

Old Basing & Lychpit Parish Council

**Old Basing & Lychpit
Neighbourhood Plan 2015-2029
Basic Conditions Statement**

September 2017

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1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Old Basing & Lychpit Neighbourhood Plan (OB&LNP) has been prepared in accordance with the Neighbourhood Planning General Regulations 2015 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.3 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Supporting documents and evidence

- 1.4 The OB&LNP is supported by a Consultation Statement and this Basic Conditions Statement.

Key statements

- 1.5 Old Basing & Lychpit Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The OB&LNP expresses policies that relate to the development and use of land only within the neighbourhood area.
- 1.6 The neighbourhood area is contiguous with the parish boundary, as shown in the map accompanying the neighbourhood area designation application.
- 1.7 The OB&LNP covers the period from 2015 to 2029.
- 1.8 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.
- 1.9 The OB&LNP does not relate to more than one neighbourhood area. It is solely related to the area of Old Basing & Lychpit as designated by Basingstoke and Deane Borough Council on 2nd October 2014.
- 1.10 There are no other Neighbourhood Development Plans in place for the Old Basing & Lychpit neighbourhood area.

2 CONFORMITY WITH NATIONAL PLANNING POLICY

Introduction

- 2.1 It is required that the Old Basing & Lychpit Neighbourhood Plan (OB&LNP) has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).

National Planning Policy Framework

- 2.2 The NPPF in sections 183-185 refers to Neighbourhood Development Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act which refers to the 'adopted Development Plan'.
- 2.3 This section demonstrates that the OB&LNP has regard to relevant policies within the NPPF in relation to:
- Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Supporting a prosperous rural economy
 - Promoting sustainable transport
 - Delivering a wide choice of high quality homes
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- 2.4 The OB&LNP has nine principal objectives. We summarise them in Table 2.1 below and which NPPF goals each objective seeks to address.
- 2.5 Table 2.2 then provides a summary of how each policy in the OB&LNP conforms specifically to the NPPF.

Table 2.1: Assessment of OB&LNP objectives against NPPF goals

OB&LNP Objective	Relevant NPPF goal
1. To ensure the new development provides cycling and walking connectivity to the existing network and the town	Promoting sustainable transport Promoting healthy communities Building a strong, competitive economy
2. Develop footways at railway bridges and other points to improve safety of the community	Promoting sustainable transport Promoting healthy communities
3. To promote traffic measures that discourage congestion and ad hoc traffic using a “rat run” from the Eastern side of the parish to the East of Basingstoke	Promoting sustainable transport
4. To preserve the features of the landscape that distinguish it as part of the Loddon Valley	Conserving and enhancing the natural environment
5. To ensure new development does not detract from the iconic views of Old Basing	Conserving and enhancing the natural environment
6. To protect areas of Local Green Space that are of significance to the community	Conserving and enhancing the natural environment
7. To protect and enhance the historic environment of the Village and District	Conserving and enhancing the historic environment
8. To ensure that all new development should have regard to the Village Design Statement (2006) in terms of design, and where appropriate designed sympathetically to existing surroundings	Requiring good design
9. To provide sufficient dwellings that meet the needs in particular of first time buyers and those wishing to downsize	Achieving sustainable development Delivering a wide choice of high quality homes

Table 2.2: Assessment of how each policy in the OB&LNP conforms to the NPPF

No.	Policy title and reference	NPPF ref. (para.)	Commentary
1	Policy 1 Movement Routes	35, 69	Seeks to improve access to key facilities within Old Basing & Lychpit and ensure that non-car users have alternative routes to the existing road network.
2	Policy 2 Developer Contribution	35, 69, 32, 75	Seeks to improve access to key facilities within Old Basing & Lychpit and ensure that non-car users have alternative routes to the existing road network.
4	Policy 3 Settlement Policy Boundary	110, 111	Defines the built up area boundary to ensure consistency with the need to deliver affordable and open market rural homes and to protect the natural landscape beyond the urban edge.
5	Policy 4 Protection of Iconic Views	99, 109, 113	Seeks to ensure that key views are retained for residents and visitors alike.
6	Policy 5 Protection & enhancement of Local Green Spaces	7, 37, 73, 74, 76, 77	Makes use of the provision for making a designation and applies the site selection criteria.
7	Policy 6 Protection of Historic Environment	9, 128, 169, 170	Seeks to retain and enhance the unique character of the local
8	Policy 7 Appearance of Development	7, 56, 59, 60, 28,	Seeks to ensure that housing development is not out of keeping with the design of surrounding housing, without stifling good or innovative design.
9	Policy 8 Housing size	7, 9, 50, 54	Addresses the need for a mix of dwelling sizes – and particularly a greater proportion of smaller dwellings than has been delivered in the past - in order to provide for local needs

3 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'
- 3.2 Table 3.1 below summarises how the objectives and policies in the OB&LNP contribute towards sustainable development, as defined in the NPPF.

Table 3.1: Assessment of OB&LNP objectives and policies against sustainable development

Deliver Economic Sustainability	
<i>NPPF Definition – "Support strong vibrant and healthy communities"</i>	
OB&LNP Objectives	CHRIS-CAN I JUST DELETE THIS TABLE?!
OB&LNP Policies	
OB&LNP Comments	

Deliver Social Sustainability	
<i>NPPF Definition – 'Support strong vibrant and healthy communities'</i>	
OB&LNP Objectives	<ul style="list-style-type: none"> ○ To ensure the new development provides cycling and walking connectivity to the existing network and the town ○ Develop footways at railway bridges and other points to improve safety of the community ○ To promote traffic measures that discourage congestion and ad hoc traffic using a "rat run" from the Eastern side of the parish to the East of Basingstoke ○ To provide sufficient dwellings that meet the needs in particular of first time buyers and those wishing to downsize
OB&LNP Policies	<p>OB&L 1: MOVEMENT ROUTES</p> <p>OB&L 2: DEVELOPER CONTRIBUTION</p> <p>OB&L 8: HOUSING SIZE</p>
OB&LNP Comments	The OB&LNP seeks to maintain a thriving community within Old Basing & Lychpit. It also seeks to protect existing leisure assets and encourages walking and cycling by identifying specific improvements needed.

Deliver Environmental Sustainability	
<i>NPPF Definition – 'Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change'</i>	
OB&LNP Objectives	<ul style="list-style-type: none"> ○ To preserve the features of the landscape that distinguish it as part of the Loddon Valley ○ To ensure new development does not detract from the iconic views of Old Basing ○ To protect areas of Local Green Space that are of significance to the community ○ To protect and enhance the historic environment of the Village and District ○ To ensure that all new developments have regard to the Village Design Statement (2006) in terms of design, and where appropriate designed sympathetically to existing surroundings
OB&LNP Policies	<p>OB&L 3: SETTLEMENT POLICY BOUNDARY</p> <p>OB&L 4: PROTECTION OF ICONIC VIEWS</p> <p>OB&L 5: PROTECTION AND ENHANCEMENT OF LOCAL GREEN SPACES</p> <p>OB&L 6: PROTECTION OF HISTORIC ENVIRONMENT</p> <p>OB&L 7: APPEARANCE OF DEVELOPMENT</p>
OB&LNP Comments	<p>The OB&LNP seeks to protect the character of Old Basing & Lychpit by requiring good design of new development and by designating certain spaces as local green spaces of importance to the local community. It places a focus protecting the landscape and limiting activity on the Loddon Valley.</p>

- 3.3 As demonstrated in Table 3.1, the strategic objectives of the Neighbourhood Development Plan are considered to comprise a balance of economic and environmental goals.
- 3.4 Basingstoke and Deane Borough Council considered that a Strategic Environmental Assessment (SEA) was not required because the OB&LNP is not likely to have a significant impact upon the environment.

4 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 4.1 The development plan currently consists of the following:
- Basingstoke and Deane Borough Council Local Plan 2011-2029
 - Hampshire Mineral and Waste Plan 2013
 - Hampshire County Council Highways Contribution policy 2007
 - Hampshire County Council Transport Contribution policy 2007
- 4.2 The policies of relevance are shown in Table 4.1 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the OB&LNP is in general conformity with them.
- 4.3 Any policy that is not identified in Table 4.1 is not considered to be relevant to the OB&LNP because the OB&LNP does not have any policies that directly relate to it.
- 4.4 It is confirmed that there are no policies in the Hampshire Mineral and Waste Plan 2013, that the OB&LNP policies have any relevance to.

Table 4.1: Relevant strategic policies in the Basingstoke and Deane Development Plan Documents

Local Plan Policy	OB&LNP policy
Basingstoke & Deane Local Plan	
SS3.1: Swing Swang Lane	OB&L has worked with BDBC to avoid conflict over strategic sites and fully supports the policy
SS3.9: East of Basingstoke	OB&L has worked with BDBC to avoid conflict over strategic sites and fully supports the policy
SS5: Neighbourhood Planning	NOT SURE WHAT TO WRITE HERE
SS6: New Housing in the Countryside	Policy OB&L3 establishes the physical limits boundary of the town and what uses are suitable outside the boundary
CN3: Housing Mix for Market Housing	Policy OB&L8 establishes important housing mix principles for new developments
CN6; Infrastructure	Policy OB&L2 establishes the expectation of developers to contribute positively towards improvement of movement routes
CN9: Transport	Policy OB&L1 seek to improve access for pedestrians and cyclists
EM5: Green Infrastructure	Policy OB&L5 seeks to protect and enhance two important green spaces
EM10: Delivering High Quality Development	Policy OB&L7 seeks to preserve the character of the Conservation Areas and also the features and rural character of the parish
EM11: The Historic Environment	Policy OB&L6 seeks to preserve the historic features and character of the parish

5 DOES NOT BREACH, AND IS COMPATIBLE WITH, EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

- 5.1 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 In February 2017 the OB&L steering group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and an appropriate Assessment under the EU Habitats Regulations of the draft OB&LNP. On 9th March 2017 Basingstoke & Deane Borough Council formally stated that neither an SEA nor an HRA was required. This formal opinion is included as part of the OB&LNP submission.

6 CONCLUSION

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Old Basing & Lychpit Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Old Basing & Lychpit Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

