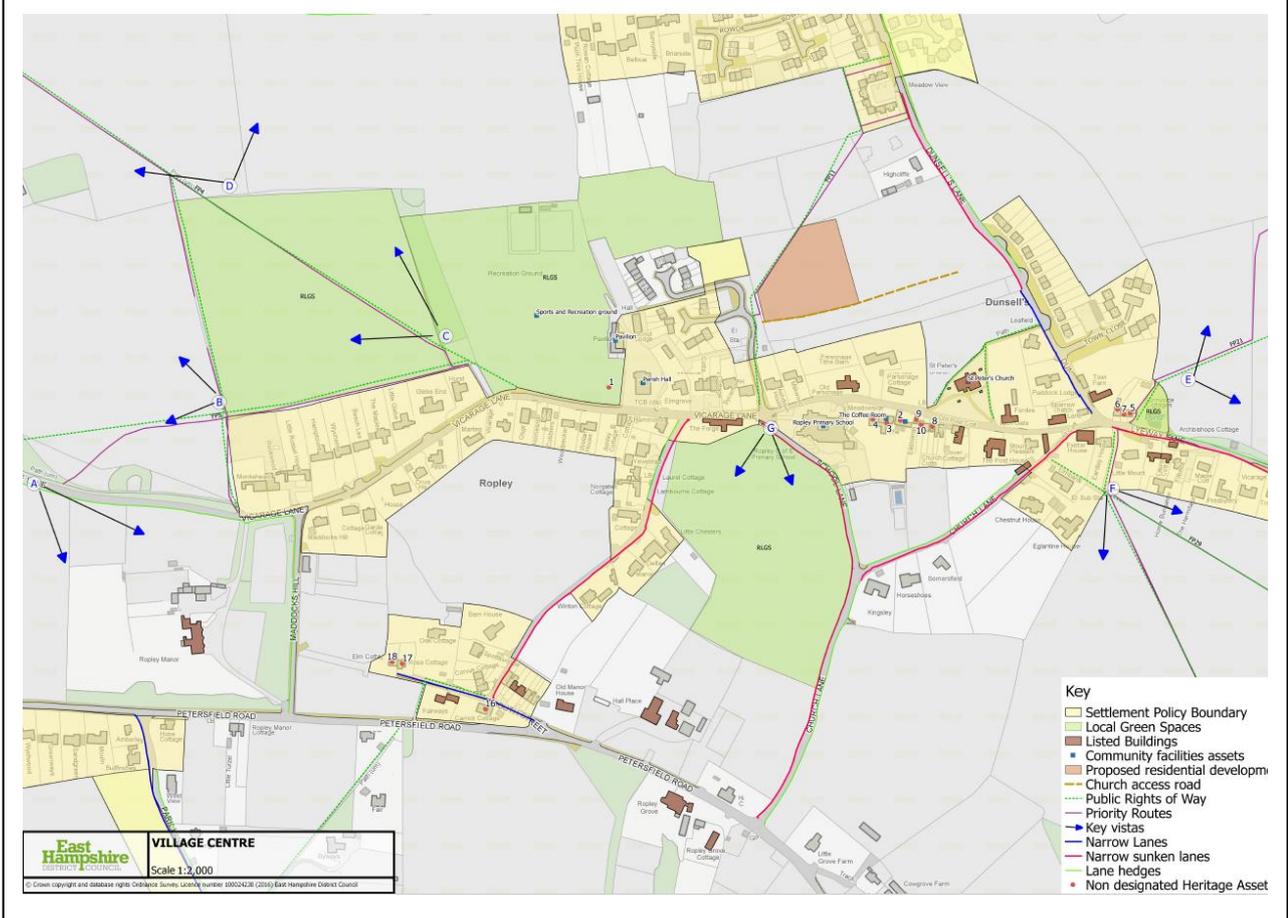
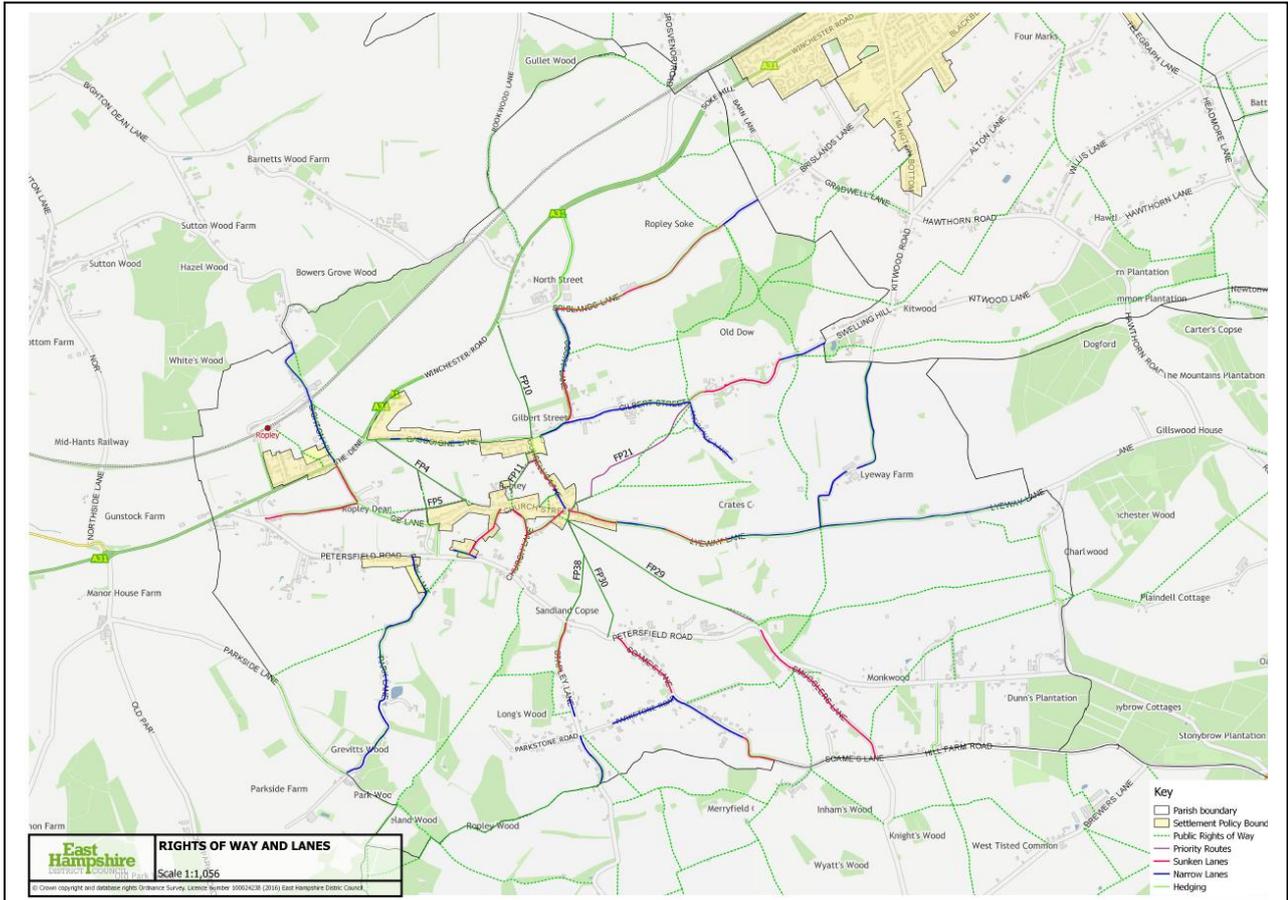
Policy RNP5

A new development of more than five dwellings will not be permitted if the site access would be from a road of single-vehicle width, unless it is within 250 metres of a two-vehicle width road.

Sunken lanes

It is particularly important to retain the integrity of the banks of Ropley's remaining sunken lanes, which necessitates preventing the creation of additional property accesses off them. This does not necessarily preclude development along them; simply that any new development must make use of existing accesses.

Maps 4A & 4B – Parish and Village Centre Roads and Lanes



Policy RNP6

Development which would involve the creation of a new access onto a sunken lane will not be permitted.

Construction Traffic

Some recent developments in Ropley have resulted in damage to verges and banks during the construction phase. If a development could mean site construction traffic potentially using narrow lane(s), the developer should be required to draw up and implement a Construction Environment Management Plan. Such a plan sets out how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area.

Matters which these Construction Environment Management Plans should cover include: -

- the days and hours of site operation and deliveries;
- the routes to be used by construction traffic and delivery vehicles;
- the maximum size of vehicles to be used for deliveries including of on-site plant and equipment;
- the maximum level of noise from site operations;
- contractors'/employees' vehicles to be parked within the construction site and not on road verges;
- regular removal of any mud and debris deposited on the public highway by vehicles leaving the site;
- reparation of any damage to road verges, banks etc.

Policy RNP7

A development which could potentially result in site construction traffic using narrow lane(s) will only be permitted subject to the imposition of a planning condition which requires the developer to prepare and submit for the approval of the Local Planning Authority, and then implement, a Construction Environment Management Plan.

Local Green Spaces

The National Planning Policy Framework (paragraphs 76-77) empowers neighbourhood plans to designate areas of particular local importance as Local Green Space. It states that the designation can only be applied to a green space which:

- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
- is local in character and is not an extensive tract of land.

These criteria point to a neighbourhood plan designating relatively few in carefully selected locations, for the intrinsic value of the land involved. The green spaces in Ropley Parish which merit that designation are listed in policy RNP8 below. These four Local Green Spaces (LGS) are areas which are attractive, or of historic significance, or of recreational value, or a combination of these. All four are highly visible and appreciated by many residents as well as by visitors to the parish. They all contribute to the character and setting of the village. The text beneath the policy outlines the individual qualities of each green space.

Policy RNP8 precludes development on these green spaces except in very special circumstances.

Policy RNP8

The following areas of land are designated as Local Green Spaces: -

LGS1 - the recreation ground

LGS2 - the field behind Vicarage Lane between the recreation ground and Ropley House

LGS3 - west of School Lane/Church Lane

LGS4 - the village pond.

The boundaries of these Local Green Spaces are shown on the Proposals Map.

Development within these Local Green Spaces will not be permitted except in very special circumstances.

All four Ropley Local Green Spaces are in or around the village centre. The village centre is defined as the part of Ropley which is focused around the village amenities – the church, the school and the parish hall along Church Street/Vicarage Lane and includes the adjacent Settlement Policy Boundary and the South Street Conservation Area. It is set on a saddle of higher ground and is accessed by a network of narrow lanes which pass through a mixed landscape of arable fields, pasture and parkland. Farmland penetrates into the centre of the village: the resulting juxtaposition of open land and settlement is an inherent part of the village's rural character. Some of the four also have historic significance or recreational value, and several provide views out of the village to open countryside.

Protecting these four areas as green spaces is critical to maintaining the character of the village and its historical context.

Despite consultation with the outlying settlements all the proposed Local Green Spaces are close to the village centre; they cover a significant part of the land around it. However, they cover only a very small percentage of the area of the parish.

LGS1: The Recreation Ground. This land (together with its associated sports pavilion and tennis clubhouse) is situated in the heart of Ropley village centre. It is extensively used by many sports clubs within the village e.g. the cricket teams and the tennis club, and includes a new Multi Use Games Area recently invested in by the Parish and District Councils. The sports pavilion acts as a meeting place for a number of clubs and societies within the village. It is also used for larger village events such as the annual Pram Race and BBQ and includes a children's play area used by the pre-school nursery. This land is of great recreational value to the local community, providing for the physical well-being of residents and contributing to the vibrancy of parish life.

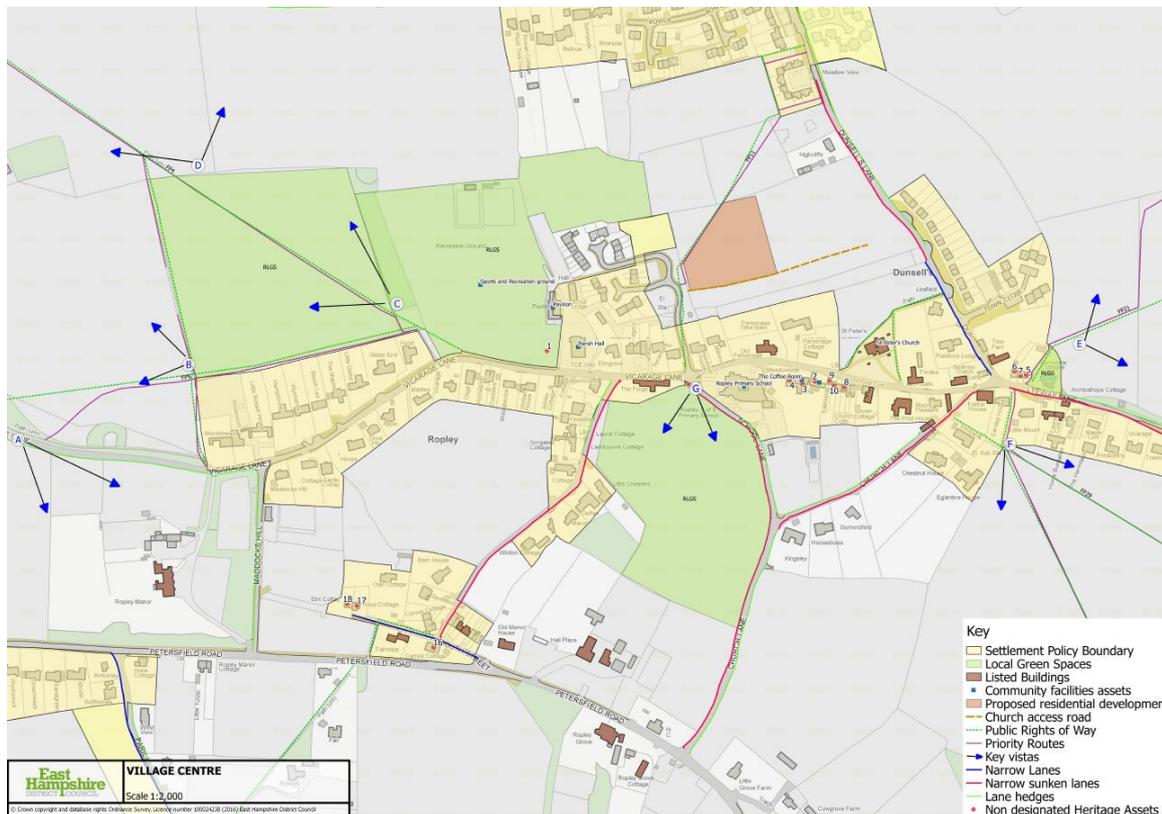
LGS2: Land behind Vicarage Lane and between the Recreation Ground and Ropley House. This area comprises an arable field. It is crossed by several rights of way which are much used by villagers for recreational walking, by Ropley Dean and Gascoigne Lane residents to reach village facilities and by children walking from the village to the school buses on the A31. The villagers greatly value the quality of the area and the views out from it to open countryside. Views from the field across the adjacent parkland are an important part of the historic setting and landscape context for Ropley House: it is that historic significance and recreational value which makes it special to the local community.

LGS 3: The land west of School Lane/Church Lane situated between the two Conservation Areas in the historic heart of the village. This area is one of only a few fingers of farmland which penetrate into the village. The land slopes away from the village centre providing views to open countryside from the main street (Church Street) and the village school. This visual link out to open countryside is of great importance to the village's character and setting, and makes it special to the local community. In addition, it is important to the setting of the Victorian buildings of the school. Residents and visitors to Ropley village enjoy and appreciate the occasional use car park on the field (used for village events such as the annual pram race) which is permitted by the landowner and the loss of such access would be to the detriment of the village community.

LGS 4: The village pond is an important visual feature at the historic core of the village. It is within the conservation area and is an important part of the setting of listed buildings including

Archbishop’s Cottage. The pond would have been a vital watering place for the horses of travellers travelling to and through the village: that historic significance makes it special to the local community. Although the pond surrounds are currently overgrown, the pond has in the past and could be again an attractive feature. The Pond Management Committee has a restoration plan drawn up and ready to be completed.

Map No 8 – Local Green Spaces



Built Heritage

Policy CP30 of the East Hampshire District Local Plan Joint Core Strategy requires all new development to conserve, enhance, maintain and manage the District’s heritage assets and their settings including listed buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens.

Ropley has two Conservation Areas: one is focused around the site of Ropley’s church and the other is focused around Petersfield Road between South Street and Church Street. The Parish Council believes there is a sound case for extending the boundaries of the conservation areas beyond the historic buildings in order to also include protecting their setting, and will press East Hampshire District Council to enact those boundary changes.

There are 44 Listed Buildings in the Parish. These are nationally listed buildings which are of special architectural or historic interest: they cannot be demolished, extended, or altered without listed building consent.

There are also buildings and structures that, whilst not of sufficient special historic or architectural interest to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention. Policy RNP9 identifies these locally important heritage assets and provides an appropriate level of protection to them (the policy lists them in geographic order, clockwise around the Parish). They have the status of non-designated heritage assets. The rationale and justification for the inclusion of each asset in the policy is set out in the Evidence Base.

Policy RNP9

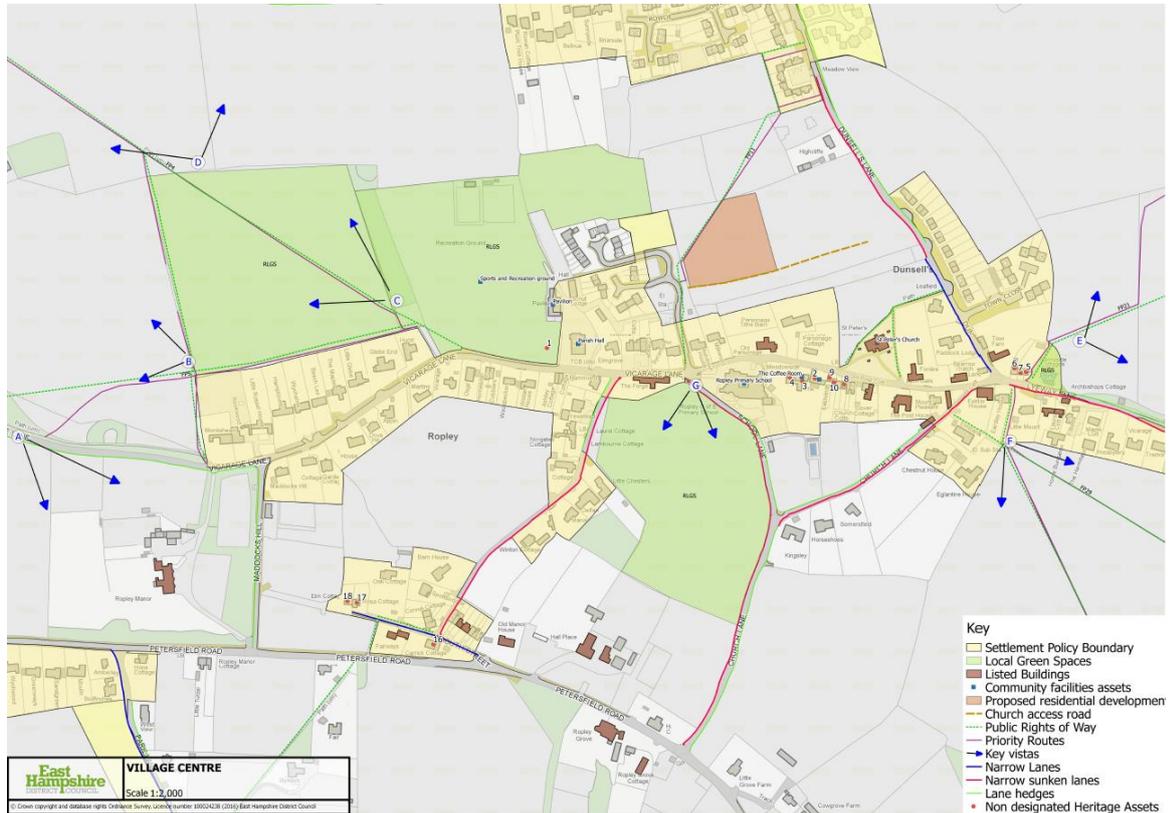
The following are identified as locally important heritage assets and are shown on the Proposals Map:

- **Dunsell's Stone - situated in the Recreation Ground**
- **The Courtyard Shop, outbuildings and surrounding walls - Church Street**
- **Coffee Rooms - Church Street**
- **Meadowside Cottage - Church Street**
- **No 3 Sunnyside Cottage - Lyeway Lane**
- **Bell Cottage - Lyeway Lane**
- **5 Bells Cottage - Lyeway Lane**
- **Jasmine Cottage - Church Street**
- **East Winds Cottage - Church Street**
- **Dragonfly Cottage - Church Street**
- **Monkwood House and farm buildings - Petersfield Road**
- **Smugglers Cottage - Smugglers Lane**
- **Chalk Cottage - Soames Lane**
- **Soames Farmhouse - Soames Lane**
- **Dairy Cottage - Petersfield Road**
- **Carrick Cottage and stone wall to South Street - Petersfield Road**
- **Rosa Cottage- South Street**
- **Elm Cottage - South Street**
- **Hampshire Hunt Cottage - Petersfield Road**
- **Lodge Cottage - Petersfield Road**
- **Milestone Cottage - Petersfield Road**
- **Main Station Building - Ropley Station**
- **The Harry Potter Bridge - Ropley Station**
- **Old Tin Lamp Room - Ropley Station**
- **Station Terrace cottages - Darvill Road**
- **Dunsell's Stone situated on the corner of Dunsell's Lane and Gascoigne Lane**
- **Manor Farm House - Brislands Lane**
- **Little Reeds (a cottage) - Andrews Lane**

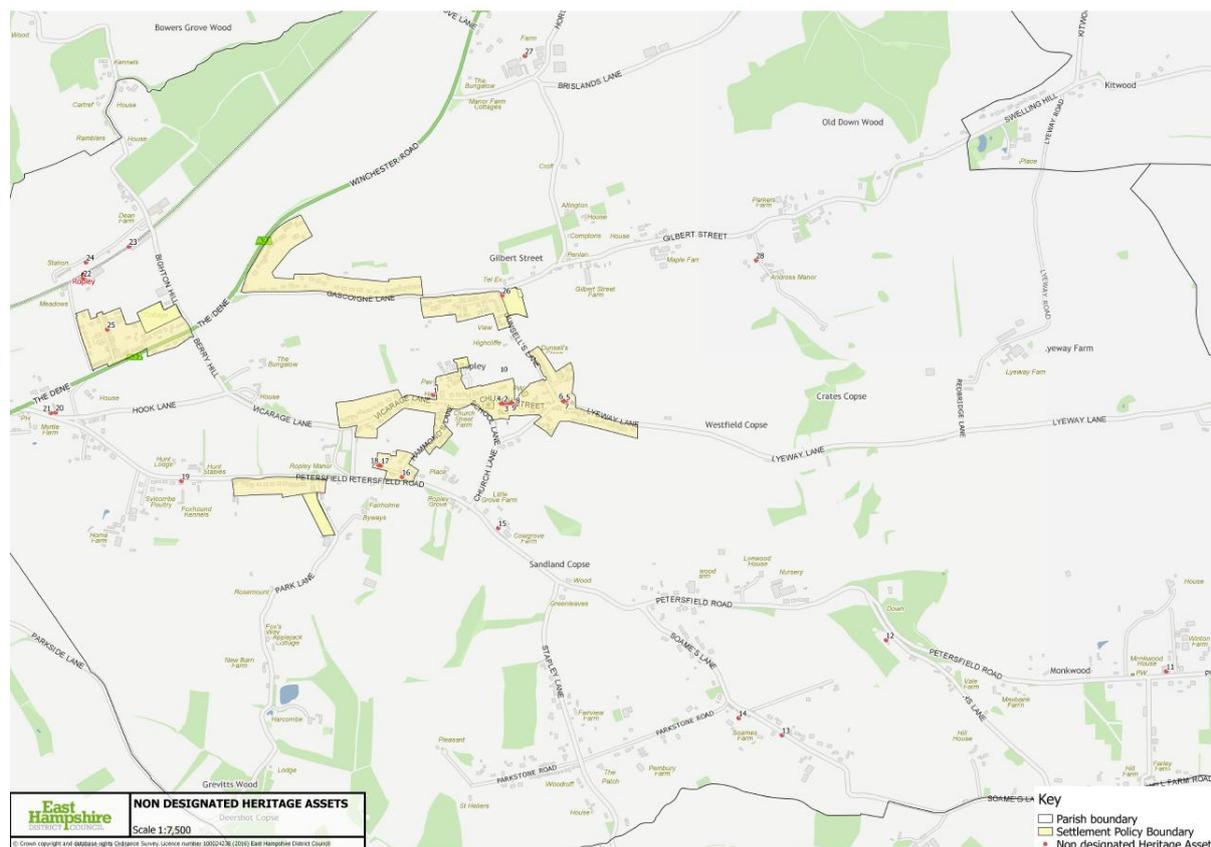
Development proposals must retain the significance of these assets including their contribution to local distinctiveness. Proposals for demolition or alterations to the asset or development within its setting will be assessed as to the extent of the harm to the significance of the asset.

In addition, there are features such as milestones, telephone boxes, signposts, etc, which add to the character of the local environment. They are listed in the Evidence Base. These features are not eligible to be protected under policy RNP9 above, but the Parish Council will endeavour to protect them.

Map No 9B – Central Village Details



Map No 9C – Paris-wide Non-designated Heritage Assets



Nature Conservation

There is a rich and diverse range of wildlife habitats within the Parish due to its varied geology and soils including clays, chalk and river gravels. Whilst Ropley has no designated sites of international or national importance, there are eight Sites of Importance for Nature Conservation (SINCs). Policy CP21 in the Joint Core Strategy requires new development to maintain, enhance and protect biodiversity generally, and in particular, designated sites such as SINCs.

That policy requires new development to contribute towards maintaining a District-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration.

Policy RNP10 below identifies and protects wildlife corridors and stepping stones which link designated wildlife sites within Ropley. There are three such areas in Ropley, which the policy calls 'Local Nature Conservation Networks'. They are: the Ropley Ridgeline (the area running from Ropley

Soke through Lyeway and Charlwood to Monkwood); Park Lane Woodlands (the area at the end of Park Lane to the parish boundary with Bishops Sutton); and Bowers Grove Wood (to the north-west of the railway line).

The first of those runs along the sinuous line of the Ropley Ridgeline where the transition between the chalk of the Itchen Valley and the clay of the plateau creates considerable natural diversity. In addition to four ancient semi-natural woodlands which are SINC, there are numerous marl pits, the disused Ropley lime quarry, woodlands, copses and hedgerows which provide diverse wildlife habitats. Park Lane Woodlands is a mosaic of semi-natural woodlands of which several are SINC. Most of Bowers Grove Wood retains the character and diversity of ancient woodland, and has considerable nature conservation value. Further explanation of and justification for these three Local Nature Conservation Networks is in the Evidence Base.

Policy RNP10

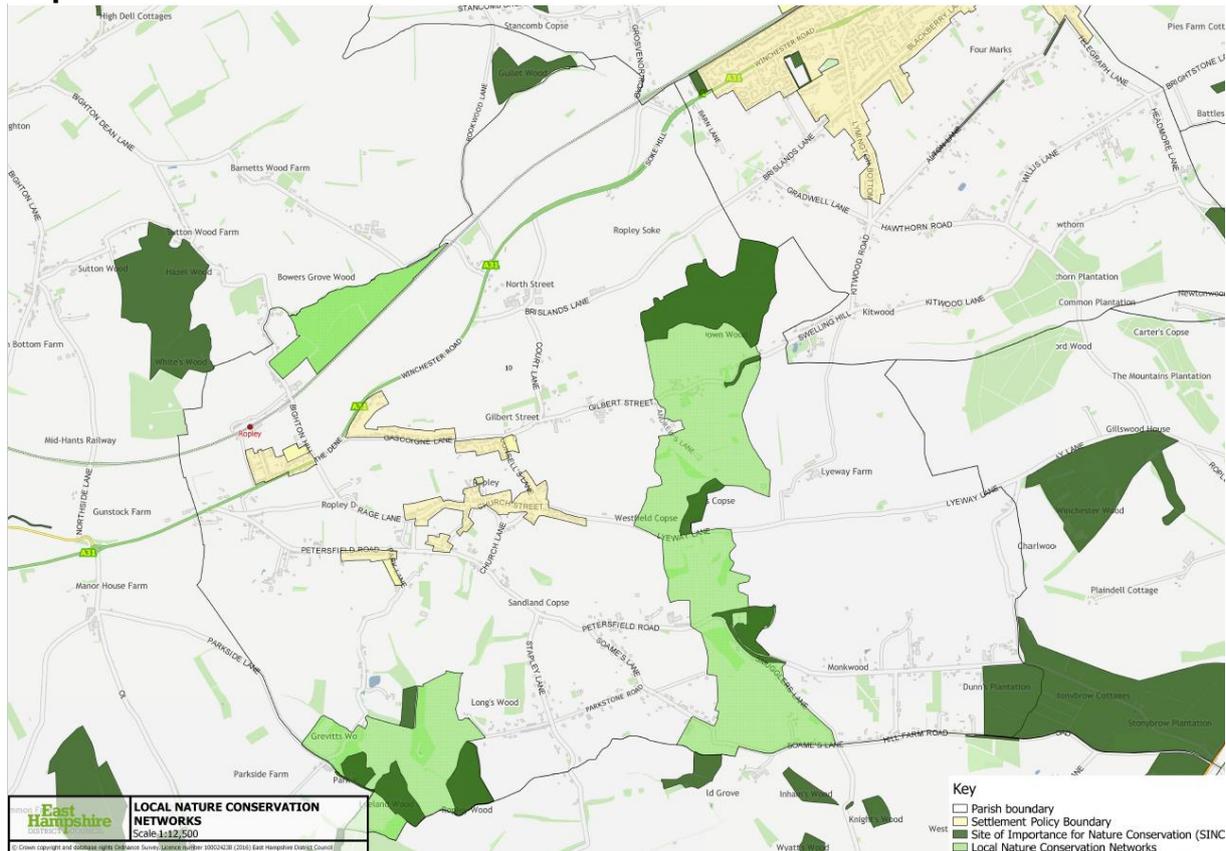
The following are designated as Local Nature Conservation Networks (LNCN) and are shown on the Proposals Map: -

- **Ropley Ridgeline**
- **Park Lane Woodlands**
- **Bowers Grove Wood**

Development proposals within the boundaries of a LNCN and those outside which could have an adverse effect on a LNCN, will be required to assess the impact by means of an Ecological Impact Assessment.

Development proposals within, or those outside which could adversely affect a LNCN, will not be permitted unless they are necessary for biodiversity management work or can demonstrate no adverse impact to the biodiversity.

Map No 10 - Local Nature Conservation Networks



Rights of Way

The only regular public transport serving Ropley is the Alton - Winchester bus service which runs along the A31 every 30 minutes Monday – Saturday until around 11pm, with a more limited hourly service on Sunday until around 6pm. This service is timed to connect to train services to London from Alton station. The village bus stops are at A31/Petersfield Road, A31/Station Hill and A31/Gascoigne Lane. In addition, there is a local bus service which runs twice a day, on Mondays and Thursdays only, from Ropley Parish Hall to Alresford via local settlements. The railway line through Ropley is a heritage steam railway which operates on a seasonal basis.

Ropley Parish has a network of 45 footpaths, bridleways and green lanes which provides for walkers and on some routes for cyclists and horse-riders too. However, not all the paths link up, so consequently pedestrians, cyclists and horse-riders have to compete with motorised traffic on the roads and narrow lanes.

Travel through and within the parish is predominantly by car, and car use has expanded significantly in line with trends across Hampshire and nationally; the number of cars on Britain's roads increased from 21 million in 1995 to 31 million in 2015. This increased traffic is eroding the character of

Ropley's lanes and is having a detrimental impact on their use by walkers, cyclists and horse-riders. A recent survey amongst children at Ropley village school showed that only 28% travelled there on foot or by bicycle.

Growing volumes of motor traffic mean Ropley's lanes are becoming less pleasant for other road users, and create actual and perceived risks to safety. Problems are most acute on minor and single-track lanes at the centre of the village and in outlying settlements.

Policy CP31 of the East Hampshire District Local Plan Joint Core Strategy states that new development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure. Paragraph 8.16 elaborates that walking and cycling need to be promoted as means of access to jobs, facilities and services.

The National Planning Policy Framework (Paragraph 30) encourages the location of development which facilitates the use of sustainable modes of transport. It defines sustainable transport modes as means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Locating new housing within walking distance of local facilities can help to minimise the use of private means of transport for those journeys and thus avoid additional traffic. Similarly, locating new housing within walking distance of a bus stop facilitates the use of public transport.

Consequently, one of the criteria for assessing potential sites for new housing is whether the site is located within a distance of a maximum of 1600 metres of Ropley's village shop, village school, and/or a bus stop, with preference given to sites within a shorter distance of 800 metres of such facilities, which is considered to be a more reasonable ten-minute walking distance.

The Joint Core Strategy further states that walking and cycling need to be promoted as a recreational opportunity with a positive impact on physical and mental health (paragraph 8.16). Policy CP31 in the JCS seeks to protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks.

Hampshire County Council has overall authority for rights of way, but has asked parishes to identify which routes provide most benefits to residents. The most important paths in Ropley radiate from the village centre to outlying clusters of housing, providing links to the village shop, school and parish hall. These 'Ropley Priority Paths' are shown on the Proposals Map. These paths may become

part of the County Council's network of Strategic Routes, which will be the paths to which the County Council will give greater priority in the allocation of resources for improvements, such as grants towards the replacement of stiles with gates.

Parish Councils can play an important role in helping to facilitate rights of way improvements. These can be improved way marking, surfacing, replacing stiles with gates in order to make access to rights of way easier (especially for people with mobility difficulties), etc.

To that end, Ropley Parish Council will:

- proactively develop plans to improve the Ropley Priority Paths especially those that would serve new housing development
- work in partnership with Hampshire County Council and landowners to implement the identified improvements
- consider allocating some of its Community Infrastructure Levy receipts to those improvements
- commit to support enhancements to walking and cycling linkages to the South Downs National Park.

There is also an opportunity to secure improvements when development occurs on land with a right of way crossing it or one adjacent to it. In such cases, the developer can provide a visibility splay which would improve the sight lines for cyclists and/or horse-riders emerging from a public right of way onto a road, for example, or can lay a suitable surface on the right of way which would improve conditions for users in wet weather. 1.2 metres is sufficient width for a right of way used only by pedestrians as it allows enough room for two people to pass. A greater width is needed on cycleways and bridleways.

Policy RNP11

Development on land which has a right of way crossing it or adjacent to it, will be required, wherever practicable, to:

- **provide appropriate sight lines at the junction of the right of way and the highway;**
- **replace stiles with gates;**
- **provide a suitable surface treatment on the right of way with a minimum width of 1.2 metres.**

Impact of New Development

Policy CP29 of the East Hampshire District Local Plan Joint Core Strategy requires all new development to respect the character, identity and context of the District's towns, villages and countryside, and requires new development to use exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics. It requires that the layout and design of development should contribute to local distinctiveness and sense of place, and should be appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features. Development must, it says, make a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability. The policy adds that new development must take account of local town and village design statements, and neighbourhood plans that identify local character and distinctiveness.

Policies RNP12 – RNP16 below build on the foundation of Joint Core Strategy policy CP29 by setting out more detailed requirements for the design and materials of new development in Ropley. The policies have drawn on the Ropley Village Design Statement which contains more information on the visual appearance and character of the landscape in the Parish.

Development in Ropley over the centuries has established a definable Ropley vernacular in terms of design and materials. From the 16th to 19th centuries there are clusters of brick houses, some of which have been painted, with tiled or thatched roofs mainly in the Conservation Areas, and larger Georgian dwellings on substantial plots. Interspersed with these are terraces of smaller houses either of brick or flint with slate or plain tiled roofs, including some with painted walls and tile hanging. Overall there is a predominance of two storey dwellings, generally of facing brick construction having pitched roofs covered in slate or plain tiles. Some rendered and painted houses exist. Within the overall palette, there is a considerable variety of materials used on individual properties, which makes for a visually pleasing street scene.

Policy RNP12

New development must contribute positively to the public realm and sense of place. It should not cause significant harm to the amenities of nearby properties including their privacy, outlook, access to daylight and sunlight, and security.

The scale, massing, height, density and design of a development must be appropriate to its context, including the architecture and materials of nearby buildings.

Design and Height of New Housing

New housing developments which comprise more than one property will be more visually appealing and blend more successfully into the existing development if they contain a variety of styles and detailing. There is no reason why a terrace of new homes for example, should all look identical, when at relatively little cost they can be differentiated. Policy RNP13 therefore requires developments to incorporate variations in design and/or visible materials such that no more than two dwellings are identical. These variations can be relatively small, such as 'stepping back', minor differences in fenestration, the use of tile-hanging or part-boarded on some elevations, etc. The differences do not need to be so great as to undermine the theme/style that runs through the development and all visible materials must be in keeping with those used on adjacent buildings in accordance with policy RNP12.

Such modest variations make each property more individual for the occupier and can make them more sought after by prospective buyers. The more enlightened housebuilders already design their developments this way; there is no reason why all developers should not be required to do so. The intention is not to require all the homes in a development to be different, but that no more than two should be identical. This means, for example, that two adjoining semi-detached properties can be the same.

Existing properties in Ropley are predominantly of two storeys. To ensure new properties blend in with existing ones, and to avoid the problems of overlooking which can arise from a third storey, new dwellings should be single or two storey. The mass of any new building should also be compatible with that of neighbouring development.

Much of the existing housing in Ropley is of relatively low density, but there are some areas of higher density. It would be inappropriate to set a uniform density for all new development in the Parish. Instead, the site area and number of new homes are specified for the new housing sites which are allocated in this Neighbourhood Plan, which is in effect a site-specific density (see policies RNP19 and RNP20). The density of any new development which is allowed in other locations, i.e. on windfall sites, must be in keeping with the density of the surrounding area in accordance with Joint Core Strategy policy CP29.

Policy RNP13

Developments of more than two dwellings should incorporate variations in design and/or materials such that the appearance of no more than two dwellings are identical.

New dwellings of more than two storeys above ground and below the eaves will not be allowed.

External materials

The predominant visible material on properties in Ropley is brickwork, sometimes relieved by flint and/or brick bandings and panels. In addition, the upper floors of some dwellings have been clad in tile-hanging, either plain or with patterns of decorative tiles worked into the design. Some houses have been built in knapped flint work with brick quoins, sills and lintels, and these properties have made a valuable contribution to the rural setting. Timber cladding has been successfully used on properties in the Parish and this form of treatment has blended in well with the rural environment.

Slate or plain clay tiles will best help new dwellings to blend with the existing buildings. A number of properties in Ropley have thatch roofs. The patterning of different coloured roof tiles on one building should also be avoided, as this treatment is alien to the Parish.

Where a new dwelling is proposed in close proximity to thatched buildings, consideration should be given to using thatch for the new roof, especially within a Conservation Area. This can be traditional or aesthetic thatch. Where the development comprises more than one property, a mix of roofing materials can give the best aesthetic outcome.

In recent times, large scale interlocking concrete tiles have been used on some new buildings but these are not in keeping or in scale with the traditional roofing materials, so their use is strongly discouraged. They also discolour over time.

Policy RNP14

External materials on new buildings must be in keeping with those used on adjacent buildings.

Modern equivalent materials which give the same visual appearance as traditional materials will be allowed.

In Conservation Areas, the design and materials used must not be detrimental to the character and appearance of the Listed Building and should preserve or enhance the Conservation Area.

All development in and adjacent to the Conservation Area should be carried out in conjunction with, when prepared, the Conservation Area Appraisal and/or Conservation Area Management Plan.

Driveways and Parking

Policy CP25 of the East Hampshire District Local Plan Joint Core Strategy seeks to manage the risk of surface water flooding from new development. Nationally, there is a focus on using sustainable drainage including permeable surfaces to reduce surface water run-off and flooding risk. Permeable surfaces also blend with a rural environment, in contrast to the more urban feel of tarmac and concrete surfaces.

Policy RNP15

Driveways and parking areas should comprise of permeable materials wherever possible.

Extensions and new outbuildings

Extensions, garages and outbuildings can be visually intrusive and adversely impact on the character of an area unless they are well designed. Consequently, policy RNP16 below stipulates that development of this type which requires planning permission should be of proportionate size, be carefully sited and use a design and materials which are in keeping with its associated residential building. Where the new structure is permitted development, homeowners are encouraged to adhere to policy RNP16 as good practice guidance in the interests of the local environment.

Policy RNP16

Extensions and new outbuildings including garages must: -

- **be of a size which is proportionate to the dwelling;**
- **not be visually intrusive;**
- **be to a design and use materials which are in keeping with the dwelling.**

Ensuring Appropriate Design and Materials

Whilst there are some examples of recently constructed buildings which blend harmoniously into their surroundings, including a few of contemporary design, too many have been of mediocre design, and/or have paid no respect to the character of their setting, and/or have used materials which are inappropriate to a rural environment.

The policies above set a framework for achieving higher quality development in Ropley. Some builders embrace this, but ensuring that all planning applicants use appropriate designs and materials will require a careful scrutiny of every planning application in relation to an intimate knowledge of the site's setting and an understanding of the local vernacular. Ropley Parish Council will closely scrutinise all planning proposals in relation to the policies above and will make objections or representations to East Hampshire District Council on any which do not accord with the policies in this Plan.

Light Pollution

Ropley has a very tranquil environment due to the absence of significant noise, light and other pollution. This tranquility is greatly valued by Parish residents. It also contributes to the tranquility of the South Downs National Park which adjoins the Parish. The East Hampshire District Local Plan Joint Core Strategy prevents pollution from new development; with pollution being defined as including air pollution and noise. Policy CP27 in the JCS states that developments that may cause pollution "will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts".

Artificial lighting can pollute the night sky and impact on neighbouring properties if it is not well designed and carefully positioned. The East Hampshire District Local Plan Joint Core Strategy (paragraphs 6.23 and 6.25) recognises that artificial lighting, in particular from sports pitch floodlights but also other buildings, has been disturbing to some residents, wildlife and the character of the countryside. It adds that where there are low levels of existing artificial lighting, controls on new lighting schemes is likely to be particularly important.

Consequently, policy CP27 in the JCS states that: -

- development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed
- glare and light spillage from the site must be minimised

- in determining an application, consideration will be given to the aesthetic effect of the light produced and to its effect on local residents, vehicle users, pedestrians and the visibility and appreciation of the night sky.

Ropley has no street lights other than on a short stretch of the A31, which coupled with few other sources of bright light, means it has a dark sky at night. The Parish adjoins the South Downs National Park which was classified in 2016 as an International Dark Sky Reserve by the International Dark Sky Association. Preventing light pollution was one of the top concerns raised by those who responded to the 2015 questionnaire to all Ropley residents.

Consequently, new development must not have an adverse effect on the dark night sky. Artificial light emanating from roof windows, conservatories and atriums can create light pollution but glazing materials are available which prevent this. External lighting units should emit no more light than is required for their purpose, should deflect light downwards and should be controlled by movement-sensitive switches. Whilst it is recognised that external lighting is necessary to enable the evening use of outdoor sports and equestrian facilities, it is reasonable to require such lighting to be switched off by 10.00pm.

There is a widespread and strongly held view amongst residents against installing street lighting on existing roads in the Parish, so it would not appropriate for such lighting to be provided in association with new housing.

Consequently, policy RNP17 below sets out criteria which planning applications for new lighting must satisfy. Where the proposed lighting does not require planning permission – such as installing a garden light for example – homeowners are encouraged to adhere to the criteria as good practice in the interests of the local environment.

Policy RNP17

Lighting will be permitted on buildings and within curtilages provided that it: -

- **provides the minimum amount of light that will deliver its purpose;**
- **will have no significant adverse effect on the darkness of the night sky;**
- **will not adversely affect the amenities of adjoining residents;**
- **will not adversely affect wildlife habitats.**

Roof windows, conservatories and atriums should include glazing materials which would prevent a significant external spillage of artificial light.

Lighting for outdoor sports/equestrian facilities will only be permitted subject to a condition that it is not illuminated between 10.00pm and 6.00am.

Street lighting should not be provided within new housing development.

Amount of New Housing

Ropley has grown only slowly throughout its history. The 2015 questionnaire to all residents revealed that a large majority of respondents (82%) felt that some new housing should be planned for in Ropley Parish over the next 15 years and only 10% were against it.

Policy CP10 in the East Hampshire District Local Plan Joint Core Strategy provides for a minimum of 150 additional dwellings in the period 2011 to 2028 at “other villages north of the National Park” Those “other villages” include Ropley.

As the East Hampshire Local Plan does not specify the amount of new housing to be provided in Ropley, the Parish Council commissioned consultants AECOM to assess how much additional housing Ropley will need over the next decade or so. On the basis of that study, 56 new dwellings could be needed during the period 2016-2028. (See Appendix 1 for details).

At the start of the Neighbourhood Plan period in April 2016, 46 dwellings had planning permission but construction had not yet started (see box to right).

The majority of these are or will be market housing for sale at full market price. This means that if the Neighbourhood Plan provided only for 56 new dwellings between 2016 and 2028 there would be little scope for new affordable housing. In order to meet the identified need for affordable housing, this Neighbourhood Plan provides for additional sites to be allocated specifically for affordable housing –

defined¹ as including homes for sale at a discount as well as homes for rent. This new housing provision is in line with local people's priorities: 85% of residents who responded to the 2015 questionnaire supported or strongly supported new housing being smaller homes for sale, and 67% supported or strongly supported new social/affordable housing.

Based on the register of people who seek and are eligible for social housing (see Appendix 1), in 2017 there is a need in Ropley for five affordable 1-bedroom properties for rent in addition to affordable housing which is already in the pipeline. This Plan provides for five such properties, but of 1-2 bedrooms in case additional bedroom space is needed. In line with the views expressed in the residents' questionnaire, this Plan also provides for six dwellings for sale to local people at a substantial discount on the normal market price.

Another mechanism for providing affordable housing for local people is to enable people to build their own homes, or have them custom-built to their own specification. Government figures indicate that 53% of people would wish to be able to build or specify a new dwelling. Self-build dwellings are likely to cost less than the market equivalent and the dwellings that are built tend to be better quality with more innovative architecture than a standard developer's offering. The Government has taken steps to encourage more self-build housing, including by pressing local councils to increase the number of self-build plots. In line with recent legislation, East Hampshire District Council has drawn up a register of people who want a plot on which to build their own

Sites with planning permission for housing at April 2016

- Land adjacent to Bullfinches, Park Lane – 5 dwellings
 - Land at the corner of Dunsell's Lane and Gilbert Street – 15 dwellings
 - Land off Hale Close – 6 dwellings
 - Land south west of Dean Cottage, Brighton Hill – 15 dwellings
 - Former Church Street Farm – net additional 2 dwellings;
 - Glendown, Winchester Road – net additional 3 dwellings
- Total = 46

1

Defined in the National Planning Policy Framework as social rented (owned by local authorities and private registered providers such as housing associations), affordable rented (let by local authorities or private registered providers at no more than 80% of the local market rent), and intermediate housing (homes for sale and rent provided at a cost above social rent, but below market level), together with the Government's intended widening of this definition to include starter homes (properties for purchase by young first-time buyers with a minimum 20% discount off the market price).

home. On the basis of that register, this Neighbourhood Plan allocates plots for four self-build homes (see Appendix 1).

In total therefore, this Plan provides for 73 new dwellings during 2016-2028, which comprises: -

Sites already with planning permission	46
Five affordable properties for rent	5
Dwellings for sale at a discount	6
Houses for sale at full market price	12
Plots for self-build	<u>4</u>
	73

The number of additional homes proposed in this Neighbourhood Plan over and above existing planning permissions is 27 dwellings. This is a relatively small number, but it mirrors the views of the Planning Inspector who examined the East Hampshire District Local Plan: Housing and Employment Allocations April 2016. In respect of representations that sought additional allocations in Ropley, he concluded: "Ropley is a rather scattered village with different parts built along a number of minor roads, and some of the suggestions would simply perpetuate the scatter of development as well as adding vehicles to very narrow country lanes. In these circumstances the Allocations Plan is right in restraining the number and size of allocations."

Policy RNP18

Provision is made for 73 new dwellings in Ropley Parish in the period 2016 to 2028 which will be delivered by:

- **the implementation of existing planning permissions;**
- **the sites allocated in policies RNP19 – RNP21 below.**

In addition to the 73 homes in policy RNP18, some additional new dwellings are likely to be given planning permission during the period covered by this Neighbourhood Plan on unallocated 'windfall sites'. These are sites which become available for development or redevelopment, but are not identified in the Plan. Examples could be a house on a large plot being replaced by several new homes, or the conversion of a redundant farm building to residential use. Windfall sites have emerged regularly in Ropley in the past and are expected to continue to do so in future. Such windfall sites are likely to be within the Parish's settlement policy boundaries (shown on the map on page 19) because there is a general presumption in favour of development within those boundaries but much stricter planning policies outside them.

For many single people and couples, a smaller property meets their needs, but all properties ought to be of a minimum size in order that there is sufficient space for furniture, storage etc. The Parish Council will support East Hampshire District Council incorporating minimum space standards in the forthcoming Part 3 of the Local Plan, based on the Government's 'nationally described space standard'.

Housing site allocations

In anticipation that there might be a need to allocate some new sites for housing, local landowners were invited (at an early stage in the Neighbourhood Plan preparation), to put forward sites for housing development. In addition, a number of other potential development sites were identified by the Neighbourhood Plan Steering Group, including some which could yield particular benefits for the local community. In all, 31 potential sites were identified.

Those potential sites were then evaluated using a set of criteria which are based on established planning practice and sustainability principles. The site evaluation process is outlined in Appendix 2. The highest scoring sites where the landowner is willing to proceed with a development scheme and which would provide the type of housing required and accord with other policies in this Plan, are allocated for development in policies RNP19 – RNP21 below.

These allocated sites are either fully or partially outside the settlement policy boundaries. The East Hampshire District Local Plan Joint Core Strategy does not normally permit residential development outside of settlement policy boundaries, but its policies CP10 and CP14 allow a Neighbourhood Plan to exceptionally allocate a site for residential development outside them if it would provide affordable housing for local people and there is a proven local affordable housing need, or if there is demonstrable community support. Policy CP14 adds that an element of market housing may be permitted on affordable housing sites, but will make up no more than 30% of the total dwellings on the site. Self-build enables people to build their own homes, or have them custom-built to their own specification, so it is another way of providing affordable housing for local people.

Proposed Housing Site off Hale Close

Land adjacent to Hale Close, to the rear of Church Street, was the highest scoring site in the site assessment (see Appendix 2). About 0.6 hectares of this land is allocated in policy RNP19 below to accommodate eleven affordable homes (a mix of homes for rent and sale) and three market price houses. In association with this housing development, about 0.6 hectare of land will be allocated for

a church car park and other community uses (see policy RNP24). Both parcels of land are in the same ownership, and the landowner is supportive of the combined proposal.

The three market price houses are necessary to make the overall development scheme financially viable. This is in line with the advice set out in Paragraph 54 in the National Planning Policy Framework. The three represent 21% of all the homes to be built on the site, which is less than the 30% maximum specified in the Joint Core Strategy policy CP14.

For the local community, these proposals provide substantial benefits. The affordable homes will allow local young people to stay within the village and/or enable older people to down size. The church car park will help reduce car parking and congestion on Church Street, and divert church visitors from using Dunsell's Lane (during church reconstruction, the site of the car park could be used for storage of church construction materials).

The housing site is in a sustainable location, being close to the centre of the village, within walking/cycling distance of the village, shop, school, recreational facilities, etc. However, it is close to the historic churchyard and Church Street Conservation Area, so the layout and design of the development will need to be of a particularly high standard and be in harmony with its surroundings. An established line of trees along the southern boundary provides some screening for existing residential properties on Church Street, but this will be strengthened as part of the development.

Road access into the development will be via Hale Close. There must be no vehicular access from Dunsell's Lane. The latter is a sunken lane, so creating a road access from it would mean destroying part of the ancient bank which flanks it. This is in line with policy RNP6 which prohibits development which would require access onto a sunken lane.

Policy RNP19

Land off Hale Close is allocated as a rural exception site for residential development of 14 dwellings on about 0.6 hectares as shown on the Proposals Map. The development will:

- **comprise:**
 - **six 2/3-bedroom homes for sale to local people at below market price**
 - **five 1/2-bedroom affordable housing units for rent;**
 - **three 3-bedroom market houses;**
- **have a design, layout and landscaping of high quality and character which respects the characteristics of the village, and avoids any harm to the Church Street Conservation Area and its setting;**
- **provide a new access road to Hale Close;**
- **provide land for community use, a church car park and associated access road (see policy RNP24);**
- **provide a landscaped buffer strip to screen the adjacent existing residential properties on Church Street.**

Proposals for the development of the land off Hale Close will be expected to demonstrate that they have been prepared having regard to the significance of the Church, adjacent Conservation Area and nearby listed buildings and describe the impact on these historic assets including any measures taken to avoid, minimise or mitigate any harm on that significance. A legal mechanism will ensure that the houses built for sale at a discounted price are in future re-sold to local people who are not already property owners at below market price. 'Local people' are defined as individuals with a local connection i.e. within Ropley Parish and the adjoining parishes of East Tisted, Four Marks, Medstead, and West Tisted.

The housing development will occupy part of a single large field of approximately 2.1 hectares. A further part of the field will be used for community uses (see policy RNP24) and an associated access road. This Neighbourhood Plan has no proposals for the remainder of the field, and envisages that its current use will continue.

Proposed Housing Site on Chequers Inn Site at Gascoigne Lane/Winchester Road Junction

As explained above, this Neighbourhood Plan has assessed a need for a total of twelve new market-priced dwellings. Three of these are allocated as part of the development off Hale Close covered in policy RNP19. Policy RNP20 below allocates the site of the former Chequers Inn, Winchester Road, for redevelopment to provide a further nine market-price dwellings, so fulfilling the housing need. This is the next highest scoring site (not constrained by any of the policies proposed in the Ropley Neighbourhood Plan) following the sites allocated by RNP19 and RNP21.

RNP20

Land at the junction of Winchester Road and Gascoigne Lane on the site of the former Chequers Inn public house is allocated as a development site of nine dwellings on about 0.32ha, as shown on the Proposals Map. The development will:

- **comprise nine two- or three-bedroom market dwellings**
- **have a design, layout and landscaping of high quality and character which respects the characteristics of the village as a whole and in particular that of adjacent properties**
- **be accessed solely from Gascoigne Lane. No vehicle access should be provided directly onto Winchester Road**
- **provide a footpath route from Gascoigne Lane to Winchester Road allowing safe access to public transport for village residents**

As part of the village questionnaire undertaken during the preparation of this Neighbourhood Plan, residents were offered an option to suggest which sites they would prefer to see developed. The site of the Chequers Inn was the most highly supported site, with 90% of responses either supporting or strongly supporting development on this site, in addition to 92% supporting or strongly supporting development on brownfield sites.

This site is well situated for access to public transport with bus stops nearby for the No 64 bus route between Winchester and Alton, and is also close to footpath No 4 connecting directly to the recreation ground, village hall, school, church and shop.

The housing to be provided on this site will be smaller two- or three- bedroomed dwellings, again reflecting the wishes expressed in the questionnaire where 85% of respondents supported or strongly supported additional housing being three bedrooms or fewer.

Proposed housing site on Petersfield Road

As explained above, this Neighbourhood Plan has assessed a need for four plots for self and custom-built homes. Policy RNP21 below allocates a site - between Homeview and Wykeham House on Petersfield Road - to enable four such properties to be built. This is the highest scoring site in the site assessment (see Appendix 2) where the landowner supports the development of self-build homes. The site is currently used for open storage, so it is not greenfield land.

The policy requires the development to be linear in form, in line with development elsewhere on Petersfield Road. In order to minimise the number of accesses onto Petersfield Road, all four plots will have a combined single access to that road – probably mirroring adjoining properties by having a gravel service road parallel to Petersfield Road.

The allocation of sites for self-build housing is a relatively new concept and there is a risk that the self-build sites may not deliver housing as envisaged. It is therefore the Parish Council’s intention to review this site allocation after five years: if at that time plots remain available despite having been properly prepared and marketed, the Parish Council will consider whether the site allocation should continue and in what form.

Policy RNP21

Land between Homeview and Wykeham House on Petersfield Road is allocated as a rural exception site for residential development of four dwellings on 0.25 hectare as shown on the Proposals Map. The development will:

- **comprise four plots for self-build properties for sale to local people in accordance with policy RNP22;**
- **be a linear development fronting onto Petersfield Road;**
- **be to a high standard of design, and use good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;**
- **be accessed from one single access onto Petersfield Road.**

Occupancy Restriction

In order to ensure that the housing on the site allocated by RNP21 is for local people, policy RNP22 below restricts the initial ownership of the self-build plots to individuals with a local residential or employment connection i.e. within Ropley Parish and the adjoining East Hampshire District parishes of Medstead, Four Marks, East Tisted, West Tisted. It also requires planning applicants to be on East Hampshire District Council’s self-build register, as a demonstration of the long-standing desire to self-build.

Policy RNP22

Subject to the application conforming with the requirements set out in other appropriate policies of this Plan as well as those within the East Hampshire District Local Plan: Joint Core Strategy:

- a) Planning permission to 'set out' self-build plots on the sites in RNP20 as individual or collections of serviced plots together with the associated supporting infrastructure, will be granted;**
- b) Planning permission for either individual self-build or custom-build dwellings on those plots submitted by an individual, by a builder or a developer acting on behalf of an individual, or by a community group of individuals such as a Community Land Trust, will be considered favourably;**
- c) Planning permission for a self-build dwelling will only be granted for applicants who are on East Hampshire District Council's self-build register and who:
 - i. can demonstrate that they have a Local Connection (see below) and**
 - ii. undertake in a section 106 agreement that the initial occupancy of the property will be restricted to people with a local connection and**
 - iii. undertake in a section 106 agreement that they will live in the property as their main residence once it is complete and**
 - iv. undertake in a section 106 agreement that once the development has commenced, they will complete the building of the dwelling within 2 years.****

For the purposes of this policy only, a Local Connection is classed as either being by Residency or by Employment and is defined as follows:

- a. Residency qualification:**
 - have been resident in Ropley or a qualifying parish for 12 continuous months at the time of application; or**
 - have lived in Ropley or a qualifying parish for 3 out of previous 5 years or**
 - have close family (mother, father, brother or sister, adult children; or grandparent) who have been resident for 5 continuous years and continue to be resident in Ropley or a qualifying parish.**
- b. Employment qualification. An individual will be considered to have a Local Connection if he/she or his/her partner is in employment which meets all of the following criteria:**
 - the office or business establishment at which a person is based or from where their work is managed is within Ropley or a qualifying parish and**
 - is in paid employment; and**
 - works a minimum of 16 hours per week; and**
 - has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment; and**
 - has a permanent or fixed term contract or is self-employed.**

Qualifying parishes are: Medstead, Four Marks, East Tisted, West Tisted.

Protecting Community Facilities

Policy CP16 of the East Hampshire District Local Plan Joint Core Strategy states that the change of use or loss of community facilities will only be permitted if the facility is no longer required and alternative facilities are easily accessible. It says that proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the District will be supported. The policy adds that the provision or improvement of facilities and services, required as a result of new development, will be secured through developer contributions either through S106 or the Community Infrastructure Levy (CIL) mechanisms.

The social and community facilities in Ropley are a community shop with post office called 'The Courtyard', a parish hall, and a small meeting room called the 'Coffee Room'. These, together with the sport and recreation facilities described below, create a sense of community; without them Ropley would be just a collection of residential properties.

The Parish Hall has a large room, a small room and separate kitchen which provide for a range of meetings and functions. Both rooms are in frequent use by the large number of local societies and for private events. The Coffee Room is also well used by local societies. Without these facilities, at least some of those societies would not be able to continue. Consequently, the Parish Hall and the Coffee Room are key resources and provide an important focus for parish life.

The well-patronised community shop incorporates a post office counter and is run by volunteers in premises on Church Street in the village centre. As the nearest alternative facilities are more than 3 miles away in Alresford and Four Marks, the community shop provides a vital facility for local people especially those who are unable to travel far.

Ropley has a modern sports pavilion plus separate tennis clubhouse with adjoining sports facilities, recreation ground and Multi-Use Games Area, all of which are owned by the Parish Council. These facilities provide for the physical wellbeing of local residents and contribute to the vibrancy of parish life. They are in regular use by a range of parish-based clubs and societies.

Ropley's last remaining public house closed in 2015. Formerly known as 'The Anchor', it is registered as an Asset of Community Value: this means that if the owner decides to sell it, then the community will be given an opportunity to buy it ahead of other prospective purchasers. In late 2016, a restaurant and wine bar called the Thai Lounge opened within the building.

The locations of these social and community facilities are shown on the Proposals Map 4B.

Policy RNP23

Proposals for the change of use of the following social and community facilities will not be permitted unless they are no longer required for that use:-

- **Parish Hall;**
- **Sports Pavilion and adjoining recreation ground;**
- **Coffee Room;**
- **the Thai Lounge;**
- **Community Shop.**

Until it was almost completely destroyed in a fire in 2014, the 800-year-old Ropley Parish Church provided for residents' spiritual needs and helped create a sense of community. The church was a popular venue for weddings, christenings and funerals, but the associated car parking sometimes created traffic and amenity problems on Church Street. Planning permission has been granted for the re-building of the church.

New community land

In association with the allocation of land for housing development (see policy RNP19), approx. 0.6 hectares of land adjacent to Dunsell's Lane is allocated for community uses, with ownership of the land being transferred to the Parish Council. The community uses will include car parking spaces for the church with provision for accommodating larger vehicles such as hearses. The siting of the car park will align with the existing pedestrian path into St Peter's Church.

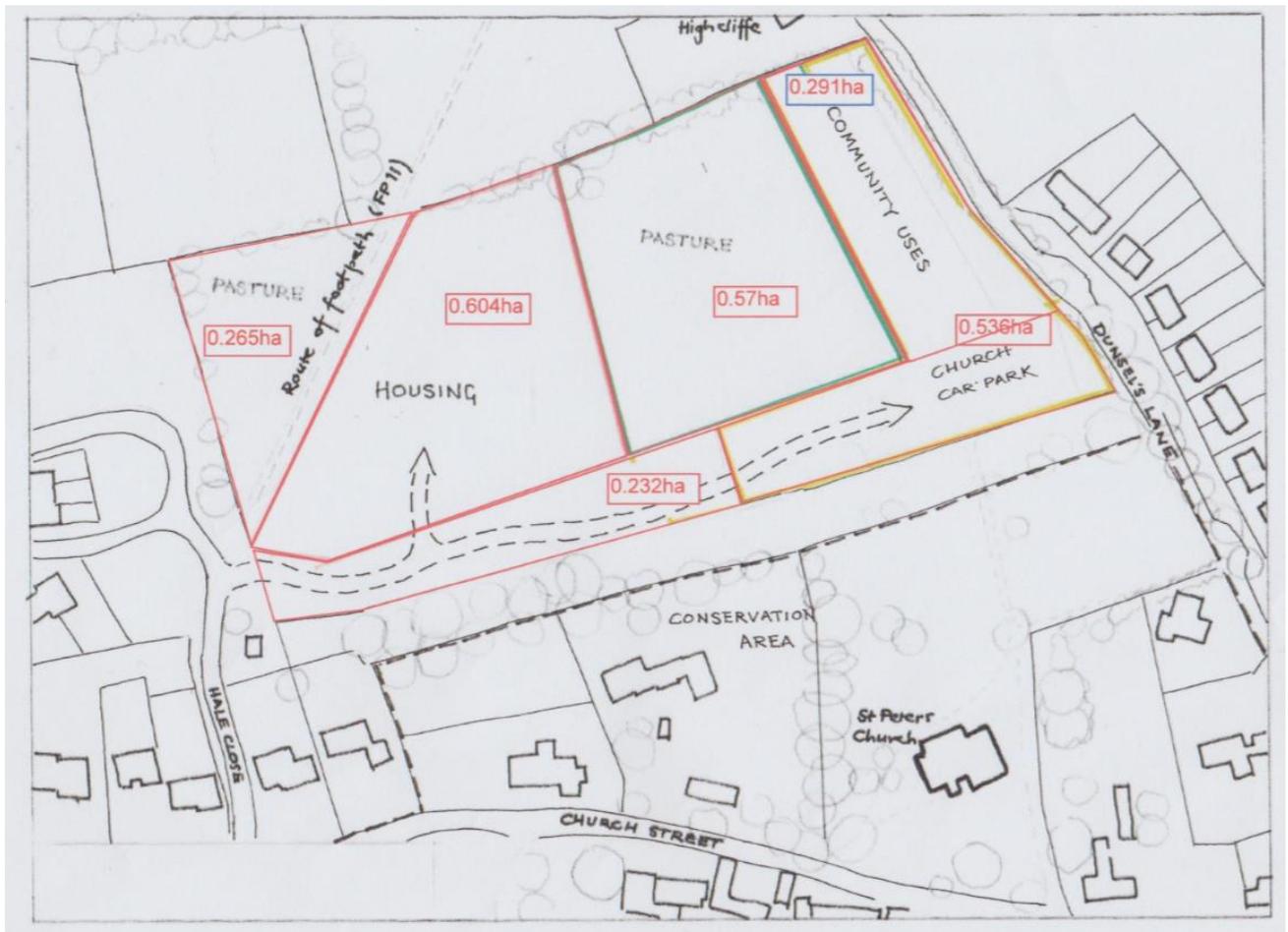
Policy RNP24

Approximately 0.6 hectares of land adjacent to Dunsell's Lane, as shown on the Proposals Map, is allocated for community uses.

Map No 19 – Housing Development Site Locations



Map No 19A – Land Off Hale Close – Site 28 Utilisation



9. Implementation

Once the Neighbourhood Plan is “made” (the technical term for it being adopted), it will become part of the statutory planning framework for Ropley Parish. Once that has happened, the Neighbourhood Plan will be used by East Hampshire District Council (along with the District Local Plan and the National Planning Policy Framework) to make decisions on planning applications. Similarly, Government planning inspectors will take account of the Neighbourhood Plan in deciding planning appeals.

Ropley Parish Council will closely scrutinise all planning applications in relation to the policies in this Neighbourhood Plan; it will make representations to East Hampshire District Council in support of good proposals which accord with the policies and make objections on any which do not.

This Neighbourhood Plan also proposes some other ways in which the Parish Council will endeavour to enhance Ropley’s social well-being and conserve its environment. To make it easier for people to travel on foot, the Council will develop plans to improve key paths and work in partnership with Hampshire County Council and landowners to implement those improvements and to support enhancements to walking and cycling linkages to the South Downs National Park. The Parish Council may consider allocating some of its Community Infrastructure Levy receipts to those improvements.

The Parish Council will endeavour to protect features such as old milestones, wrought iron finger posts and telephone boxes which are of some heritage value and add to the character of the local environment, but are not of sufficient importance to merit protection through planning policies. The Parish Council will make representations to East Hampshire District Council to ensure that these features and their settings are not adversely impacted by development proposals. The Parish Council notes that Historic England had been unhappy that the Conservation Area documentation for Ropley has not been re-assessed since 1976 and therefore strongly recommends that East Hampshire District Council prioritises a re-assessment of Ropley’s Conservation areas. The Parish Council also commits to support preparation of a Conservation Area Appraisal Plan for the Ropley Conservation Area.

When the site off Hale Close is developed for housing, approximately 0.6 hectares of land adjacent to Dunsell’s Lane will be transferred to the ownership of the Parish Council. Part of this land will provide car parking spaces for the church, but the Parish Council will need to decide

which community uses will be provided for on the rest of the land.

The Council will, over the coming years, maintain an overview of whether the Neighbourhood Plan is achieving its objectives. Then at some time in the future, there will be a need to formally review the Plan and roll it forward to look beyond 2028.

Ropley Parish Council intends to monitor progress with this Neighbourhood Plan on an annual basis. In addition to any statutory monitoring that will be undertaken by the East Hampshire District Council, the Parish Council wishes to track whether the Plan has a positive impact on planning decisions and whether its objectives are being realised.

The Parish Council would like to acknowledge the very significant input from the people of the Parish who have contributed in a number of ways to the formulation of this plan, including those who completed the parish questionnaire, attended events, and provided geographical and historic knowledge, information dissemination and collection; also to those who participated in, and contributed to the main Neighbourhood Plan Steering Group and the various sub-groups and teams formed to develop particular elements of this Plan.

10. How you can comment on the Draft Plan

The easiest way to comment is by using the feedback form which can be reached via the MyRopley website www.myropley.org.uk.

Anyone who does not have access to a computer can comment using a paper feedback form which is available in the village shop.

The policies are the most important part of the Plan because, once finalised, they will guide decisions on planning applications. The public consultation focuses on the draft policies, although you can also comment on any other part of the document. You can also comment on the evidence on which the policies are based; that evidence can be seen at the same website and a copy is available for viewing in the village shop.

Ropley Parish Council has signed off the draft Plan for public consultation, but no final decisions have yet been taken. Parish councillors want to know your views before they make any firm decisions on the document. All comments will be presented in an attributable form.

The closing date for comments is 28th March 2018.

APPENDIX 1: HOUSING NEEDS

Housing Needs Assessment

To inform decisions on the amount of new housing which should be provided for in this Neighbourhood Plan, the Parish Council commissioned consultants AECOM to undertake a Ropley Housing Needs Assessment. This document is available in the Evidence Base. The Assessment put forward five alternative projections of housing for Ropley between 2011 and 2028 based on an analysis of a range of published data: -

- A figure derived from the Objectively Assessed Need (OAN) in East Hampshire as identified through the SHMA, based on a proportionate share for Ropley (which gives 156 dwellings, or 9-10 dwellings per year);
- A figure derived from East Hampshire's emerging Joint Local Plan, disaggregated to Ropley, (which gives a total of 10 dwellings, which is less than one dwelling per year);
- The Government's 2012-based household projections, extrapolated to Ropley, translated from households to dwellings and rebased to actual 2014 population (which gives 105 dwellings, or just over 6 per year);
- A projection forward of dwelling completion rates 2001-2011, (which gives 85 dwellings, or 5 dwellings per year); and
- A projection forward of dwelling completion rates 2011-2015 (which gives 47 dwellings, or 2.75 per year).

The Assessment did not make any recommendation on which of these five projections should be adopted. The Neighbourhood Plan Steering Group therefore had to evaluate them and the Group's conclusions are as follows. Projections (i) and (iii) are based on spreading new housing proportionately across East Hampshire District: so those two projections are rejected because they conflict with the Joint Core Strategy's spatial strategy of focusing house building at the Strategic Allocation at Whitehill & Bordon and in the District's towns and larger villages. Projection (ii) can be ruled out because more than that number of homes have already been built, which leaves projections (iv) and (v). The Steering Group concluded that a combination of projections (iv) and (v) - i.e. a continuation of the average number of homes built over the period 2001-2015 - would be the most robust. That is because basing housing provision on the historic trend over that longer fourteen-year period reduces the significance of short term peaks and troughs.

Combining those two projections together, yields an annual average of 4.36 homes during the fourteen years 2001-2015. Continuing that rate of building into the future would mean 57 new homes during the thirteen years 2015-2028. From that figure, it is necessary to deduct dwellings

which were built in 2015/16 in order to generate a figure for the Neighbourhood Plan period 2016-2028, as follows: -

Housing Needs Assessment-derived figure for 2015-2028:	57
Minus homes built 2015/16:	1
Resulting figure for Neighbourhood Plan period 2016-2028:	56

However, the type of housing is as important as housing numbers. Policy CP11 in the East Hampshire District Local Plan Joint Core Strategy expects that the largest increase in households in future will be one or two-person households, with the majority of that increase being elderly households. It also states that high average house prices (20% above the regional average) create affordability problems for local people, especially in rural areas. It adds that there is a high level of affordable housing need, but a deficit in affordable housing supply. Consequently, its housing policies place considerable emphasis on increasing the provision of affordable housing.

The Ropley Housing Needs Assessment did not make definitive recommendations on the type of housing required, but it did suggest the following: a need for affordable housing particularly one-bedroom units; a need for smaller dwellings; some larger homes are needed, but at the more affordable end of the market; a strong demand for bungalows and other smaller homes for the over-55s.

In their responses to the 2015 resident's questionnaire, 67% of respondents supported or strongly supported new homes being social/affordable housing, and 85% supported or strongly them being providing new social/affordable housing and smaller homes for sale.

The above three paragraphs all point to a priority need for additional affordable housing and smaller homes which local people can afford.

Affordable housing needs

The local register of people who seek and are eligible for social housing (formerly referred to as the 'housing waiting list') is maintained through a sub-regional choice-based lettings scheme called 'Hampshire Home Choice' which is jointly run by East Hampshire District Council and four other councils³. There is a further register, 'Help to Buy South', that lists people seeking shared ownership (either shared ownership or shared equity) housing. East Hampshire District Council provided the

³ Eastleigh Borough Council, Havant Borough Council, Test Valley Borough Council and Winchester City Council

Neighbourhood Plan Steering Group with data confirming the number of applicants on the Hampshire Home Choice and Help to Buy South registers in January 2017.

The Hampshire Home Choice register identified a need for nine affordable properties for rent in Ropley by families with an assessed local connection to the parish. The developers of an already approved housing development (Colebrook Fields) are legally required through a section 106 agreement to provide four affordable properties for rent, leaving a residual need for five affordable homes for rent.

The Help to Buy South register identified a need for five shared ownership dwellings from people with an assessed local connection to Ropley. Of these there was a need for one 1-bedroom dwelling, three 2-bedroom dwellings and one 3-bedroom dwelling.

Self-build housing

Recent Government legislation requires local authorities to maintain a register of people requiring plots for self-build and custom homes. Data from East Hampshire District Council shows that in January 2017 there were a total of 936 expressions of interest in self-build and custom build plots within East Hampshire outside of the South Downs National Park. Those 936 were from only 219 people, reflecting that applicants could register interest in any number of settlements within East Hampshire. This is an average of 4.27 expressions of interest per applicant. The data collected by the District Council does not contain any indication of local connection, so it is not possible to quantify the requirement for plots specifically in Ropley. Consequently, the following method has been used to generate a plot requirement for Ropley parish.

If it is accepted that self-build and custom build applicants only require a single dwelling, and that the multiple applications indicate a willingness to build that single dwelling in one of several different locations, then the real demand within East Hampshire is for 219 self-build and custom build dwelling plots, and per settlement expressions of interest should be scaled appropriately. Of the 936 expressions of interest, 53 were a wish to build in villages north of the National Park (which includes Ropley). Applying the scaling described above (4.27 expressions of interest per applicant), the real demand in these villages is 12.5 (53/4.27) plots.

In the East Hampshire District Council Local Plan Part 2, 150 dwellings are allocated to the villages north of the National Park. Of these, Ropley is allocated 43 – i.e. 28% of the total. Applying this

percentage to the demand for 12.5 self/custom build plots in the villages north of the National Park, yields a most likely requirement for 3.47 plots in Ropley. Based on this analysis, four plots are allocated within the Ropley Neighbourhood Plan for self-build and custom build dwellings.

APPENDIX 2: HOUSING SITE SELECTION

In anticipation that there might be a need to allocate some new sites for housing, local landowners were invited at an early stage in the Neighbourhood Plan preparation, to put forward sites for housing development. In addition, a number of other potential development sites were identified by the Neighbourhood Plan Steering Group, including some which could yield particular benefits for the local community. In all, 31 potential sites were identified.

A set of criteria for evaluating those potential sites was endorsed by the Parish Council. Those criteria - in the box to the right - are based on established planning practice and sustainability principles. They draw on the National Planning Policy Framework, the criteria used in the East Hampshire Local Plan SHLAA assessment, and the views expressed by Ropley residents through the Summer 2015 residents' questionnaire. To ensure probity, Parish Councillors approved the criteria in advance of them being made aware of the list of sites.

The evaluation of the sites was undertaken by a sub-group of the Steering Group. For most criteria, this involved a map-based assessment, but the impact of development on the visual appearance and character of the landscape was assessed on-site. This was done by using the landscape assessment tool used by East Hampshire District Council to assess its SHLAA sites.

The ten sites which achieved the highest scores in relation to those criteria were: -

Land adjacent to Hale Close, to the rear of Church Street;

Land adjacent to Winton Cottage, Hammonds Lane;

Land south of Church Street Cottages, Church St.;

The Bungalow, Winchester Road;

Land between Homeview and Wykeham House;

Tresnaith, Petersfield Road;

Site of the former Chequers pub;

Triangle of land at A31/Petersfield Road junction;

Site assessment criteria

- Is not on the best and most versatile agricultural land (i.e. grades 1 and 2)
- Is on previously developed land (provided it is not of environmental value)
- Is not within a Site of Importance for Nature Conservation (SINC) or a site identified as of local ecological value.
- Is not within Flood Zones 2 or 3 or at a site identified as at risk from surface water flooding
- Is not on land known to be contaminated
- Is less than 1600 metres of a food shop
- Is less than 1600 metres of the village school
- Is less than 1600 metres of a bus stop with a scheduled bus service (excluding school bus services)
- Will not compromise the integrity of a Settlement Gap
- Is not within 25 metres of an underground cable, pipeline or high voltage electricity line
- Will not require access for more than 250 metres in any direction along a road of single-vehicle width (only applies to sites of more than 5 dwellings)
- Will only have a low impact on the visual landscape
- Will only have a low impact on landscape character
- Is not within a Groundwater Source Zone (as defined on the Environment Agency website map).

Land west of former doctor's surgery, Petersfield Road

Land west of May Cottage, Petersfield Road.

A more detailed explanation of the site evaluation process and the resulting sites scores is set out in the Evidence Base.

Annex A – Schedule of Evidence

Policy Evidence Base	
RNP 1 – Settlement Gaps	Settlement Gap Proposals, criteria, methodology, process & justification document
	Settlement Gaps map – Map No 1
RNP2 – Settlement Policy Boundaries	Settlement Policy boundary criteria, methodology, process & document
	Settlement Policy boundary justification document
	Settlement Policy boundary maps – Map No 2
RNP3 – Key vistas and Areas of Significant Visual Prominence	Central village walk notes and route map, methodology
	Notes on evolution of the village
	Definition and justification of key vistas
	Central village photos of views out
	Central village vistas Map No 3A
	Areas of Significant Visual Prominence criteria, methodology and process document
	Areas of Significant Visual Prominence justification document
	Areas of Visual Prominence map – Map No 3B
	Panoramic photos taken from each view point
RNP4 – maintenance of trees, verges, hedgerows and banks	Map No 4A – parish wide roads and lanes map, including rights of way, priority footpaths & bridleways

	Map No 4B – village centre roads and lanes map, incl rights of way, priority footpaths & bridleways
RNP5 – Development along narrow lanes	Map No 4A – parish wide roads and lanes map, incl rights of way, priority footpaths & bridleways
	Map No 4B – village centre roads and lanes map, incl rights of way, priority footpaths & bridleways
RNP6 – protection for sunken Lanes	Map No 4A – parish wide roads and lanes map, incl rights of way, priority footpaths & bridleways
	Map No 4B – village centre roads and lanes map, incl rights of way, priority footpaths & bridleways
RNP 7 – Construction Environment Management Policy	Construction Environment Management Plan justification document
RNP 8 – Ropley Local Green Spaces	Local Green Spaces criteria, methodology, process & justification document
	Map No 8 – Local Green Spaces map
RNP 9 – Non-Designated Heritage Assets	Existing conservation Area maps and documentation – Map No 9A
	Definition and criteria used
	Description of process and methodology used
	List of listed buildings
	Text of <i>Ropley Past and Present</i>
	Justification document for each proposed asset
	Letter sent to owner / Occupiers prior to launch of Public Consultation
	Map No 9B – Central village detailed map, incl rights of way, priority footpaths & bridleways, heritage assets, central village vistas and community assets

	Map No 9C – Parish wide map showing Non-Designated Heritage Assets
RNP10 – Local Nature Conservation Networks	HBIC document on Ropley’ s biodiversity
	Local Nature conservation networks criteria, methodology, process & justification document
	Local Nature Conservation Networks Map No. 10 – LNCN map
RNP 11 – Rights of Way	Definition and description of priority footpaths
	Map No 4A – parish wide roads and lanes map, incl rights of way, priority footpaths & bridleways
	Map No 9B – Central village detailed map, incl rights of way, priority footpaths & bridleways, heritage assets, central village vistas and community assets
RNP 12 – RNP 16 Design policies	Justification document referencing the Village Design Statement
RNP 17 Dark Skies policy	Map No. 17 – CPRE dark skies map
	Email permission from CPRE to use their map
RNP 18 Housing allocation numbers	AECOM Housing needs assessment report
	EHDC completions data
	Independent Inspectors comment on housing allocations in EHDC LP2 report as they relate to Ropley
RNP 19 Site 28 Housing Development policy	Email from Mark Bennett (EHDC Housing officer) consultation from discussions with Registered providers showing that Site 28 is deliverable as a mixed development site
	Email from David Lindsay Housing Enabling Officer confirming Hampshire Home Choice Register affordable requirement is only 5x1 bed affordable units as at 1.6.2017
	Map No 19 – showing 3 sites where housing is being proposed

	Map No 19A – sketch plan of site 28
RNP 20 Policy covering development on Site 22 the site of the former Chequers Inn	Map No 19 – showing 3 sites where housing is being proposed
	Marketing report from the planning application showing that the site is no longer viable as a pub or inn
	Text extracted from the 2015 village questionnaire analysis showing the level of support from village residents that the site be developed for housing
RNP 21 Policy proposing development of Self build housing on Site 9	Email trail between Charles and EHDC confirming numbers and requirement from the self-build register
	Map No 19 – showing 3 sites where housing is being proposed (no sketch plan or detail required for Site 9)
RNP 22 Policy proposing Self Build local connection requirements	Hampshire Home choice occupancy requests document
RNP 23 – policy proposing protection of current community assets	Map No 9B – Central village detailed map, incl rights of way, priority footpaths & bridleways, heritage assets, central village vistas and community assets
RNP 24 – policy designating the new community asset	Map No 19 – sketch plan of Site 28 showing new community asset space
General policy evidence	Policy summary document – used to populate the Public consultation tool
	Policy to objectives mapping document
	Policy to maps mapping document
Sites Assessment Process Evidence	<ul style="list-style-type: none"> • SA report • SA Criteria, methodology and description of SA process document • SA ranking report • SA matrix report • 2014 EHDC SHLAA list • Flood Risk Assessment data • Map No 18 - showing location of all sites assessed • Landowner registration and call for sites copy of the public notice placed in the Herald Group Papers

Neighbourhood Planning process	Description of the process to date, includes description of the creation of the 6 neighbourhood zones, map of zones, initial feedback meetings leading to the questionnaire. Steering Group structure, roles and relationship to the Parish Council
	Neighbourhood Planning Steering Group terms of reference
	Neighbourhood Planning Steering Group Structure
Strategic Environmental Assessment	Final SEA report from AECOM
	email with Nick C Batton's recommendations
	advice on SEA recommendation from John Salter
2015 Neighbourhood Plan Village Questionnaire	<ul style="list-style-type: none"> • copy of the questionnaire • Analysis of the results completed by S Roberts • description of process • summary responses from Survey Monkey • Question 4 text responses, Top 10 points analysis • Analysis text questions No 4 • Analysis text responses question 8 • Response rates by Neighbourhood • Analysis of demographics for the Parish
Ropley Parish Reference data	<ul style="list-style-type: none"> • Census data • Parish Plan • Village Design Statement • 2000 village appraisal
Designation order	<ul style="list-style-type: none"> • map • letter from EHDC confirming passed
National and Local Government documents	<ul style="list-style-type: none"> • NPPF • EHDC JSC (2014) • EHDC LP2 • EHDC LP2 Policies map • DCLG Nationally Described Minimum Space Standards • Independent Inspectors comment on housing allocations in EHDC LP2 report as they relate to Ropley • LP3 information / brochure
Glossary	
Minutes of meetings and discussions with EHDC team as evidence of join working	<ul style="list-style-type: none"> • Notes from discussion with East Hants Planning Team Thursday 2nd June 2016 • Notes from meeting with Victoria Potts and Jennifer Howard Tuesday 25th April

	<ul style="list-style-type: none">• meeting with EHDC Planning Policy & Housing team Wed 24th May• meeting with EHDC team to discuss allocation of housing on site 28 2nd February 2017
Link to Steering Group Meeting Minutes via My Ropley website	

Glossary of Terms

Term	Definition
AECOM	Consultants commissioned by Ropley Parish Council to undertake a Ropley Housing Needs Assessment and an Environmental Impact Assessment.
Area of Significant Visual Prominence	An area in which development would be visible from a number of important viewpoints with a negative impact on the landscape.
Affordable Housing	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Community Infrastructure levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Ropley Parish Council retains a proportion of any CIL levied by East Hampshire District Council (EHDC) to spend for the benefit of the parish.
CP2-Spatial Strategy	One of the policies adopted by EHDC under the Joint Core Strategy. Spatial planning coordinates policies and practices to influence the distribution of people and activities in spaces of various scales.
CP10-Spatial Strategy for Housing	One of the policies adopted by EHDC under the Joint Core Strategy CP10 Spatial Strategy for Housing sets out the minimum number of new dwellings to be developed in each of the levels in the settlement hierarchy. Ropley has been designated as a level 4 settlement by EHDC and is one of the twenty settlements referred to as “other villages outside the National Park” that should together provide a minimum of 150 dwellings.
CP19-Development in the Countryside	One of the policies adopted by EHDC under the Joint Core Strategy. The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as for farming, forestry, or other rural enterprises.
Call for sites	Part of the local Plan process which provides an opportunity for agents, landowners and developers to submit details of available land to the Council which could be developed to meet future demand for housing and employment.
Colonial Bungalow	Detached house of single story or with small dormer. Built notably between 1900-1945 in large numbers in locations including Ropley, Medstead, Gundleton and Four Marks.
Community Assets	Land and buildings owned or managed by community organisations. These assets cover a wide spectrum and include town halls, community centres, sports facilities, affordable housing and libraries.
Conservation Area	An area designated by a local authority under the Listed Buildings and Conservation Areas Act 1990 as being of special architectural or historic interest , the character and appearance of which it is desirable to preserve or enhance. Ropley has two conservation areas, which were last reviewed over 40 years ago in August 1976.
Construction Environment Management Plan	Plan required by planning authorities of developers to demonstrate the steps that will be taken to minimise the impact of construction on the environment including site works and transport arrangements for servicing the site.
Dwellings per hectare (DPH)	The density of dwellings on a site refers to how many houses are built within a given area and is often expressed as Dwellings per hectare (DPH).

EHDC Local Plan Part 1 - Joint Core Strategy	The Joint Core Strategy (Part 1 of the Local Plan) adopted in May 2014 by EHDC and also adopted in June 2014 by South Downs National Park Authority. It sets out the spatial vision (the management of alternative uses for space) and objectives of East Hampshire District up to 2028, with the strategic policies necessary to deliver that vision.
EHDC Site Allocations Plan	Using the targets set in the Joint Core Strategy, the Site Allocations Plan identifies which sites should be brought forward to deliver both the housing and employment targets in the plan.
EHDC Development Plan	The Development Plan for East Hampshire, which includes the Local Plan and the Hampshire Minerals and Waste Plan.
EHDC Local Plan Part 2- Housing and Employment Allocations	Part 2 of the Development Plan for East Hampshire adopted in April 2016. Its primary purpose is to identify specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the Joint Core Strategy, and to set out guidance for the development of these sites.
EHDC Local Plan Part 3- Development Management and other allocations	Part 3 of the Development Plan for East Hampshire, which is currently scheduled to be adopted in October 2019. Evidence gathering for the Local Plan Part 3 has commenced. It will comprise detailed development management policies and some more minor allocations and designations and can be found on the EHDC website www.easthants.gov.uk
Environmental Impact Assessment	Procedure to be followed for certain types of project to ensure that decisions are made in the full knowledge of any likely significant effects on the environment.
Evidence Base	Collective term for the series of documents, studies, reports and community feedback used to support the Local Plan.
Heritage Asset	Building, monument, site, place, area or landscape identified as having a degree of significance that merits consideration in planning decisions, because of its heritage interest. This includes designated heritage assets and assets identified by the local planning authority as 'non-designated' (see definition below).
Joint Core Strategy (JCS)	The first part of the Local Plan adopted jointly by EHDC and South Downs National Park in 2014
Local Housing Needs Assessment	Report, prepared by consultants AECOM, to provide evidence of the future need for housing in Ropley parish. It is a specific study bringing together data from a range of sources, including the Strategic Housing Market Assessment itself. The study determines a notional 'fair share' of housing development that the neighbourhood plan area can contribute within the wider context of the strategic EHDC Local Plan housing target.
Key Vista	A view from a prominent location of an attractive and valued landscape to be protected from any development that would obstruct or have a detrimental impact on the view.
Local Green Space	The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. To be designated as Local Green Space, an area should meet the criteria set out in paragraph 77 of the National Planning Policy Framework. however, whether to designate land is a matter for local discretion. The designation should only be used: <ul style="list-style-type: none"> · where the green space is in reasonably close proximity to the community it serves · where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its

	<p>beauty, historic significance, recreational value (including playing fields), tranquility or richness of its wildlife</p> <p>· where the green area concerned is local in character and is not an extensive tract of land</p> <p>The national Policy Planning Framework can be found www.gov.uk.</p>
Local Nature Conservation Network	<p>Areas of significant wildlife value identified by the Ropley Neighbourhood Plan as ‘Local Conservation Networks’</p> <p><i>Note: This reflects the importance of protecting wildlife beyond isolated reserve sites emphasized in the Government commissioned Lawton Report ‘Making Space for Nature’. The report called for creating wildlife corridors, connections and links to sustain nature at a landscape scale.</i></p>
Market Housing	Housing that is not subject to price or rent controls.
National Planning Policy Framework (NPPF)	Framework that sets out the Government’s planning policies for England and how they are expected to be applied. It provides a framework within which local authorities and local people can produce their own distinctive local and neighbourhood plans to reflect the needs and priorities of their communities.
Non-designated Heritage assets	Assets identified by the local planning authority as heritage assets but which are not formally designated nationally (see definition of Heritage Assets.
‘Objectives’ of the Ropley Parish Neighbourhood Plan	The high-level objectives of the Ropley Parish Neighbourhood Plan.
‘Policies’ of the Ropley Parish Neighbourhood Plan	The policies that are proposed in the Ropley Parish Neighbourhood Plan to meet its objectives.
Priority Footpath	Priority footpaths are Rights of Way within the parish that are of greatest use and value to the local community as signed off by the parish council. These routes will be given priority in the targeting of resources for future improvements and management.
Regulation 14 consultation	The consultation required under Regulation 14 of the Neighbourhood Planning Regulations (2012) to publicise and consult on the Neighbourhood Plan prior to its submission to EHDC
Ropley Neighbourhood Plan(RNP)	The Neighbourhood Plan, covering the area designated by EHDC of Ropley Parish (excepting three small areas which fall inside the South Downs National Park-see Designation order map – found in the evidence base. Once this Neighbourhood Plan is adopted it will become part of the EHDC Local Plan.
Ropley Village Design Statement	Non-statutory planning guidance document providing design guidance for changes within the parish aiming to identify particular characteristics of Ropley. Document can be found on the Ropley Society website www.ropleysociety.org
Rural Exception Sites	Small sites within and adjoining existing villages that would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs.
Site of Importance for Nature Conservation (SINC)	Site considered important for wildlife. Many contain habitats or features that cannot be recreated and need to be managed for their wildlife interest. SINC sites in Hampshire are assessed and designated by Hampshire County Council in consultation with nature and wildlife advisers and submitted to the local planning authority.

Strategic Housing Land Availability Assessment (SHLAA)	Assessment of land available for potential future housing development required by Government planning policy.
Strategic Housing Market Assessment (SHMA)	Report considering the different amounts and types of housing required in response to predicted population change, economic growth and anticipated affordable housing requirements of specific groups.
Self-Build Housing	Building plots reserved under the Neighbourhood Plan for local residents to build their own homes.
(Site of Special Scientific Interest) SSSI	Protected areas of land designated by Natural England for conservation and protection due to the special wildlife or geology within the area.
Settlement Policy Boundary	Boundaries that show a distinction between the built edge of a settlement and the open countryside.
Settlement	Groups of houses within the parish which are significant enough to represent an identifiable concentration. Some but not all settlements will have a settlement policy boundary.
Settlement Gap	Spatial planning tool designed to shape the pattern of settlement and preserve valuable sources of green infrastructure offering important recreational and landscape benefits to the local community, as well as nature conservation.
Social Housing	Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Sunken lane	Lane where the road surface is lower than the adjoining bank/land and/or the lane is overhung by trees forming a natural arch.
The Plan Area	The Plan Area for this Neighbourhood Plan is the Ropley Parish boundary with the exception of three small areas that fall within the South Downs National Park.
Village Centre	The part of Ropley focused around the village amenities – the church, the school and the parish hall along Church Street/Vicarage Lane, the adjacent Settlement Policy Boundary and the South Street Conservation Area.