

PRESTON CANDOVER AND NUTLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE COUNCIL

Date:	Monday 16 th March 2026	Time: 7:30pm
Venue:	Preston Candover Village Hall, Preston Candover	
Present:	Robin Human Andrew Frome Rebecca Kennelly Emma Dare Bryan Luke Sherbrooke Tara Paul 39 members of the public Julian Jones Wendy Simson	Chairman Vice Chair Borough Council Clerk
Apologises	Cllr Juliet Henderson	County Councillor

1636 Public Forum

The Chair welcomed everyone to the meeting and introduced Stuart Garnett, Head of Planning at Shorewood Homes. Stuart attended the November meeting to present initial ideas about developing the land on the Wield Road identified under Strategic Housing and Economic Land Availability Assessment or SHELAA (PCAN001). Stuart was invited to the meeting to give an update on the plans along with results from the survey work that has been carried out at the site.

Stuart gave a short review of the questions and concerns raised at the last meeting and the work to fully understand those issues. The ground conditions on the land and drainage for the projected property numbers of 20 were reviewed and Shorewood understands that residents do not want a development which looks ultra urban. The property number has been decreased to 8 new homes which will be situated with 4 long the Wield Road and 4 behind them, this will leave a substantial amount of the paddock (75%) as open space.

The existing exit from the field will be maintained and a Highways Assessment has been completed to assess traffic flow on the Wield Road along with the impact of the additional traffic generated by this development. Part of the hedge along Wield Road would need to be removed and replanted to increase visibility for drivers exiting the new development.

An Attenuation Bason is planned to be included on the development to allow storm water to be held and Stuart confirmed that the properties would all be on Sewage Treatment Units.

The design of the homes was shown with photographs of properties built on other sites, these include brick and flint, and barn conversion designs.

The planned mix of properties is 1 two-bedroom bungalow, 5 three-bedroom homes and 2 four-bedroom properties. Stuart explained that as the number of homes falls under 10 then there is no requirement to build any affordable dwellings. If affordable homes were included then the number of properties would need to increase to 15, 6 affordable dwellings (40%) plus 9 larger houses. Stuart also explained that finding an Affordable Homes Provider to manage the homes has been difficult at other sites. One of the Councillors explained that there are

affordable homes in two locations in the parish so a provider is already managing dwellings in the area.

Q. If this planning application is approved, will there be another application for more homes, each time under 10 houses to avoid building affordable homes?

Stuart explained that at this time there were no plans to build further on the site.

Q. Would the owners of the land be prepared to put in writing that no further development was applied for?

Stuart questioned if this would be valid and explained that the land may change hands and the new owners may not be bound by this agreement.

Q. What would be the timeframes for the planning process for the properties?

Stuart explained it would usually take 8 to 10 months.

Q. What would the homes show on the photographs be sold for?

Stuart explained that he would not be able to answer that question as property prices varied between locations.

Q. It was suggested that the homes would retail at about £1million by a resident and that there are several properties in the parish which have been on the market for some time at similar prices and have not sold which suggests that more homes in this same price bracket are not required.

Stuart explained that these properties were older buildings and that the homes created would attract a different demographic.

Q. Are all the new homes that have been built in Basingstoke occupied?

Stuart explained that he did not know this information.

Q. What has the outcome of the discussion with Highways been as there are currently 11 entrances onto the Wield Road along this length of road and visibility from all is obscured?

Stuart informed the meeting that vehicle movement data has been collected but a response from Highways has not been received.

Q. How long was the vehicle data collected for and at what time of the year?

Stuart informed the meeting that the data collection had been in place for a week and was outside of school holidays to ensure a true record of the vehicle numbers.

Q. Has vehicle number testing been completed when the farms are sowing or harvesting as the numbers of large farm machinery passes increases significantly during these periods.

Stuart confirmed that the testing had taken place since he presented at the last Parish Council meeting.

Q. Have other sites identified under SHELAA been explored as development opportunities?

Stuart explained that Shorewood Homes have an option on PCAN001 and was not aware if any of the other identified plots were being explored.

Q. Would the chicken farm as a "brown Field" site be viewed more favourably?

Stuart explained that as no application was being made at this location then he couldn't comment.

Q. If plans are approved will there be facilities for those working on site, as the work on the pub has caused additional parking on the roads?

Stuart confirmed that parking and facilities would be installed on the site before work starts. The hours of operation would all be agreed and communicated to the Parish Council and those living locally to the development.

Q. what is the estimated build time?

Stuart explained it would be approximately a year.

Q. Would there be traffic lights on the Wield Road for the period of the build?

Tuart explained that a management plan would be created for large deliveries but it was not considered that traffic lights would be required.

Q. There are only 2 buses a week from the village, so no workable public transport for those working, so all journeys in and out of the development would need to be by car. The Community Store is not large enough to provide all the supplies household need to grocery store deliveries would also be added to the traffic. Has the number of additional car journeys been calculated?

Stuart explained that the Highways Team at Shorewood were using the data collected to model traffic flow and this report would be included with the planning application.

Q. Would the report on traffic be released in advance of the planning application?

Stuart explained that it would form part of the pack submitted as part of the application.

Q. Have Shorewood Homes considered the ethical issues surrounding this proposed development? The roads and housing systems have remained the same for decades and this development looks to destroy this with no consideration for the residents.

Q. Can the development plans be stopped?

Stuart explained that once a planning application has been made then residents and the Parish Council will all be given the opportunity to comment.

Q. The remodelling of the pub has meant a huge amount of disruption in the village but at the end of it the residents will have a lovely pub. This development doesn't have any advantages for the community.

Q. Who will own the rest of the paddock?

Stuart explained that the current landowner will own the remainder of the field.

Q. has the increase traffic generated by the pub been considered when modelling traffic numbers?

Stuart agreed to ensure the Highways Team calculated these figures.

Q. The Wield Road is not safe for pedestrians. School children, parents with pushchairs and the elderly all walk down the road into the village. The road is not wide enough for cars to allow space for pedestrians and cyclists on the road and the blind bend at the War Memorial is an accident waiting to happen. What is planned for the residents of these new homes to allow them to walk into the village?

Stuart explained that the developers are looking to create a path alongside the road in the area of the development but have no ability to increase the road width in other areas.

Q. What street lighting will be included on the development site?

Stuart confirmed that that no street lighting was planned but homes would have porch lights.

Q. The valley has an issue with groundwater levels, these additional homes will add more water to the system and potentially cause more properties in the village to be at risk of flooding. What can be done to mitigate this?

Stuart explained that the Attenuation Bason will take some of the surface run off and soak aways for STS units will meet the requirements of the planning authority.

Q. When is the planning application due to be filed?

Stuart estimated that the application would be made in the next month.

Q. Is this the Public Consultation of the development?

Stuart explained that a Public Consultation was not required. Once the Planning Application is made residents and the Parish Council will be given 3 weeks to respond which is the standard process.

Q. Are the plans likely to change from those presented this evening?

Stuart suggested that there were not expected to be any significant changes.

Q. Will Shorewood Homes consult with residents during the build?

Stuart explained that a Site Manager will be allocated to the development who will communicate what is happening and answer any questions.

Q. Who are Shorewood Homes?

Stuart explained that they are a local developer owned by two Directors. Shorewood Homes have built about 90 houses in the local area.

Residents asked the Parish Council to set up an extra meeting to allow comments on the application to be discussed.

Action: Councillors to agree on a date and publicise to community.

The Public Prestation closed at 8:30pm, all the members of the public except two left the meeting.

The Councillors agreed on Tuesday 21st April for the meeting date. The Easter break falls in the next couple of weeks and it was agreed that some families would be away, this date would ensure as many residents as possible could attend.

Action: Clerk to ensure the hall is available and put an advert in the Oxdrove.

1637 Apologies for absence and welcome

Clerk had received apologies from Cllr Henderson.

Cllr Henderson is holding a open forum with Donna Jones, the Police and Crimes Commissioner along with Nick Adams-King, Leader of Hampshire County Council on Wednesday 18th March at 6:30pm at the Preston Candover Village Hall.

1638 Minutes of the last meeting

The Councillors confirmed that the minutes were a true record of the last meeting held on Monday 19th January 2026. The Clerk to provide a copy of the minutes for the Chairman to sign at the meeting.

1639 Matters arising

SID data file – Cllr Frome explained that he had not had the data file, the Clerk agreed to check it was sent and resend if necessary. The Clerk also agreed to download the data from the unit before it is returned to Brown Candover later this month.

Action: Clerk to send all data files to Vice Chair.

1640 Financial Statement

The Clerk circulated the financial report prior to the meeting.

- Payment to make at meeting:
 - Clerk's salary (January to March) - £850.20
 - PAYE (January to March) - £241.39

The Councillors approved all payments.

The Clerk has claimed the VAT for 2025/26 totalling £805.28, this should be deposited with the Parish Council before year end.

The Clerk informed Councillors that the paperwork was being prepared for the Internal Auditor and should be delivered in early April. The files should be returned for approval at the May meeting.

The Annual Governance and Accountability Return (AGAR) template has not yet been received but the Internal Auditor sent notes on changes to this year's filing, they are:

[*Assertion 10 - Digital and data compliance*](#)

To warrant a positive response to this assertion, the authority needs to have taken the following actions:

- *1.47 Email management - every authority must have a generic email account hosted on an authority owned domain, for example clerk@abcparishcouncil.gov.uk or clerk@abcparishcouncil.org.uk rather than abcparishclerk@gmail.com or abcparishclerk@outlook.com.*
- *1.48 All smaller authorities (excluding parish meetings) must meet legal requirements for all existing websites regardless of what domain is being used.*
- *1.49 All websites must meet the Web Content Accessibility Guidelines 2.2 AA and the Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018.*
- *1.50 All websites must include published documentation as specified in the Freedom of Information Act 2000 and the Transparency code for smaller authorities (where applicable).*
- *1.51 All smaller authorities, including parish meetings, must follow both the General Data Protection Regulation (GDPR) 2016 and the Data Protection Act (DPA) 2018.*
- *1.52 All smaller authorities, including parish meetings, must process personal data with care and in line with the principles of data protection.*
- *1.53 The DPA 2018 supplements the GDPR and classifies a parish council as both a Data Controller and a Data Processor.*
- *1.54 All smaller authorities (excluding parish meetings) must also have an IT policy. This explains how everyone - clerks, members and other staff - should conduct authority business in a secure and legal way when using IT equipment and software. This relates to the use of authority-owned and personal equipment.*

The Clerk has updated the required policies and circulated to the Councillors for review to meet these requirements.

Action: Cllr Dare Bryan agreed to complete the full review of all policies.

1641 Response from Parish Council on Basingstoke & Deane Local Plan

The Parish Council wrote a comprehensive response to the proposed update to B&D Local Plan which was submitted as required. The Clerk has included the response with the papers for the meeting.

1642 Flooding

Groundwater levels rose significantly following the sustained rainfall in January and February but the recent dryer weather has mean that the levels have stabilised. It was reported that most properties which need to pump water have required less time with the pumps operating than recent winters.

The Councillors discussed the shortage of water to supply the new homes being built in the area and that many of the new developments are limited to 120 litres of water per day and with the next homes allocated this is likely to reduce further to 90 litres a day.

Councillors also reported a drop in water pressure in the last 7 days.

1643 Rights of Way

Cllr Kennelly reported that all issues have been reported and are monitored.

1644 Parish Council website

The Clerk informed Councillors that the website is up to date and that a note will be included to say that the policies are being updated.

A new photograph has been used for the Home page.

1645 Planning

The Parish Council have had five applications since the last meeting, they are:

- **Land Adjacent to Fawknors (23/03038/FUL)** - Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access. Appeal to Secretary of State. [Comment submitted.](#)
- **1A Garden Close (T/00096/26/TCA)** – Reduction of overhanging branches to boundary line of a Yew Tree. [No comment.](#)
- **Valley House (T/00106/26/TCA)** – removal of a fir tree to ground level. [No comment.](#)
- **Malmsmead (26/00439/LBC)** – Replace 2 existing windows on upper level east elevation. [No comments.](#)
- **Fairview Cottage (26/00518/FUL)** – Change of use of existing garage annex ancillary to dwelling to be used as accommodation to be let out to guests on a short term, ad hoc basis. [Very little detail in the application, Parish Council to ask for clarification.](#)

1646 Children’s Play Area

The Inspection Report is as follows:

Asset Name	Finding Title	Risk Level
slide	Other / Miscellaneous	Low
agility multi-linked items Surface	Item - Not Secure	Low
agility multi-linked items	Item - Broken	Very Low
Twin seat springy	Surface - Holes	Medium
Site - Preston Candover Parish Council	Surface - Holes	Medium
frame & net	Timber - Decay	Low
frame & net	Item - Cap missing	Very Low

The Clerk to send to Contractor who maintains the play area to inspect holes and fill where needed.

1647 Highways

The Clerk agreed to include the link to report potholes in the minutes, which is:

[Report a pothole | Transport and roads | Hampshire County Council](#)

The Clerk also urged all Councillors and residents to attend the meeting with Nick Adams-King to raise the road quality issues in the valley and across Hampshire.

1648 General Correspondence

Cllr Paul attended the Community Resilience Event on Saturday 28 February at the Apollo Hotel, Basingstoke. There was lots of useful information and ideas about sharing resources across the Borough.

Action: Cllr Paul to send the slides to all Councillors

Cllr Jones informed the Councillors that an area of land has been purchased towards the Wheatsheaf on the A33, it is believe this is where the Trauma Unit will be sited.

1649 Dates of next meeting

- Monday 18th May 2026 (7:30pm), this will include the AGM.

The meeting closed at 9:50pm.