

MINUTES OF THE PARISH COUNCIL MEETING

Thursday 15 February 2024, Village Hall, 7pm

Parish Councillors: Charles Holroyd (Chairman), Paul Barnes, Alison Barker, Nigel Long, Nick Ralls;
Clerk Susan Turner; Members of the public 3

1 WELCOME & APOLOGIES

Apologies from Parish Lengthsman Gordon Hunt; Ward Cllr Kate Tuck;
County Cllr Juliet Henderson; PCSO Andy Jones.

2 PUBLIC SESSION

Request put to the Parish Council:

'To review the dismissal of the outline planning permission for housing on the Bidden Road. For the Parish Council to clarify whether it accepts there are not enough houses nationally but they do not want any of that shortfall of houses to be built in Upton Grey?'

Reference was made to

APP/H1705/W/23/3317257 Appeal Dismissed 07 Dec 2023 (20/02888/OUT Refused BDBC 30 Aug 2022, Validated 16 Oct 2020) Land Adjacent To Meadowside And Bidden Road. Erection of up to 16 no. dwellings (including 6no. affordable houses) with all matters reserved.

[Extracts from Appeal Inspector's Report at **APPENDIX I.**]

Debate

- 1 The Planning Appeal for 'Land Adjacent to Bidden Road and Meadowside' was dismissed by the Inspector largely on grounds of character and appearance.
- 2 Here is the unusual scenario that the farmer / landowner and potential developer are the same. Where the developer has to purchase land, the added cost prevents housing being truly affordable.
- 3 A question put to the Parish Council was whether it would be possible to look at a mixed development to allow more people to enjoy the Village? Or are we not prepared to share the Village with any more people?
- 4 The Parish Council first considered housing figures, nationally and locally. From 2001-2021, England increased its housing stock by 8.3%, the South-East by 8.9%, and Basingstoke & Deane by 13%. By comparison, over just the past five years the number of dwellings in Upton Grey village had increased by some 10%, a rate more than four times that of the rest of the country.
- 5 There is a need to consider the impact of more housing.
 - Is there something that would add to the village in terms of bringing benefit?
 - How do we avoid becoming a dormitory development to Basingstoke and London?
- 6 Sustainability is a complex debate. The more green fields are developed, the greater the impact on sustainability. There should be a priority for repurposing city centres, in preference to adding more houses to villages and other rural locations. The latter come with additional traffic and deliveries, damage up roads and verges, adding to village problems, not helping them.
- 7 Reportedly there are well over 100K housing units with planning permission but sitting with developers who are waiting to try to maximise profits. Developers should be required to build out or lose planning approval before new permissions are granted. Manydown has not been brought forward; the answer is not to add to villages.
- 8 Discussions are being framed by statistics: '5,000 people are reputedly looking for a home in the Basingstoke & Deane district'. There is need to look at other considerations: changes in demographics, people looking to move into homes, and those moving out and moving on. The Local Plan takes all of this into account insofar as it can.
- 9 To consider 40 years ago, before the sell-off of council housing, there were a lot of council houses. Now 'affordable' housing is provided via the housing associations. This has to be looked at. A house can be built for low cost is if the landlord is landowner, so removing the land costs. Noting also the impact of increases in build costs over the past three years.
- 10 The affordable housing in Upton Grey is not for local use, and has not been allocated to local families. For example, in respect of the affordable housing at Holme Hill, the Parish Council representing local parishioners was not given a chance for involvement.
- 11 Wishes of local residents
 - Need to question what people in the Village want from Upon Grey.
 - Can draw conclusions from how people have engaged with recent development proposals.
 - Upton Grey is a small village, people who live here like it because they know everyone. But all the things they like are because it is small – if it doubles in size, all this will be lost.

- Big increases in housing seem to be a big concern for the majority long term residents; referencing the way they have come forward in response to recent applications.

12 Planning Policy – The Local Plan is placing development as best possible in terms of the housing numbers allocated. Housing development shouldn't go forward in an uncontrolled way.

In response to question: should Upton Grey take more housing?

- From their responses to planning applications it seems the population of Upton Grey don't want this.
- It is Policy – national and then via the Local Planning Authority – which informs decisions.
- Planners have looked at Upton Grey – and seen it has over-supplied for a rural environment, so it has no further housing allocation in the Local Plan Update for this Plan period up to 2040.
- Considering if this past high rate of increase is sustainable? Planners have decided not.
- Based on available evidence the Parish Council's conclusion is that Upton Grey had done much more than its fair share towards providing new dwellings.
- The Parish Council will always keep an open mind and consider new information.

3 MINUTES OF PREVIOUS MEETING of 18 January, agreed and signed.

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

5 REPORTS TO THE MEETING

.1 Parish Lengthsman report for February

- All the PC assets are in good order
- The football net on the goal will soon need replacing.
- I have reported pot holes as I think appropriate. Some of them have been put in order; I will keep monitoring the situation.
- I have walked all the Footpaths and all in good order, litter picking along the way.
- The finger post by the phone box has been broken for a couple of years now (it was reported some time ago). Nothing has happened to rectify this.

.2 Local Policing report from PCSO Andy Jones

1. Police are promoting Hampshire Alert; also requesting reports from the public **APPENDIX II.**
www.hampshirealert.co.uk/ www.hampshire.police.uk/
2. On 31 Jan, attempted burglary to a premises off Little Dean lane (unconnected to the residential home). Nothing taken but a description of the offenders have been given as:
 - MALE 1 White male mid-20s 6ft2in; black neck scarf, with Beanie; drawn face skinny gaunt looking; dark clothes
 - MALE 2 White male 'traveller looking' mid-20s, 5ft11in; stocky build, chubby but looked strong, dark brown jelled back hair, short on sides; grey coat, jeans.
 Police enquiries remain ongoing.
3. On 09 Jan early evening a window was smashed of a dwelling off the Bidden Road, a ball bearing was located in the kitchen so it appears that a catapult was used. CCTV camera nearby was checked but found to be a dummy. No further lines of enquiry.

6 POACHING AND BOATS (Byways open to all traffic)

Concerns from all local landowners about damage to the surface of the BOATs and particularly those leading to Five Lane Ends as a hotspot for poachers.

Further concern from Police that though increase in officer numbers, now a larger percentage of inexperienced officers, and further need to train those who know little of the countryside.

Farmers have been extending ditches and digging out new ones to protect their land; but legally the BOATs as part of the Highway have to stay open to all traffic.

It falls to landowners to maintain the surface of the BOATs.

Local Police and County Watch are involved – PC Lee Stanbrook from Country Watch – his brief includes preventing poaching and hare coursing. Those involved are reputedly 'poaching tourists' who come from outside the area and from some distance. Seeking means to discourage them.

Proposal to investigate whether it could be possible to have an Order closing the BOATs temporarily to vehicles, at least during the winter season, at least at night.

Reasons

1. To protect the integrity of the surface of the BOATs for ramblers and walkers over the winter months. Stop destruction of lane surface and verges. (Noted: now prudent to avoid taking horses down the BOAT between Four Lane and Five Lane End.)

For signature (p2 of 5)

2. To stop access for 'poaching', hare coursing, trespass, criminal damage – all of which are the principal cause of the destruction of the surface of the BOATs.
3. To prevent illegal Highway use. The BOATs are part of the road Highway network, vehicles using them are required to be legal and roadworthy.
4. To support the Police in their efforts to stop hare coursing and poaching.

AGREED Upton Grey will take the lead on co-ordinating with local Parish Councils to jointly support this proposal to County. ACTION Chairman.

7 PLANNING

.1 Planning applications No new applications since last meeting.

Update on recent applications **APPENDIX III.**

.2 Local Plan Update Reg 18 consultation from 22 January to midnight 04 March.

ACTION Clerk to draft response, including applications for Local Green Space and Local Gap.

.3 Moto MSA planning application M3 J6

[17/03487/FUL](#) (Pending, Validated 02 Nov 2017) Construction of a new Motorway Service Area etc.

Local Parish Councils including Upton Grey are united in their objection to this application which continues under consideration with new consultee comments recently submitted.

Notably from Natural England of 11 Dec 2023:

'As already noted, this is a sensitive location being a principal aquifer with shallow groundwater conditions. It is unlikely that SuDS proposals which include infiltration would be appropriate in this location due to the nature of the development and the local environment... Taking account of the groundwater sensitivity, the recent local nature reserve designation.. we consider it would be appropriate to seek that the applicant produce a Hydrogeological Risk Assessment (HRA)...'

'We are unable to advise you whether the development should be subject to EIA but given the sensitive location we advise that the proposal does have the potential to significantly impact the environment.'

Biodiversity response of 15 January 2024:

'Key Issues: 1. Requirements for an Environmental impact Assessment on ecological grounds.'

Winslade continues to campaign actively in opposition; following a recent meeting with Ranil Jayawardena MP, there is now a petition www.ranil.uk/MSA **APPENDIX IV.**

AGREED The Parish Council supports the petition, and supports the requirement for an EIA.

.4 Conservation area appraisal

AGREED Wish to restart Conservation Area Appraisal process asap. ACTION Clerk to chase BDBC.

8 FINANCE AND GOVERNANCE

.1 Accounts to date Reconciliation at 14 February = £29,947.55 **APPENDIX V**

Payments since the last meeting of 18 January

57	Cumbria Clock Co – Servicing Church Clock	£222.00
58	PC-Dad Computer Repair – Village email	£70.00
59	Saunders – 1984 Maintenance Contract JAN	£279.00
60	Lengthsman – Salary JAN	£61.60
61	Clerk – Salary JAN	£528.00
62	Simone Systems Ltd – SID second deployment (Dec x1)	£60.00
63	Peter Cox (Catering) VH Dishwasher (grant funded)	£2,129.39
64	Focus Green VH Energy Efficiency Audit (grant funded)	£1,794.00

Regular payments pending for February

Saunders – 1992 Maintenance Contract FEB	£279.00
Lengthsman – Salary FEB	£61.60
Clerk – Salary FEB	£528.00

Income of note since last meeting £1,495 from HCC PTCI grant (ref 64 Focus Green)

Expected income £399.75 from BDBC Ward Cllr grant (ref Village Hall cutlery – 56 Charlies Store)

.2 Grant funding update

BDBC's Community Infrastructure Fund BDBC's countersigned copy of the Agreement (hard copy) received. Official go ahead received to purchase for the project.

First spend: Ref 63 Peter Cox (Catering Ltd) for Village Hall dishwasher.

HCC PTCI (Parish & Town Council Investment fund) grant for Village Hall Energy Efficiency Audit. Funding received, invoice paid, ref 64 Focus Green.

For signature (p3 of 5)

.3 To consider application received for Parish Council grant funding

Request for £1K from 2024/25 budget – Village Dance / St Michael’s Hospice.

Proposal to host the Village Dance in conjunction with Hoddington Beer Festival and Bonfire & Firework, because, with no Flower Show this year, there will be no August Dance.

The funding request is for the Dance which will follow the Bonfire & Fireworks, making use of the marquee (with electricity supply) provided by the pub for the Beer Festival. The grant is needed for the DJ, tables & chairs, and share the cost of a dance floor and heating.

Proposed benefits

- The popular annual Dance continues
- Support / additional provision for the ‘Autumn Festival’ event
- All profits going to St Michael’s Hospice.

Discussion

- Upton Grey has very good village events, and seem to be fewer these days, so keen to support.
- In support of village event, but is this not also a pub business event?
- The pub is providing the marquee, entry to the dance is by ticket; the idea is that the pub and village event support each other.
- Absolutely agree with the PC supporting village events; but question if should be financially supporting an event which is contributing to St Michael’s Hospice. Not for the Parish Council to decide to spend residents’ money on supporting a particular charity.
- It might be that the dance can’t go ahead without guaranteed funding because of the potential (particularly if the weather bad) for it to make a loss rather than a profit.
- Suggestion to sell tickets in advance
- The Parish Council could potentially underwrite any loss, so that the dance has the financial surety to go ahead, avoiding contribution to the Hospice which is the part that is causing the difficulty.

AGREED The Parish Council will underwrite any loss made by the Dance event up to £1K.

.4 Internal Audit booked for Thurs 13 June. Also requirement for External audit.

9 POND

.1 Alder tree – Agreed that the tree should be taking right down to ground level.

.2 To consider options for new tree planting at the pond – Nursery recommendations circulated for trees more resistant to honey fungus. Further info at **APPENDIX VI**

Ginkgo Biloba (male) (Autumn Gold) Slow growing, striking, ultimately very large tree.

Morus nigra (Black Mulberry) Can reach 8-10m, spread 6m.

Dessert Pear – *Pyrus communis* (European Pear) ‘Beurre Hardy’ and ‘Doyenné du Comice’.

Oranmental Pear – *Pyrus calleryana* ‘Chanticleer’ – Ornamental pear

Also: *Pyrus salicifolia pendula* – a weeping form of the Willow-leaved Pear – 7m (20ft) x 7m.

Discussion – Ideally would be a native tree, ideally another Willow - Advice received to consider resistant species, choice limited. Re size – to ensure not blocking neighbours’ light; position, natural choice would be western corner / triangle. The weeping version of the ornamental pear is a small tree, and the nearest possible in terms of leaf and habit to a willow-like tree.

AGREED Preference from the recommended trees would be the *Pyrus salicifolia pendula*.

.3 Pond vegetation Revised quote from Broadley Aquatics – cut back Iris rhizomes from under water and leave on bank = £700. This, in addition to the work done to remove the top vegetation (£490) is in line with previous quote (£1,450) less charge to remove waste.

AGREED to works going ahead as per quote.

10 HIGHWAYS AND TRAFFIC

.1 Weston Road ditching – Delayed due to wet weather.

.2 Highways and drainage – Ditch north of Bidden Road from pond junction to phone box. In need of clearing, Chairman done some work by hand; a task for County Lengthsman (next visit 27 March).

.3 Speed limit reminder signs

1 – Location 3 - Weston Road	21 Nov
2 – Location 1 - Bidden Road	12 Dec
3 – Location 3 - Weston Road	02 Jan
4 – Location 2 - Church Street North	23 Jan
5 – Location 3 - Weston Road	13 Feb
6 – Location 1 - Bidden Road	05 Mar.

For signature (p4 of 5)

NOTED Re the 'Church Street North', location, the 30mph repeater sign on the left just before the Greywell Road on approaching the Village is the best site for 'Location 2'.
The SLR activates at 33mph. Confirmation from Simone Systems that:
'We test the battery each time they move the sign and if it was flat we would let you know.'
Present location as from today (Tuesday 15) is Weston Road.

NOTED Speeding into the Village along Bidden Road particularly bad; a good location for Community Speedwatch.

.5 HCC proposals for Parish-funded 20mph schemes

Following pressure from Councillors and Communities for a default 20mph limit in certain locations and circumstances, HCC ran a public consultation. The 'Decision Day' 15 Jan 2024 report from the consultation details recommendations; extracts at **APPENDIX VII**.

'2. Recommendations to incorporate an updated policy position on 20mph speed limits and zones that includes a mechanism for Parish and Town Councils to request 20mph speed restrictions, on a full cost recovery basis.'

A scheme is likely to cost the Parish Council in the region – broad estimate – of £30K, and can only be implemented in particular situations, is not guaranteed to succeed and fees are non-refundable. The police will not enforce.

AGREED Support in principle for some types of location but not for this cost.

11 FURTHER UPDATES / REPORTS

.1 Village Hall

Kitchen refurbishment is going ahead for April with funding from BDBC's CIF (community infrastructure fund). Decoration to follow, then looking to redecorate toilets if sufficient funds. New boiler a great improvement, all remote controlled. Awaiting energy efficiency audit.
'Musical Soiree' 23 February. A wonderful concert to 90+ people, sold out within two or two days, raised funds for the Red Cross Ukraine and Village Hall funds. Congratulations to all.

.2 BDBC Playground lease – Follow-up on enquiry re land transfer

Email received... From: Oliver Ward <Oliver.Ward@basingstoke.gov.uk> Subject: RE: Upton Grey Play Area, Little Hoddington - LEASE Date: 16 February 2024 at 13:11:35 GMT
To: Upton_Clerk <clerk@uptongreyparishcouncil.co.uk>

'Hi Su, Thank you for your email. We can make some enquiries as to whether the playground land could be transferred permanently to the Parish Council, the land is managed by our Natural Environment team so we would need to consult them in the first instance. However if not permitted we will renew your lease as planned.'

Further enquiries made of officers but received nothing more positive. To seek Ward Councillor advice.

.3 Hants Local Nature Recovery Strategy consultation APPENDIX VIII

Consultation closes Sunday 17 March.

.4 Hants Future Services consultation to 31 March.

SERVICES / FUNDING UNDER REVIEW

- Contributions towards non-residential Adult Social Care costs
- Adult Social Care grants programme for voluntary, community and social enterprise organisations
- Competitive (one-off) grant schemes
- Hampshire Cultural Trust
- The planned maintenance budget for Highways
- Highways' winter services
- Homelessness Support Services
- Household Waste and Recycling Centres (HWRCs)
- Spend on library stock
- Passenger transport
- Rural countryside car parking charges
- School Crossing Patrols
- Street lighting.

AGREED To circulate on village email: 'This is going to affect you.' Action Alison Barker.
Likely cuts will be made but if don't contribute to the process unable influence the outcome.

12 NEXT PARISH COUNCIL MEETINGS

Third Thursdays in the month, 7pm:

21 March, 18 April, 16 May (AGM), 20 June, 18 July, 19 Sept, 17 Oct, 21 Nov

Meeting closed 8.45pm with thanks to all

For signature (p5 of 5) Date

APPENDIX I EXTRACTS FROM APPEAL INSPECTOR REPORT

Appeal Decision APP/H1705/W/23/3317257 www.gov.uk/planning-inspectorate

Appeal Dismissed 07 Dec 2023 Land Adjacent to Meadowside And Bidden Road. Erection of up to 16 no. dwellings (including 6no. affordable houses) with all matters reserved.

The main issues in this case are:

1. The effect of the proposal upon the character and appearance of the area, including having regard to the effect upon the setting of the Upton Grey Conservation Area; and
2. whether the proposal would make adequate provision for surface water disposal, including reducing flood risk.

REASONS

Character and Appearance

9. The provision of up to 16 dwellings would harmfully extend the linear form of the village into the open countryside, and the approach to the village along a principal route would become urban rather than rural... When viewed from public viewpoints of the site, including those from higher land, the introduction of development over such a large area would appear conspicuously intrusive, extending the village for a substantial distance along the valley. ... the size of the appeal site would be very large, comparable to the area of Meadowside, Woodmanfield and Elder Dell combined. Unlike the piecemeal nature of these developments, the appeal proposal would appear as a large, cohesive residential estate. The presence of up to sixteen dwellings, along with their associated infrastructure and residential paraphernalia, would extend the continuous built form of the village for a significant distance along the valley, harmfully eroding the rural setting of the conservation area by urbanising it with a large residential estate. Moreover, the generous gap that exists between the edge of the village and the business premises along Bidden Road would be lost, thereby compounding the harm.
12. The importance of the setting of a conservation area is made clear in the NPPF including the requirement for new development to preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. In this case the loss of openness and the extension of the village into the countryside for a considerable distance would harmfully urbanise the setting of the conservation area and erode the contribution it makes to the rural approach to the village.
13. The Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In this case the proposal would lead to less than substantial harm because it would detract from a small part of the setting of the conservation area. Nevertheless, this harm carries considerable weight, and the Framework requires that these harms must be weighed against the public benefits of the proposal...
14. For these reasons the proposal would have a harmful and unacceptable impact upon the character and appearance of the area, and this would include harm to the setting of the conservation area.

Planning and Heritage Balances

21. The Council acknowledges it cannot demonstrate a five-year supply of deliverable housing sites. Consequently, Paragraph 11(d) of the Framework is engaged, whereby planning permission should be granted unless the adverse impacts of the proposal significantly and demonstrably outweigh the benefits.
22. The provision of up to 16 homes, including six affordable homes would be a significant public social benefit. However, tempering this weight is that the Framework requires that in rural areas planning decisions should be responsive to local circumstances and reflect local needs... what this need is and how the scheme would meet it has not been demonstrated.
24. Balanced against these benefits would be the substantial environmental harms arising from the scheme. Additional high-quality homes would be delivered, but in doing so the development would cause significant harm to the character and appearance of the area, including unacceptably detracting from the setting of the conservation area. Further environmental harm would arise from the limited services and public transport within the village necessitating future residents to use private vehicles.
26. There would also be other significant environmental and social harms arising from the uncertainties of the drainage of the site. LP Policy EM7 reflects objectives of the Framework, which also requires the incorporation of sustainable urban drainage systems, and that flood risk is not increased elsewhere.
27. Whilst a key aim of the Framework is to significantly boost the supply of housing, when read as a whole the Framework does not suggest this should happen at the expense of other considerations. The adverse environmental and social impacts in this case amount to cumulative harm which carries substantial weight, and this significantly and demonstrably outweighs the environmental and economic benefits, and even the weight that derives from the social benefits when assessed against the policies in the Framework as a whole. It follows that the presumption in favour of sustainable development does not apply.

CONCLUSION

28. For the above reasons the adverse impacts arising from the proposal would significantly and demonstrably outweigh the aforementioned benefits, and the suggested conditions would not overcome these fundamental and substantial harms. Thus, for the reasons given above and having considered all other matters raised, the appeal is dismissed.

APPENDIX II: FROM PCSO ANDY JONES ON HAMPSHIRE ALERT

We are keen to increase our dialogue with all members of our rural communities.

The Police are promoting Hampshire Alert. Please sign up and have the opportunity to tell your local Policing team the priorities as you see them for your area.

Here are two links that I would be most grateful if you could look at and sign up to using. The first leads you to a short survey about what matters to you so that the alerts can be tailored for you.

www.hampshirealert.co.uk/

www.hampshire.police.uk/

Below is an example of an alert we sent out recently. You will notice on the live system there is an option for you to share the message on Facebook and twitter and you can leave a reply to the alert.



I'd like to take this opportunity to issue some wider advice to those who have horse tack and equipment.

Firstly, make sure everything is locked up securely. We have had incidents where doors have been left unlocked offering an easy access point for intruders.

In addition, we would encourage yard or stable owners to consider the following:

- Secure tack room windows on the inside with solid iron bars (not tubular steel)
- Secure all doors with good quality locks; use bolts (not screws) on the hinges
- If possible, create a physical barrier across a door.

If you are an owner of heavy plant machinery then you could consider parking this in front of a door to block off access to any valuable equipment.

- Mark your tack, perhaps with your post code, using an ultraviolet pen
- display warning signage advertising CCTV
- secure gates with substantial padlocks, and heavy duty chains
- reverse top hinges on gates to prevent lifting
- install security lights and an intruder alarm.

For more information, please visit our dedicated rural crime prevention page on our website:

www.hampshire.police.uk/advice/advice-and-information/rc/rural-crime/rural-crime-prevention/#tack

PCSO 13301 Andy Jones Mobile 07775542021

APPENDIX III
PLANNING UPDATE 15 FEB 2024

APPLICATIONS NEW SINCE LAST MEETING

No new applications

PROGRESS OF RECENT APPLICATIONS

23/03138/FUL (**Pending**, Validated 08 Jan 2024) Upton Grey House, Basingstoke Road. Rear extension of existing pool house to accommodate new gym. PC no objection

23/03050/FUL (**Pending**, Validated 19 Dec 2023) Land At Manor Farm Yard. Erection of 1 no building with 4 no commercial units. Objection comment submitted. 27 public objections, none supporting.

23/02801/FUL (**Pending**, Validated 09 Nov 2023) Thursden House, Basingstoke Road RG25 2RE. Erection of a single dwellinghouse, together with a garage and associated access, car parking and landscaping. Parish Council objection comment. 88 public objections, 1 supporting. No activity on website since Dec.

23/02704/FUL & 23/02705/LBC (**Pending**, Validated 27 Oct 2023) Hoddington House, Baymans Lane. Erection of two new main entrance gate lodges and gates, construction of formal ponds and new landscaping. PC comment submitted. (Preference for brick with clay tile roof as 02 Aug Option.)

23/02476/LBC (**Pending**, Validated 15 Dec 2023) The Old Bakery, Church Street. Erection of a stud wall and associated internal works. Removal of external landscaped terraces, construction of new retaining wall, relocation of existing steps and repointing of existing outbuilding and southern elevation to the main house. PC: No objection. (Additional drawing - proposed garden layout loaded to website 05 Feb.)

23/01955/FUL (**Pending**, Validated 09 Nov 2023) St Marys Church. Construction of a new louvre and window to facilitate improved ventilation in the ringing chamber. (PC: support comment submitted.)

23/00957/LDEU (**Pending**, Validated 13 Apr 2023) Thursden Cottage, Basingstoke Road, Upton Grey. Application for a Certificate of Lawfulness for the existing use of the property known as Thursden Cottage as a self-contained dwellinghouse. PC comment submitted re unhappiness with the process of permission by default. No activity on website since Nov 23.

APPENDIX IV MOTO - MSA APPLICATION M3J6

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

Winslade continues to campaign actively in opposition; following a recent meeting with Ranil Jayawardena MP, there is now a petition www.ranil.uk/MSA

M3 Motorway Services Area Petition www.ranil.uk/MSA

The petition of residents of NE Hampshire

'Declares that urgent action must be taken concerning proposals for a new Motorway Service Areas (MSA) at Junction 6 of the M3; there is no need for any additional motorway service area given that the existing services at Fleet and Winchester are only 23 miles apart, which is already 5 miles within the Department for Transport's guidance for the distance between MSAs; the development of any new facilities will be detrimental to the environment, a listed landscape and building and traffic congestion; and the proposal made to date for a MSA at Junction 6 is not acceptable.

'The petitioners therefore request that the House of Commons urges HM Government and all relevant authorities make sure that protection of the environment, the preservation of a listed landscape and building, and the avoidance of traffic congestion are given priority over this unnecessary new Motorway Service Area at Junction 6 of the M3; and to make sure that further investment is encouraged at Fleet and Winchester.'

And the petitioners remain, etc.

Local Parish Councils including Upton Grey are united in their objection to this application which continues under consideration with new consultee comments recently submitted.

NOTABLY FROM NATURAL ENGLAND OF 11 DEC 2023 WHICH SAYS

'As already noted, this is a sensitive location being a principal aquifer with shallow groundwater conditions. It is unlikely that SuDS proposals which include infiltration would be appropriate in this location due to the nature of the development and the local environment. The conditions we previously recommended in 2018 to protect groundwater quality and resource were based on the applicant's surface water and foul drainage report submitted at that time. Taking account of the groundwater sensitivity, the recent local nature reserve designation and the passage of time, we consider it would be appropriate to seek that the applicant produce a Hydrogeological Risk Assessment (HRA) to consider not only surface and foul drainage proposals but all design features of the development.'

'We are unable to advise you whether the development should be subject to EIA but given the sensitive location we advise that the proposal does have the potential to significantly impact the environment.'

BIODIVERSITY RESPONSE OF 15 JANUARY 2024 WHICH SAYS:

'Comments relate to the following documents/drawing no(s):

Environment Agency Response dated 11/12/2023

Thames Water Response dated 22/12/023

Flood Authority response from Hampshire County Council dated 16/10/2020

'Given that the Environment Agency now feel that a full Hydrological Risk Assessment needs to be undertaken on the site and that they consider that the proposal has the potential to significantly impact the environment downstream of the site without issues such as the sensitive groundwater conditions and the possible impacts of all design features of the development now needing to be addressed (not just surface run off and foul water) I feel that there is need for EIA on Ecological grounds. The site sits at the headwater catchment of the River Loddon and potential impacts could result to designated sites in the form of Black Dam Ponds and Crabtree Local Nature Reserve and the Sites of Importance for Nature Conservation including, the River Loddon SINC, Black Dam SINC and Basing Fen and Wood SINC and associated key habitats including Chalk streams, fen and wet woodland habitats.

'Key Issues: 1. Requirements for Environmental impact Assessment on ecological grounds.'

THAMES WATER CONTINUES TO NOTE (22 Dec 2023);

'Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal...'

APPENDIX V – ACCOUNTS TO DATE

INCOME UPTON GREY 2023/24 - 14 Feb

Balance brought forward from April 1st 2023									£34,891.15
Date	Description	Precept	Grass cutting grant	Grants (other)	Tennis subs	S106	Bank interest	VAT reclaim 22/23	TOTAL
03/04/23	BDBC Coronation grant			£1,000.00					£1,000.00
12/04/23	VAT reclaim							£1,228.09	£1,228.09
24/04/23	Precept six months	£9,302.50							£9,302.50
24/04/23	BDBC Grass cutting grant		£1,292.47						£1,292.47
28/04/23	County Coronation grant			£1,000.00					£1,000.00
24/09/23	Precept six months	£9,302.50							£9,302.50
09/10/23	Ward Cllr Grant 22/23-trees			£450.65					£450.65
01/01/23	Tennis subscriptions				£1,710.00				£1,710.00
09/10/23	HCC PTCI Grant			£1,495.00					£1,495.00
2023/24	Bank Interest						£341.84		£341.84
TOTALS		£18,605.00	£1,292.47	£3,945.65	£1,710.00	£0.00	£341.84	£1,228.09	£27,123.05

Receipts and Payments Summary	
Start balance	£34,891.15
Plus Income	£27,123.05
Less Expend	£32,066.65
Balance	£29,947.55

Bank reconciliation	
Lloyds-Treasurers	£2,042.24
Lloyds-Business	£27,905.31
Balance	£29,947.55

TENNIS ACCOUNT		
Bal t/o from	2022/23	£9,583.48
Income	2023/24	
Expend	2023/24	£330.00
Balance		£9,253.48

TREASURERS ACCOUNT
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UPTON GREY PARISH COL

£ 27,905.31 €

Anticipated income

EXPENDITURE UG 2023/24 - 14 Feb				Salaries	Revenue	Community	Maintenance			RD	Post	Project	W/ht / Shop	Tennis	VAT	TOTAL
Month	Ref No	Payee	Description				Contract	General	Paragon							
1	24/04/23	064162	John H. Power Ltd	Construction insurance		£1,440.00										
2	24/04/23	064162	Trusley Services	Res/24/04/23							£1,750.00					
3	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23			£20.00									
4	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23			£206.50									
5	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
6	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
7	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
8	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
9	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
10	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
11	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
12	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
13	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
14	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
15	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
16	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
17	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
18	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
19	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
20	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
21	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
22	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
23	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
24	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
25	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
26	14/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
27	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
28	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
29	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
30	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
31	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
32	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
33	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
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38	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
39	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
40	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
41	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
42	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
43	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
44	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
45	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
46	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
47	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
48	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
49	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
50	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
51	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
52	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
53	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
54	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
55	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
56	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
57	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
58	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
59	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
60	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												
61	24/04/23	24/04/23	PH for Parish Council	Tillage Works 24/04/23												

TOTALS				£18,605.00	£1,292.47	£3,945.65	£1,710.00	£0.00	£341.84	£1,228.09	£27,123.05					
				Salaries	Revenue	Community	Maintn contract	Maintn general	Maintn Paragon	RD	Post	Project	W/ht	Tennis	VAT	TOTAL

APPENDIX VI – HONEY FUNGUS-RESISTANT TREES

Ginkgo Biloba Named varieties of (male) trees (eg Autumn Gold) reach 50ft. Relatively slow growing (up to a foot a year). A very long history. It has developed a strong DNA resistance to nasties in the soil, and is a 'survivor'. (Mentioning 'non-native' – now – but it was native back in the Jurassic.)

Question raised with Nursery, do they respond well to pruning?

Morus nigra (Black Mulberry) Can reach 8-10m, spread 6m. Not considered 'native' but grown in this country for 100s of years. A 'small but characterful tree', with ridged and flaking bark, takes on an attractive, gnarled shape at a relatively young age. Slow-growing but long-lived. Sunny position, moist well-drained soil. Plentiful edible soft summer fruits. Good for wildlife.

Whether this the right location for a Mulberry because of the fruit?

Dessert Pear – *Pyrus communis* (European Pear) 'Beurre Hardy' (Gellerts Butterbirne). Height 3 to 4 metres (unless regular pruning to keep the fruit within reach). Dessert, pollination group 3. Season: pick mid September, use October. Large yellow-green fruit with bronze russet patches. White flesh with a smooth texture. Juicy, sweet and aromatic.

(from Pomona Fruits website) RHS Garden Merit and Pollinator awards. Raised in 1820, this is one of the finest flavoured dessert pears and an excellent choice for the garden. The medium-large fruits are soft and juicy and almost completely covered in bronze russet. Sweet and aromatic with a hint of rosewater. Heavy cropping. Resistant to scab. The blossom is frost resistant but the tree requires a warm location.

Dessert Pear – *Pyrus communis* (European Pear) 'Doyenné du Comice'. Dessert, pollination group 4. Pick mid October. Medium/large golden yellow fruit. Creamy-white juicy flesh with an outstanding flavour, very sweet.'

(from Pomona Fruits website) RHS Garden Merit and Pollinator awards. Raised in 1849, this is one of the finest flavoured and most popular dessert pears. Produces large green-yellow fruits, sometimes with a red flush. The flesh is smooth and very juicy with a sweet, delicious flavour. The tree requires a warm location in order to crop well.

https://www.pomonafruits.co.uk/fruit-nut-trees/cordon-columnar-fruit-trees/cordon-pear-trees/cordon-pear-beurre-hardy?gclid=EAiaIQobChMIr6fK14mjhAMV75NoCR3ahQbsEAQYASABEgJyuvD_BwE

<https://www.growveg.co.uk/guides/how-to-grow-pears/>

'Pears are hardy and will grow well in many areas, but they do need a little cossetting in cooler regions. The flowers appear early and are easily damaged by frost so it's best to grow them somewhere sunny and sheltered, but not in a low-lying area that could become a frost pocket.'

<https://www.orangepeppertrees.co.uk/articles/fruit-tree-advice/honey-fungus-fruit-trees>

Fruit trees which are resistant to honey fungus infection – Quince trees - Pear trees - when grown on Quince rootstocks - Figs - Mulberry trees - Walnuts (*Juglans regia*) when grown on their own roots (most fruiting walnuts are grafted on *Juglans nigra* though, which is susceptible) - Medlar trees (particularly when grafted on Quince rootstocks).

<https://www.orangepeppertrees.co.uk/articles/fruit-tree-gardening/rootstocks-for-pear-trees>

Rootstocks for Pear and Quince trees – The choice of rootstocks for pear trees is more limited than it is for apples, reflecting the fact that pears are not as commercially important as apples. Whereas rootstocks for apples and plums come from closely related *Malus* and *Prunus* species respectively, the situation with pear rootstocks is more unusual. The most widely-used rootstocks for pears in Europe come not from another pear species, but from a different species altogether - Quince (*Cydonia oblonga*). However, as is obvious from the shape of the fruit, there is still a close relation between quinces and pears which means that pear scions can be successfully grafted on to quince rootstocks. Quince trees tend to be smaller trees than pear trees, and quince rootstocks are also more precocious than seedling pears - so the resulting tree bears fruit at an earlier stage in its life than a pear tree on its own roots, usually within three years.

Pyrus calleryana 'Chanticleer' – Ornamental pear – Height to 12m (6m in 10 years) Conical habit, does not produce edible fruit. Finely scalloped, glossy, dark-green leaves turn a wonderful purple in autumn. Glossy green leaves, white flower sprays in spring followed by small brown fruits. Full sun in moist, well-drained soil.

Cydonia oblonga (Quince trees) Easy to grow, hardy and generally trouble-free, quince trees are attractive and productive. Look fairly similar to apple trees and produce pretty spring blossom as well as fruit. They can range from large spreading trees that make an attractive focal point in a lawn, especially in warmer locations, to more compact forms suitable for smaller gardens or even large pots. They usually start cropping when five or six years old.

Quince trees are self-fertile. They produce large, highly fragrant fruits, usually golden yellow in colour and can be made into aromatic preserves and cooked desserts.

Pyrus Salicifolia Weeping willow-leaved silver pear tree.

https://www.rhsplants.co.uk/plants/_/pyrus-salicifolia-pendula/classid.2000036892/

This small, spreading weeping pear has delicate, weeping branches and silver grey, willow-like foliage. In April and May it's covered in creamy white flowers, followed by inedible green fruit. An ideal specimen tree for small urban gardens, particularly those based on a white or grey colour scheme, it copes well with pollution and alkaline soils. Position: full sun. Soil: fertile, well-drained soil. Rate of growth: average. Flowering period: April to May. Hardiness: fully hardy

APPENDIX VII HAMPSHIRE COUNTY COUNCIL Decision Report **TRAFFIC MANAGEMENT POLICY UPDATE: 20 MPH SPEED LIMITS & ZONES**

Date: 15 January 2024; Decision Maker: Executive Lead Member for Universal Services

Purpose of this Report

1. The Purpose of this Report is to set out how the recommendations and outcomes of the review of the existing position on 20mph speed limits and zones, which included input from the former Economy Transport and Environment Select Committee Task-and-Finish Working Group.

Recommendations

2. That the Executive Lead Member for Universal Services approves a revision to the Traffic Management Policy to incorporate an updated policy position on 20mph speed limits and zones that includes a mechanism for Parish and Town Councils to request 20mph speed restrictions, on a full cost recovery basis.

3. That authority to make any minor consequential amendments to the Traffic Management policy to incorporate this revision be delegated to the Director of Universal Services.

Executive Summary

7. The revised policy position will provide a mechanism, similar to the successful Community Funded Traffic Management Initiative, for individual Parish and Town Councils to request, and fund, 20mph speed limits and zones on a full cost recovery basis. All proposed speed limit changes will require approval from the County Council, as the Highway Authority, and will need to meet the technical criteria set out within the revised policy position.

9. The procedure for making an order, as provided under The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996, will apply to every application and consultation will be required and due legal process followed. In some cases, the outcome of this process may mean a scheme cannot go ahead if objections are upheld through the traffic order decision-making process.

Finance

33. Parish and Town Councils will be able to request and fund 20mph speed limits and zones in suitable areas that meet the technical criteria. Schemes will need to be delivered on a full cost recovery basis along the lines of the community funded traffic management initiative.

34. ...An application form will be produced and made available shortly which will be subject to a non-refundable application fee of £175 to cover the initial technical and prioritisation assessments.

35. Currently the fee to progress a Traffic Order, which includes the statutory consultation process to make any speed limit changes legal and enforceable, is approximately £10,000. This fee does not include the costs associated with the investigation, design and installation of the scheme. Presently, the commuted sum, which covers the costs of future maintenance responsibility for each new sign installed, would be approximately £320 over and above the installation costs. ...there is no guaranteed outcome with a proposed speed limit change... Parish and Town Councils will be responsible for all scheme costs upfront and a scheme may be refused at the Traffic Order stage, i.e. without a speed limit change ever being delivered. If a scheme is refused, the costs will not be refundable.

Performance

38. There are elements of the revised policy position where local expectations would need to be managed. Residents within 20mph speed limits often have higher expectations about driver behaviour and therefore may start demanding enforcement. To achieve compliance there should be no expectation on the Police to provide any additional enforcement beyond their routine activity. Therefore, 20mph speed limits will only be considered where existing "before" mean traffic speeds are below the 24 or 26 mph threshold respective to the hierarchy of roads. However, additional traffic calming measures may be possible in some cases in order to achieve the required mean speeds but this will need to be at the applicants own expense with advice and non-financial support from the County Council.

Consultation and Equalities

41. Hampshire & Isle of Wight Constabulary do not support the introduction of 20mph speed limits in general terms because there is no evidence, according to the Department for Transport, that accidents are reduced (or increase) with their implementation and because mean speeds only reduce by 1-2 mph.

Appendix 1 Carriageway Hierarchy Categories

Hierarchy Category CW3 – Sections of the Primary Distributor Road Network

For few sections of A Class roads with lower traffic volumes, the majority of sections of B Class roads and some C Class roads: The following criteria would all need to be met:

Existing 30 mph limit - Mean speed threshold – existing speeds lower than 24 mph - Frontage development – sufficient level/density.

NB Evidence of strong community support needed.

APPENDIX VIII – HANTS LOCAL NATURE RECOVERY STRATEGY CONSULTATION

THE NATURE RECOVERY NETWORK

The Nature Recovery Network is enacted by the Environment Act 2021. It introduces a new form of plan making to progress from protection to active restoration of natural habitat for all of England.



Key habitats and wildlife rich places are to be supported, expanded and connected by wildlife corridors.

Broad aims are to help counter biodiversity loss and climate change and improve public health.

SPECIFIC AIMS ARE TO

Protect and effectively manage 30% of our land and sea for nature by 2030.

Halt decline in species abundance by 2030, and then increase abundance by at least 10% to exceed 2022 levels by 2042.

By 2042 restore or create at least 500,000 hectares of wildlife-rich habitat, outside of protected sites,

Restore or create 140,000 hectares of wildlife-rich habitats outside protected sites by 2028, compared to 2022 levels.

Improve the Red List Index for England for species extinction by 2042 compared to 2022 levels.

Ensure all SSSIs (Sites of Special Scientific Interest) have an up-to-date condition assessment; and for 50% of SSSIs to have actions on track to achieve favourable condition by 31 January 2028.

Increase tree canopy and woodland cover from 14.5% to 16.5% of total land area in England by 2050, with a new interim target to increase this by 0.26% (equivalent to 34,000 hectares) by 31 January 2028.

Ensure 70% of designated features in Marine Protected Areas (MPAs) are in favourable condition by 2042. The remainder to be in recovering condition, with a new interim target of 48% designated features to be in favourable condition by 31 January 2028.

Achieve environmental, economic, and social benefits, such as carbon capture, clean water, pollination, flood management, and recreation.

HAMPSHIRE'S LOCAL NATURE RECOVERY STRATEGY

www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy

The Nature Recovery Network across England is divided into County (or Unitary) Authority-based 'Local Nature Recovery Strategies'.

One Strategy for all Hampshire will be founded upon:

- **a map of the most valuable areas for wildlife**
- **opportunities to improve nature in the future**
- **local priorities.**

The County Council is appointed by DEFRA to be the Responsible Authority for delivering the Local Nature Recovery Strategies (LNRS).

The LNRS will be used to:

- Establish priority areas for allocating funding.
- Guide investment into local priorities for protection and enhancement
- Shape how funding for farming and land management schemes is used
- Map areas of opportunity for the use of 'nature-based solutions' to wider environmental problems like flooding, climate change mitigation and adaptation, or poor water quality
- Guide mandatory biodiversity net gain (BNG) investments
- Provide a source of evidence for local planning authorities, helping to understand locations important for conserving / restoring biodiversity.

The LNRS will NOT mandate any changes to local landowners.

Strength of Community Support for LNRS priorities is important.

'Gathering information on local views, priorities and actions for nature recovery is an important first step in developing a LNRS which aims to restore Hampshire's natural environment for today's and future generations.'

For example the weight of support for protecting our local chalk streams could be crucial. Completing the online survey need only take a few minutes and if you wish you can register online to receive updates

www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy

The County Council has established a LNRS Steering Group comprising:

- Southampton City Council
- Portsmouth City Council
- **Hampshire & Isle of Wight Wildlife Trust**
- A representative of the Local Planning Authorities
- South Downs National Park Authority
- New Forest National Park Authority
- Hampshire & Isle of Wight Local Nature Partnership
- Natural England
- National Farmers Union
- Country Business and Land Association.

It seems likely that there will be strong and competing interests for establishing local priority areas.



Hampshire & Isle of Wight Wildlife Trust

www.hiwwt.org.uk/blog/debbie-tann/together-we-must-make-2024-pivotal-year-natures-recovery

'If done well, the LNRS could not only set out an evidence-based plan for where nature is and should be, but could underpin effective, sustainable development for our two counties – easing current challenges for planning authorities and others by front-loading environmental considerations, rather than dealing with them as after-thoughts or obstacles to get around.

'But for this to happen, we do need everyone to believe in the LNRS and its importance and potential. You can have your say...'

