

PRESTON CANDOVER AND NUTLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE COUNCIL

Date:	Monday 17 th November 2025	Time: 7:30pm
Venue:	Preston Candover Village Hall, Preston Candover	
Present:	Robin Human	Chairman
	Andrew Frome	Vice Chair
	Rebecca Kennelly	
	Emma Dare Bryan	
	Tara Paul	
	Alex Rowley	
	Stuart Garnett	Shorewood Homes
	Philip Holdcroft	Virtus
	27 members of the public	
	Wendy Simson	Clerk
Apologise:	Luke Sherbrooke	
	Cllr Juliet Henderson	County Councillor
	Paul Gaskell	Borough Council

1606 Public Forum

The Chairman welcomed everyone to the meeting and explained that Stuart Garnett, Head of Planning at Shorewood Homes contacted the Parish Council asking to come along to the meeting to discuss Brown Acres, on the Wield Road. Stuart explained that he planned to introduce himself and Shorewood Homes and get some initial feedback from the Parish Council regarding this site.

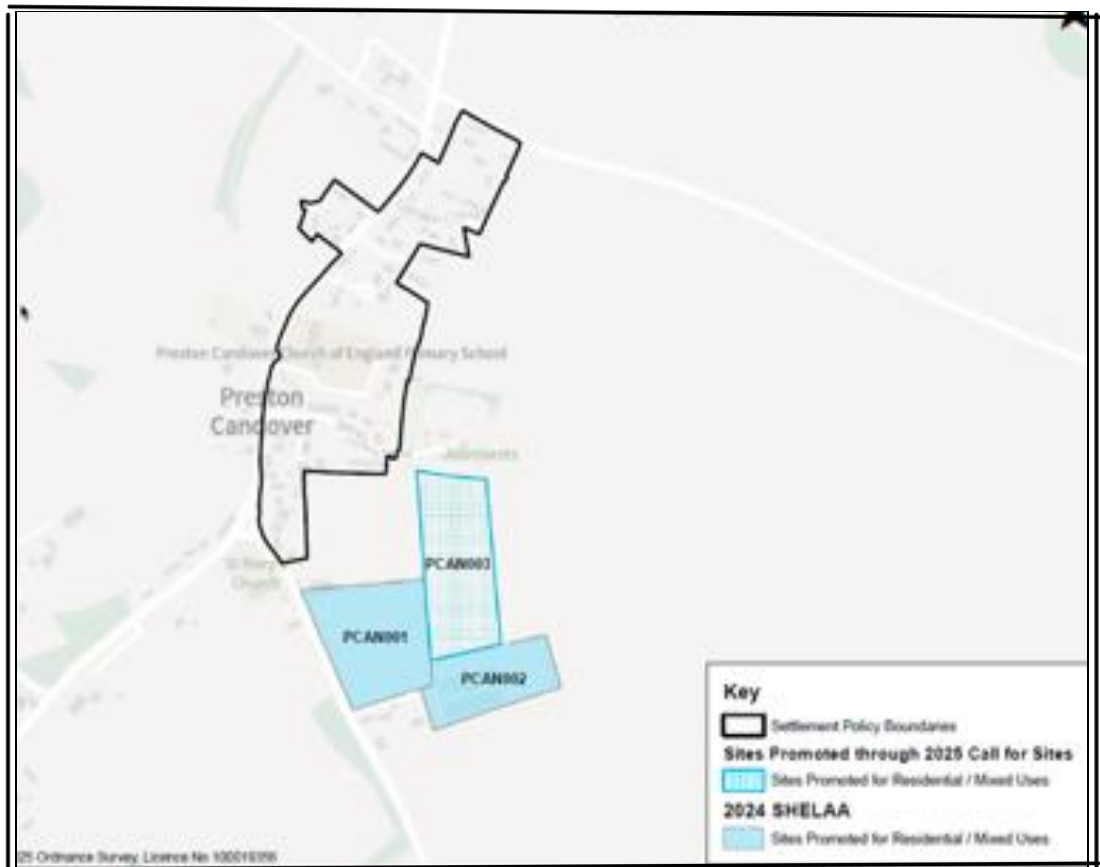
Shorewood Homes are just starting development of 3 houses in Odiham, have a planning application for 7 houses at North Waltham and are nearing completion of 7 houses at Kings Worthy.

Stuart introduced Philip Holdcroft to the meeting, Philip presented to the Parish Council and members of the community on 16th May 2022 about the same site.

Stuart explained that in the Basingstoke & Deane Local Plan, Preston Candover has been allocated 10 new homes as part of the Government objective to increase housing numbers. This allocation was made in the 2011 Local Plan and requires that the 10 properties are built together, any homes built as one offs are considered “windfalls” and do not count against this allocation. Basingstoke & Deane are currently updating the Local Plan and have increased the allocation for Preston Candover to 20. The updated Local Plan will go for public consultation at the end of November, the public consultation is planned for 6 weeks.

Stuart informed the meeting that Virtus and Shorewood Homes planned to use the whole of the field PCAN001 to possibly deliver all 20 homes required by Basingstoke & Deane. The new homes would attract families which would add new pupils to Preston Candover Primary School. The development would also generate approximately £400k of Community

Infrastructure Levy (CIL) and the Parish would be allocated 15% of this sum to improve the infrastructure in the village.



Stuart included photographs of the development in Kings Sombourne where 18 new homes have been built on an area that was allotments.

Q. What percentage of the homes would be affordable?

A. 40% of the properties would be designated as affordable, these would be either rented or shared ownership.

Q. What size of the area PCAN001?

A. It is 5 acres. The development would not look to fill the area and so would allow room for some open spaces and boundaries.

Q. What is the structure in the pictures?

A. It's a stable which is situated in the corner closest to the village.

Q. What would the mix of properties be and how densely would they be built?

A. The homes would be a mix of 2, 3 and 4 bedroom properties with an average of 10m gardens. Shorewood would look to build 10 properties per hectare.

Q. Where would the access to the new development be? If each property has two vehicles, the Wield Road is very narrow and there is very limited lines of sight.

A. In planning terms, the development would need to demonstrate ample visibility. Shorewood Homes would consult with Hampshire Highways, this would include speed surveys and may require virtual footpaths to be created on the Wield Road. Whilst each property may have two or more vehicles each they would not all be on the road on the same time so the impact would be lessened.

Q. The Wield Road is used by large pieces of farm machinery and there are few locations where vehicles can safely pass.

A. Highways may suggest that passing points are created to allow vehicles to move through the area.

Q. The pub is due to reopen in 2026 and is likely to create additional traffic in the area around the war memorial and up the Wield Road. Access from the development would include the blind bend at the bottom of the Wield Road making it unsafe for anyone to walk into the village. Future traffic will only increase, how will those walking be kept safe?

A. These point would be relayed to Shorewood's Traffic Consultant.

Q. The site is outside of the Development Area of the village, there have been three previous attempts to develop this site which have not been successful due to the issues with traffic and road safety. How will you make the road wider, there are hedges along the road which limit visibility and other exits onto the Wield Road have poor lines of sight.

A. Shorewood would work with the Highways Team at Hampshire County Council to ensure the safety of the site.

Q. What is a virtual footpath?

A. Footpaths are usually raised from the road surface and have a curb. A virtual footpath is usually painted onto the road surface to designate an area for pedestrians. Hampshire Highways would need to agree if this was a suitable solution in this location.

Q. Would the community be able to meet with Hampshire Highways as part of this process?

A. Shorewood Homes would submit a pre-application to Highways about the site. This can be made public and would inform the planning application. When the planning application is made this would be open to public consultation.

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

A. No plans have yet been drawn up and an architect has not yet been appointed. Shorewood wanted to come and speak to community about the site before starting any designs to understand the concerns and work with the community to create plans which would be acceptable.

Q. The Valley has issues with flooding, 20 additional properties will add to the issue. How is drainage to be managed for the site?

A. as part of the development of plans all utility companies will be consulted. Storm water and saturation levels will be collated and form part of the application. If the new properties are going to cause flooding in the village then the application would not be successful.

Q. As a rural village it is important that light pollution is kept to a minimum, will street lights be included in the development?

A. Hampshire County Council do not adopt developments like the one proposed so a management company would be set up to look after all the communal assets including lighting. It would therefore be at the management companies discretion what lighting was added.

Q. How long would it take to build the 20 properties once planning permission is granted?

A. the first property would be ready to live in within 11 to 12 months and all the homes would be finished in 18 months.

Q. How can residents get updates on the plans?

A. Shorewood Homes will continue to communicate with the Parish Council but are happy to speak to individuals. Stuart agreed that his contact details could be published as part of the minutes, they are:

Stuart Garnett, Head of Planning at Shorewood Homes

Email: stuart@shorewoodhomes.co.uk

Mobile: [07500 070299](tel:07500070299)

Landline: [01962 678528](tel:01962678528)

Website: [Home - Shorewood Homes | Property Developers Winchester](#)

Q. What style of house are planned for the site?

A. Shorewood don't have a standard style of property, so would look at homes in the area and listen to the public about what they would want to see.

Philip explained to the meeting that Virtus have an option on the site and are working with Shorewood Homes as a developer on the project. Virtus specialise in identifying possible development sites.

Q. What was the business name when you presented to the community in 2022?

A. The business was Dartlee Developments but is now trading as Virtus.

Q. How big is the site at Kings Sombourne?

A. 2.5 hectares which is a similar size the PCAN001. The Kings Sombourne development has 18 homes on it and very similar calculations will be made to identify how to layout plans for the Preston Candover site.

Q. How long has Virtus got the option on the land?

A. 5 years from October 2024.

Q. Who will be working on the planning application at Basingstoke & Deane?

A. No officer is allocated to the site until a planning application is received.

Q. what is the target market for the properties?

A. It is too early to say but there will be a mix of traditional homes. Prices will not be beyond local prices.

The Chairman confirmed that there were no further questions and thanked Stuart and Philip for attending the meeting. The members of the public left the meeting.

Alex Rowley informed the Council that the Draft Local Plan was approved by Cabinet at Basingstoke & Deane on 11th November. This Draft Plan was then to be taken to an 8 week public consultation as part of the regulation 18 criteria. The Councillors agreed that the Parish Council should challenge the increase in housing allocation to the parish, with the intension that it remains at 10 new homes.

Action: Clerk to alert Councillors as soon as the Consultation period opens.

1607 Apologies for absence and welcome

Clerk had received apologies from Cllr Sherbrooke along with Cllr Henderson and PC Andy Jones.

1608 Minutes of the last meeting

The Councillors confirmed that the minutes were a true record of the last meeting held on Monday 15th September. The Clerk to provide a copy of the minutes for the Chairman to sign at the meeting.

1609 Matters arising

SID location of the Dummer Road – The Clerk suggested that the smile face SID be placed in the location as part of the rotation through November, December, January and February. The SID will then go back to Brown Candover and when the evenings are lighter, the new bracket can be erected on the Dummer Road.

A resident had asked the Clerk if the old SIDs could be repaired and redeployed in the village. The Councillors confirmed that the decision had been made that the old devices were not economically viable any longer and two new devices purchased. The Councillors asked the

Clerk to offer the resident the ability to pay for the repair work and then the device could remain in the location close to their property.

Action: Clerk to make offer to resident. The device was checked 2 years ago and needed £520 of work but this would need to be confirmed as prices may have changed.

SID data file – The Clerk sent a data file to Cllr Sherbrooke as agreed at the last meeting. The Vice Chair agreed to look at the file to understand how to create reports from the information.

Action: Clerk to send data file to Vice Chairman.

1610 Financial Statement

The Clerk circulated the financial report prior to the meeting.

The second payment of the precept was received in September of £5,788.

- Payment to make at meeting:
 - Grass and hedge cutting in September - £296.00.
 - Grass cutting & grass seeding in play area in October - £180.00.
 - Website security - £45.79

The Clerk informed the Councillors that the Over 60s Lunch Club had asked for a grant towards the Christmas Lunch in December. A traditional Christmas lunch is provided for up to 25 residents and a grant of £200 was requested to support the costs.

The Clerk visited Hampshire Archive Office in Winchester to deposit the signed and bound minutes from the Parish Council meetings. The service is not fully funded and so a donation was requested. Councillors agreed to provide a donation of £100 and agreed that a similar amount should be budgeted each year as this was an invaluable service to the community.

The Councillors approved all payments.

1611 Budget for 2026/27

The Clerk presented a report to Councillors showing the predicted closing balance for 2025/26 as £4,352.29. This includes spending £3,000 on flood prevention work but Councillors agreed that as the water levels are low due to the dry summer to keep the need for flood prevention work under review but do not anticipate it will be needed this side of Christmas so are not planning to instruct Mr Peskett in the short term. A 5% increase was added to the precept from 2024/25 and Councillors asked the Clerk to prepare a budget showing this increase for next year for the next meeting on 19th January. The precept request needs to be filed with Basingstoke & Deane by 31st January.

Action: Clerk to bring updated budget to next meeting.

1612 Solar Farm Feedback

The Clerk received the following update earlier on 17th November:

“There have been further delays with the project on SSE’s side unfortunately which rather frustratingly have pushed our connection date out further. We are however hopeful that we will be able to connect this side of Christmas and get the site fully commissioned ASAP in the new year.

I’ve been discussing community benefits for this site and others with our legal team and they mentioned that the Final legal agreement for the community benefit was amended before I took on the project to include some detail in Appendix A however they don’t think they ever received a signed version of this. Please could you arrange signature so we can countersign and then we will be all good to go to release the funds on commissioning?

The last version of the Community Benefit Agreement was signed on 21st November 2022 and had no items listed on Appendix A (the lasting community minded projects), the new document lists the following as part of this appendix:

- Renovation of a specific existing community benefit feature, such as community hall, conservation and wildlife spaces, the allotments, community shop, sports facilities, benches and playground.
- Support for specific community activities, such as older persons lunch club, youth activities, wellbeing and health activity and events that seek to convene the community together.

The Councillors agreed that “residents safety and speeding” needed to be added to the list as this continues to be an issue in the Parish. Councillors asked that the Clerk to have the agreement updated to say “Lasting Community Minded Projects including but not limited to”. The names on the agreement also need to be updated to reflect the current Chair.

Action: Clerk to go back to Marcus Camm, Project Manager from British Solar Renewable Energy and request changes are made before getting the agreement signed.

1613 Flooding

The Councillors agreed that the grips throughout the Parish have been cleared and are in good order. Cllr Dare Bryan updated the Council that the road drains outside Axford House had clogged up again and a request to get them cleared again had been filed. The addition kerb drain has not yet been fitted, Cllr Dare Bryan confirmed that she would continue to chase.

The ditches in Preston Candover are clear, the resident from Old Timbers has cleared the length along the boundary for which the Councillors sent thanks.

The dates for the other Lengthsman visits in 2025/26 have been confirmed as:

- Monday 8th December
- Thursday 5th March

Councillors agreed that the ditches and grips were to be checked and cleared as part of the December visit.

Action: Clerk to inform Lengthsman of work required.

1614 Rights of Way

Cllr Kennelly informed the Council that any issues have been reported to Hampshire County Council.

1615 Parish Council website

The Clerk reported that the website had been tidied up and that all the information was current.

1616 Planning

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

- **The Croft (T/00508/25/TCA)** – removal of a Beech tree due to the root system causing evident damage and a Ash tree which has Ash Die Back and Canker. **No objections.**
- **Woodham House (T/00523/25/TCA)** – work on six trees and a mixed deciduous group of trees. The owner of the property contacted the Clerk to explain that this work was approved last year but the contractor employed didn’t do so to a high standard so it needed doing again. The neighbour also contacted the Clerk to support the application being approved. **No objections.**

- **Sycamore Cottage (T/0059/25/TCA)** – reduce the size of a large Sycamore which is suffering from Ganoderma with a view to try to save it. **No objections.**
- **Preston House (T/00576/25/TCA)** – remove a semi mature Beech tree which has become unsafe and has recently shed a large branch. **No objections.**

The Clerk reported that the Tree Preservation Order for the remaining trees on the piece of land owned by the Parish Council behind the bus shelter, has been received.

1617 Children's Play Area

The dips in the ground at the Play Area have been filled with soil and seeded. The Play Area was closed for a few days prior to half term to allow the seed to germinate but was open again for the school holiday.

1618 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](#)

1619 General Correspondence

Your Voice – Listening Drop in Session

Alex Rowley asked Councillors if a poster promoting a drop in session at the Village Hall on Saturday 13th December could be put on the noticeboard. Alex explained that as a prospective candidate for the Parish at next years Borough Council elections, he would like to understand the issues in the community.

Action: Clerk to add notice to the board.

Car parking at Purefoy Arms/The Candover

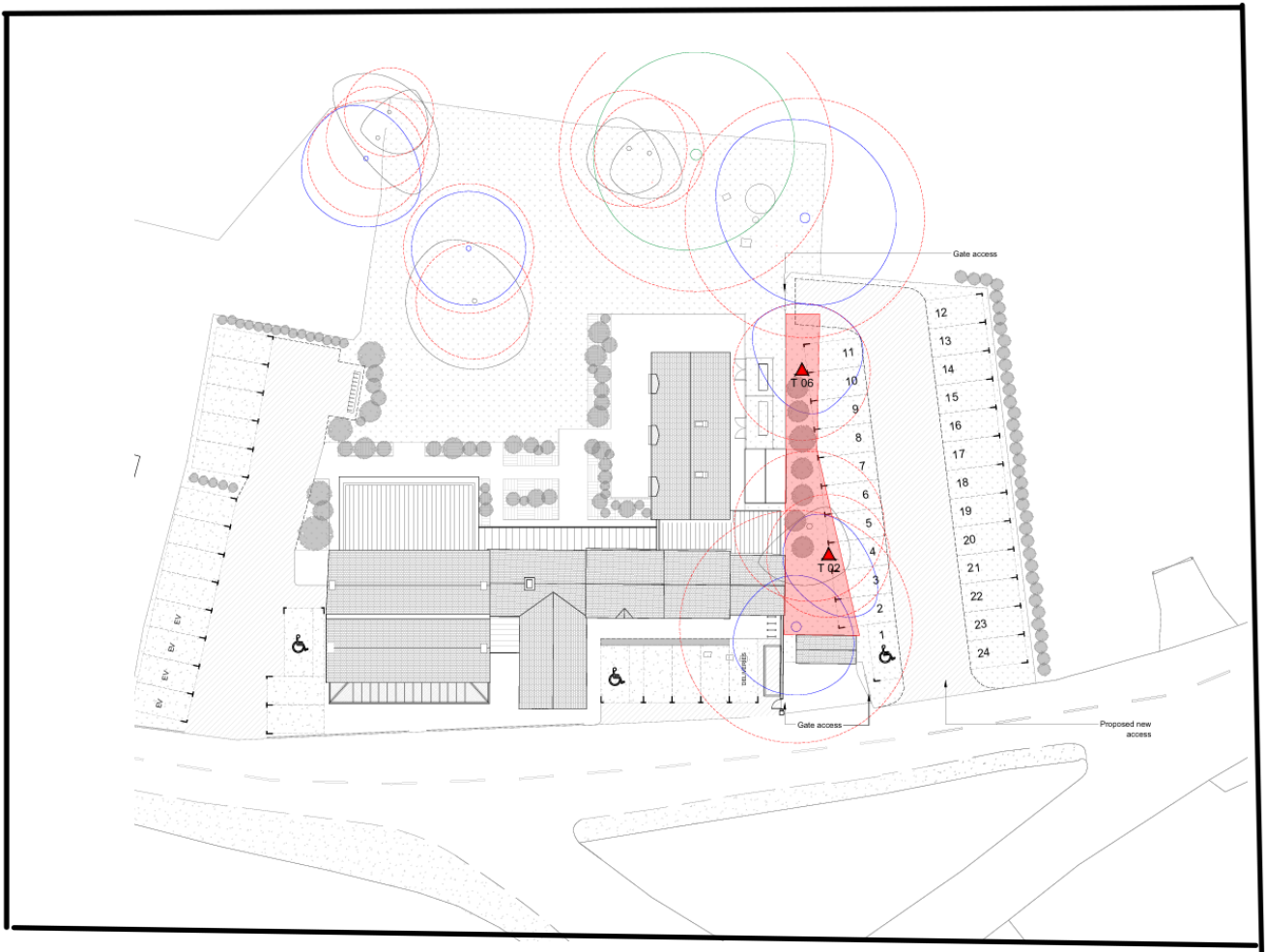
The Parish Council were approached by the owners of the pub about parking allocations. The Clerk and one of the Councillors met virtually with one of the owners to hear their thoughts on the number of spaces included in the original plans and opportunities to increase this allocation.

In the original application spaces were allocated in the existing carpark to the left of the pub. It is agreed that this will not be sufficient, and so additional parking is to be applied for through a planning application to the right of the pub. An additional 24 spaces are to be created with a new entrance onto the B3046. The new area would be screened with a mature 5' to 6' hedge of hornbeam and beech which are not deciduous and so will provide all year cover. Matting material will be used to create a stable surface and grass will be encouraged in the parking bays while the central access route will be gravel.

The Council have been asked if the land owned by the Parish Council could be used to allow parking as close to the side of the field as possible to minimise the impact on residents. An offer of additional trees being planted on this land which would be maintained by the pub was made to screen the new extension into the pub garden.

Councillor raised concern about the new entrance onto the B3046 as it is on a blind bend created by the extension to the building. The Councillors agreed that Highways may not approve the plans due to the poor lines of sight.

The Clerk spoke to some of the residents most affected by the additional parking area and it was questioned why the existing car park is not extended. The land registry plan shows that the area of land behind the existing car park is not part of the pub property. Residents agreed that the additional car park was preferable to have cars parked along the road throughout the village.



1620 Dates of next meeting

- Monday 19th January 2026 (7:30pm)

The meeting closed at 9:45pm.