

OAKLEY AND DEANE NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

26th June 2015

OAKLEY AND DEANE PARISH COUNCIL
Parish Office
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INTRODUCTION

BASIC CONDITIONS

This Basic Conditions Statement accompanies the Oakley and Deane Neighbourhood Plan (ODNP) referred to in this document as 'the Plan'. The contents of the Plan are not re-iterated here.

The Basic Conditions are set out in Schedule 4b to the Town & Country Planning Act, 1990. There are five Basic Conditions relevant to a neighbourhood plan and these are:

1. The Plan must comply with the National Planning Policy Framework, March 2012 and Guidance from the Secretary of State. (Section 1)
2. The Plan must contribute to the achievement of sustainable development. (Section 2)
3. The Plan must be in general conformity with the strategic policies contained in the development plan for the local planning authority (in this case Basingstoke & Deane Borough Council, BDBC). (Section 3)
4. The Plan does not breach and is otherwise compatible with EU regulations which may or may not include a Strategic Environmental Assessment and a Habitats Regulation Assessment. (Section 4)
5. Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in the proposal for the Neighbourhood Plan. Oakley and Deane Parish Council confirm that there are no prescribed matters in relation to the Plan.

Equalities Impact Assessment. The Oakley and Deane Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998. The Equalities Impact Assessment is a supporting document.

Submitting body

The Plan is submitted by Oakley and Deane Parish Council (ODPC) which is a qualifying body as defined by the Localism Act 2012.

Plan area and period

The plan area is Oakley and Deane Civil Parishes. A map can be found in the appendix. It was designated by Basingstoke & Deane Borough Council (BDBC) on 24th July 2013. Oakley and Deane Parish Council (ODPC) confirms that:

1. The Plan sets out proposals for the use of land in Oakley and Deane Civil Parishes.
2. The Plan does not relate to any land outside the boundary of the parish.
3. No other neighbourhood plan has been made or is being prepared which relates to land within the parish boundary.
4. The period of the Plan is 2011-2029 to be consistent with the period of the Emerging Local Plan.

Statement of Community Consultation

The Consultation Statement is a supporting document.

Why Produce a Neighbourhood Plan?

Oakley and Deane communities have a history of wanting to preserve the rural character of the communities and in particular, to maintain settlement separation from Basingstoke. The Parish Council was aware of the intentions of some land owners and their representatives wanting to build significantly more dwellings than the number allocated to the Parish in the Emerging Local Plan. As a result the Parish Council decided to embrace the provisions of the 2012 Localism Act to enable the community to have a voice on both the volume and siting of future developments in the Parish. The Parish Council applied for designation of the Parish as a Neighbourhood Area and once granted sought volunteers from within the community to form a Neighbourhood Planning Group with the aim of representing the views of the community through a Neighbourhood Plan.

SECTION 1: NPPF OBLIGATIONS

NATIONAL POLICY

This section shows how the Plan complies with the National Planning Policy Framework (NPPF), 2012.

The Plan maintains a **presumption in favour of sustainable development** in that it supports the strategic development needs in the Local Development Plan as well as local priorities.

The NPPF twelve core planning principles have been abbreviated in the table below.

HOW THE PLAN COMPLIES WITH THE CORE PLANNING PRINCIPLES

NPPF CORE PRINCIPLE	ODNP VISION AND OBJECTIVES	ODNP POLICIES
1 Plan led by a positive local vision.	The Plan contains a vision for the village based on parish appraisals, surveys and consultations, and objectives that will help deliver the aspirations of the community.	All apply
2 Enhance and improve places where people live.	Ob2 The dwellings built during the Plan period should maintain the character of the Villages and be managed so that transport, community and other infrastructure meet the changes in demand. Ob5 The housing type within each development should match the demands of the local community, with particular emphasis on starter properties and dwellings suitable for the older members of the community to downsize.	The plan has policies for new housing which integrates them into the existing settlement with high building and design standards. (Policies 4, 6 and 17). Policies 10, 11, 12 and 13 are there to ensure that the environment is protected and enhanced. Policies 15 and 16 aim to maintain and improve local shops and businesses. Policy 18 will improve traffic flow.
3 Economic development and delivery of homes and infrastructure	Ob14 Sites providing local employment should be retained, and where appropriate further provision encouraged Ob2 The dwellings build during the Plan period to maintain the character of the Villages and be managed so that transport, community and other infrastructure meet the changes in demand.	Policies 15 and 16 aim to maintain and increase local employment opportunities and local shops. Policies 1 and 4 allocate sites for approximately 150 new homes.
4 High quality design and standard of amenity	Ob2 The dwellings build during the Plan period to maintain the character of the Villages.	Policy 4 and 17 specify the design standard and required amenities.
5 Promote the vitality and character of communities	Vision. To create a Plan to meet the allocated development, which will maintain the character of Oakley as a village and respect the views and needs of the community which has been subsequently supported through community consultations. Ob2 The dwellings build during the Plan period to maintain the character of the Village.	Policy 4 and 17 specify the design standard. Policy 3 shows the mix of dwellings to promote the vitality of the village.

NPPF CORE PRINCIPLE	ODNP VISION AND OBJECTIVES	ODNP POLICIES
6 Climate change, flood risk and reduced carbon emissions	<p>Ob10 The Parish must protect its existing green infrastructure. The Parish should enhance its green infrastructure by Projects such as the introduction of additional accessible natural green spaces, woodlands and footpaths/cycle ways which should offer green corridors for wildlife.</p> <p>Ob7 Any new development should make provision for allotments either within the development area or provide funding to secure allotments within a reasonable distance of the development</p> <p>Ob4 to ensure that traffic growth in residential areas, as a result of development, is of an acceptable level.</p>	<p>Policy 10 relates to protection and enhancement of the environment.</p> <p>Policy 5 sets out the constraints management for new development.</p> <p>Policy 7 & 8 concerns the protection of existing allotments and new allotments.</p> <p>Policy 17 concerns energy efficiency.</p> <p>Policy 18 aims to reduce traffic congestion.</p>
7 Conserving and enhancing the natural environment	<p>Ob9 There should be a settlement separation between Oakley and Basingstoke as provided by the Basingstoke-Oakley Strategic Gap and by the Green Gap within it immediately east of the Village, to maintain Oakley as an individual and independent rural settlement through the period of this Plan.</p> <p>Ob10 The Parish must protect its existing green infrastructure. The Parish should enhance its green infrastructure by Projects such as the introduction of additional accessible natural green spaces, woodlands and footpaths/cycle ways which should offer green corridors for wildlife.</p>	<p>Policy 10 protects and enhances the environment.</p> <p>Policy 11 protects the green gap between Oakley and Basingstoke.</p> <p>Policy 12 aims to protect key views and vistas.</p> <p>Policy 13 encourages new woodlands and protects rights of way.</p> <p>Policy 14 aims to prevent loss of biodiversity.</p>
8 Using brownfield land	Not relevant as there are no brownfield sites available in the parish	Not relevant as there are no brownfield sites available in the parish.
9 Multiple uses of sites		The sites available are relatively small and are not appropriate for mixed use development apart from provision of green infrastructure including recreational green space.
10 Conserving heritage assets	Ob2 - The dwellings built during the Plan period should maintain the character of the Villages and managed so that transport, community and other infrastructure meet the changes in demand.	<p>Policy 9 highlights the importance of the Conservation Areas.</p> <p>Policy 17 refers to The Oakley Village Design Statement.</p>
11 Encourage sustainable transport	<p>Ob4 to ensure that traffic growth in residential areas, as a result of development, is of an acceptable level.</p> <p>Ob12 Improvements to traffic and safety management within Oakley Village and at points of entry and exit to the Village should be strongly encouraged.</p> <p>Ob13 Schemes for reducing congestion in the centre of the Village, by the school entrance and near the shops, should be encouraged.</p>	<p>Policy 4 allocates dwellings to sites close to bus routes.</p> <p>Policy 18 sets out areas that need to be improved to ensure free flow of vehicles and therefore reduce fuel consumption.</p>

NPPF CORE PRINCIPLE	ODNP VISION AND OBJECTIVES	ODNP POLICIES
12 Health, social and cultural wellbeing	<p>Ob6 Priority for affordable housing should be given to local people.</p> <p>Ob8 Healthcare services should be available within the Parish to a high standard and without the need to travel to the Overton surgery.</p> <p>Ob11 Any new development should only take place where adequate play space provision is made available either within the new development or within a safe walking distance from the new developments.</p>	<p>Policy 2 supports affordable housing.</p> <p>Policies 7 and 8 protect existing allotments and the support for new allotments.</p> <p>Improvements to Oakley Surgery are set out in supporting document M4 Projects.</p>

SECTION 2: HOW THE PLAN CONTRIBUTES TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

Sustainable development

The central theme of the NPPF is the presumption in favour of sustainable development, broadly defined internationally as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’ The NPPF describes sustainable development in terms of social, economic and environmental benefits and requires the planning system to:

1. Contribute to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supportive infrastructure;
2. To support strong, vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural wellbeing, and
3. To contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

National Planning Policy Guidance states that *‘This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).’*

The NPPF contains 13 sustainability objectives. The table below demonstrates how the policies of our Plan support and will deliver them. The policies are derived from the vision and objectives of the Plan which are themselves based on sustainability considerations.

NPPF Objectives	ODNP Policies
1 Building a strong, competitive economy (Paras 18-22)	Policy 15 protects employment sites. Policy 16 supports the provision of additional local retail facilities. Policy 6 Oakley Hall to deliver an employment, skills and training plan.
2 Ensuring the vitality of town centres (Paras 23, 26 and 27 apply)	Our plan is for a village not a town or a shopping destination, however policy 16 looks to enhance retail opportunities, and policy 15 to protect employment.
3 Supporting a prosperous rural economy (Para 28)	Policy 15 protects employment sites. Policy 16 supports the provision of additional local retail facilities.
4 Promoting sustainable transport (Paras 29, 30, 32, 35, 36-38 and 40 apply)	Policy 4 site allocation spreads the housing around the village, reducing the likelihood of congestion. All sites are close to existing public transport links and all sites (with the exception of Oakley Hall retirement village) are within walking distance of local amenities and schools. Policy 6 site specific requirements include improvements to pedestrian access to the village centre.
5 Supporting high quality communications infrastructure. (Para 42 applies)	Oakley has high speed broadband.

NPPF Objectives	ODNP Policies
<p>6 Delivering a wide choice of high quality homes (Paras 50, 51, 54, 55 apply)</p>	<p>Policy 1 to provide approximately 150 dwellings. Policy 3 mix of dwellings, with an emphasis on providing smaller dwellings due to the high volume of larger properties in the village. Policy 4 site allocations are across 5 sites giving wide choice in terms of design and location.</p>
<p>7 Requiring good design (Paras 56-66 apply)</p>	<p>Policy 17 village and energy efficient design Policy 5 constraints management ensure sewerage, drainage, and access/ traffic are effectively managed.</p>
<p>8 Promoting healthy communities (Paras 69-78)</p>	<p>Allotments were considered a high priority during the consultation exercise, as such Policy 7 ensures allotments are protected, and policy 8 ensures that the provision of new allotments is encouraged. Policy 2 covers the allocation of affordable homes based on local connections, a high priority and concern for existing residents. Policy 6 site specific requirements include additional green space, footpaths and allotments. Policy 13 new woodlands and trees and existing rights of way in new development – a high priority with residents</p>
<p>9 Protecting green belt land</p>	<p>Not relevant.</p>
<p>10 Meeting the challenge of climate change, flooding and coastal change (Paras 93-104 apply) Oakley is not a coastal area.</p>	<p>Policy 18 traffic and safety, the plan is to try to minimise congestion and the resulting impact on the climate and community. The risk of flooding in the sites allocated for development has been assessed as low.</p>
<p>11 Conserving and enhancing the natural environment. (Paras 109-110 and 112-125)</p>	<p>Policy 10 protection and enhancement of the environment, protecting ancient woodlands. Oakley has no brownfield sites available for development (Para 111)</p>
<p>12 Conserving and enhancing the historic environment. (Paras 126 and 128-141)</p>	<p>Policy 9 concerns any developments that are proposed within or close to a conservation area. Policy 12 protection of views and vistas looks to preserve the views around St Leonard’s Church, Church Oakley.</p>
<p>13 Facilitating the sustainable use of minerals</p>	<p>There are deposits of clay and gravel in the parish but not in the sites allocated for development.</p>

The table below sets out how each policy in the ODNP aims to bring social, economic and environmental benefits to the whole community, contributing to sustainable development.

Policy No	Policy Summary	SOC	ECO	ENV	Contributes to sustainability
1	<u>New housing development volume</u> The neighbourhood plan allocated land for approximately 150 dwellings	●	●		The construction of new houses will increase employment and meet local demand for housing.
2	<u>Allocation of affordable housing</u> At least 50% of first occupancy of new affordable houses shall be allocated based on a local connection.	●	●		This is a priority for village residents, allowing social cohesion and for those most economically disadvantaged to gain a property in the village.
3	<u>Mix of dwellings</u> Preference will be given to schemes that improve the balance of smaller homes in the area.	●	●		There is demand for starter homes and retirement properties, improving the availability of housing stock to allow families to move within the village and for retired individuals to stay local.
4	<u>Site allocation</u> Allocation of the following (approximately): Park Farm 45, Sainfoin Lane 35, Beech Tree Close 25, Andover Road 15, Oakley Hall 30.	●	●	●	This meets the desires of the village whilst spreading the gain across the development sites and minimising the impact around the village.
5	<u>Constraints management</u> Each application will have sufficient sewerage and drainage infrastructure, adequate access with traffic not increasing by more than 100%, and where necessary, improvements to local roads.	●	●	●	Potential for benefits for existing residents from improvements to infrastructure, and ensuring the character of the village is not lost.
6	<u>Site specific requirements</u> Includes improvements to footpaths Provision of housing for the elderly Additional allotments and green space Improvements to village halls	●	●	●	Spreading the development allows a lot of village priorities to be addressed through new development
7 & 8	<u>Allotments</u> Protection of existing allotments and development of new allotments	●		●	This is a high priority for the existing village residents
9	<u>Conservation Areas</u> Preserving the significance of the architectural and historic interest of the Conservation Areas.	●		●	The historic parts of the village to be conserved as of high value to the village
10	<u>Protection and Enhancement of the Environment</u> Protection of local green space and ancient woodlands.	●		●	Residents hold protection of green space as a high priority for wellbeing and health.
11	<u>Protection of the Green Gap</u> The predominantly rural character and visual quality of the landscape in the green gap shall be conserved.	●		●	Settlement separation and protection of green space a high priority for residents

Policy No	Policy Summary			ENV	Contributes to sustainability
12	<u>Protection of Views and Vistas</u> Protection of the views around St Leonard's Church.	●		●	Residents hold protection of green space and landscape as a high priority
13	<u>New woodlands and trees and existing right of way in new developments</u> Planting of native species of green corridors and improvements to public rights of ways.	●		●	Residents hold protection of green space and landscape as a high priority
14	<u>Biodiversity</u> There should be no net loss of biodiversity with new development	●		●	Protection of the rural environment is a high priority
15 & 16	<u>Protection of employment and local facilities</u> Employment to be protected and improvements to retail facilities to be encouraged.	●	●	●	Residents want more retail outlets and employment opportunities to reduce the need to travel and reduce carbon emissions.
17	<u>Village and Energy Efficient Design</u> Compliance with village design statement, incorporating energy efficient design and the efficient use of water.	●	●	●	The Design statement was written by residents depicting how the village should look, whilst keeping up with energy efficient developments.
18	<u>Traffic and Safety</u> Improvements to the free flow of traffic around the village.	●	●	●	This will benefit residents as well as the environment if congestion is minimised.

Sustainability and the process of housing site assessment

The Plan will allocate sites for housing and sustainability is an important factor in choosing which sites to allocate from those available. The Sites assessment are included within the Evidence Base along with a Site Assessment summary explaining the process (S13 - Site assessment summary) It includes the checklist used for initial screening with the following sustainability and environmental impact considerations.

Landscape and built environment

Landscape character area?

Are there important views into or out of the site?

How might development at the site affect the skyline?

What natural features are there? e.g. trees, hedgerows, watercourse etc.?

Are there any public rights of way affecting the site?

What is the local style of buildings – materials, scale, and density?

Are there any existing buildings that could be retained or converted?

Heritage assets

Relation to Church Oakley Conservation Area? Covered by COCA Appraisal?

Are there any listed buildings on or close to the site?

Could the site contain any archaeological remains?

Biodiversity (including climate change)

Protected wildlife or habitat?

Do any designations apply? e.g.

SSSI (Site of Scientific Interest)

SINC (Site of Importance for Nature Conservation)

Local Green Space

Are there features of particular biodiversity value? e.g. Habitat connectivity, lowland mixed deciduous woodland, ponds, ancient hedgerows etc.

Could the site be home to protected species? e.g. bats, badgers, great crested newts, dormice etc.

Land, soil and water resources

Is the site affected by flooding?

What is the agricultural land value?

Transport

Is the site accessible by public transport, cycling and walking?

Are there any issues of capacity on the local road network (congestion and/or parking)?

Community

Within or adjacent to existing Oakley Settlement Policy Boundary?

Are local services accessible by public transport, cycling and walking?

Primary school

GP practice

Village centre for Pharmacy, Local shops, Post Office

Sports centre and/or pitches

Play space

Are there any nearby sources of noise or air pollution which could affect the site?

Sustainability and environmental considerations have been embedded throughout the process of site selection

The Site Assessment Summary provides an overview of the assessments undertaken concluding that only five sites were suitable for possible inclusion in the Neighbourhood Plan

To inform and influence the development of the NP, a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) process has been undertaken by AECOM Infrastructure and Environment Ltd. The purpose of the SA process is to help avoid adverse environmental and socio-economic effects and identify opportunities to improve the environmental quality of the Oakley and Deane Neighbourhood Area and the quality of life of its residents.

The SA process has incorporated an appraisal of reasonable alternatives for the NP, including options for site allocations.

SECTION 3: HOW THE NEIGHBOURHOOD PLAN IS IN GENERAL CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE DEVELOPMENT PLAN

Requirements

The Plan must demonstrate that it is in general conformity with the Development Plan for the area. In October 2014 the Borough Council submitted its Submission Local Plan to the Planning Inspectorate. The Examination process is on-going, with the hearings expected to start in October 2015. Therefore, currently the Submission Local Plan does not form part of the Development Plan for Basingstoke and Deane borough, and hence the relevant 'strategic policies' constitute all of the 'saved' policies retained from the current Adopted Local Plan (ALP).

The ODNP takes due account of the policies of the Emerging Local Plan as well as the saved Policies of the ALP.

National Planning Policy Guidance states the following considerations:

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;*
- *the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach;*

Conformity with Strategic Objectives

The table below demonstrates that our Neighbourhood Plan is in general conformity with and supports the Strategic Objectives and Saved Policies of the ALP.

BDBC STRATEGIC OBJECTIVES ADOPTED LOCAL PLAN 1996-2011	BDBC SAVED POLICY	ODNP POLICIES
1 To improve the economic, social and environmental well-being of residents, workers and visitors to the Borough and to optimise quality of life.	All apply	All apply
2 The Council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities and are planned and provided in tandem with new housing and other development.	C7 The protection, enhancement or replacement of existing leisure or community facilities or open space. C8 Protection of essential services. A3 Infrastructure improvements. A7 Water and sewerage infrastructure.	P5 Constraints management for new development P7 and P8 Protection of existing allotments and provision of new allotments P16 Protection of local facilities P18 Traffic and safety

BDBC STRATEGIC OBJECTIVES ADOPTED LOCAL PLAN 1996-2011	BDBC SAVED POLICY	ODNP POLICIES
3 The Plan will provide opportunities for decent homes, by identifying sustainable locations. The Plan will also ensure that new residential development provides a mix of house types and sizes, particularly affordable and key worker housing.	C2 Affordable housing C3 Housing mix C4 Housing for the elderly and those with special needs	P2 Affordable housing P3 Mix of dwellings P4 Site allocations P6 Site specific requirements
4 The Plan promotes a strong and dynamic local economy to provide a range of jobs for local people mainly by identifying and protecting key employment locations and encouraging the regeneration of appropriate employment sites for employment use and the diversification of the rural economy.	EC6 Re-use of buildings in the countryside EC7 Farm diversification EC8 Rural tourism	P15 Protection of employment P16 Protection of local facilities
5 The Plan will protect and enhance the Borough's natural and built environment for the enjoyment of all, promoting opportunities to secure the regeneration and renewal of the built and natural environments.	E1(1) Standard of design E1(2) Landscaping E1(6) Public spaces E2 Buildings of historic or architectural interest E6 Landscape character E7 Nature/Biodiversity conservation	P9 Conservation areas P10 Protection and enhancement of the environment P11 Protection of the green gap P12 Protection of views and vistas P13 New woodlands and trees P14 Biodiversity P17 Village and energy efficient design
6 Walking, cycling, the use of public transport and appropriate levels of car use will be promoted by ensuring that development is located in accessible locations, consistent with priorities in the Local Transport Plan. Furthermore, in both urban and rural areas, alternative modes of transport to the car will be promoted through the development of safe, accessible and attractive transport networks, including securing directly related improvements from new development schemes.	A2 Walking, cycling and public transport	P4 Allocates dwellings to sites close to bus routes. 8.4.2 Sets out the need for enhancing existing public footpaths and cycle-ways.
7 The Council will strive to ensure that it maximises community involvement and engagement in the planning system.		A Statement of Community Engagement is a supporting document to the Oakley and Deane NP. In the final community consultation 1,911 people took part – 43% of the adults in the Neighbourhood Area.

BDBC STRATEGIC OBJECTIVES ADOPTED LOCAL PLAN 1996-2011	BDBC SAVED POLICY	ODNP POLICIES
8. The Local Plan includes Strategic Sites, one of which is Manydown and the Basingstoke Oakley Strategic Gap	SS3.10 –Manydown, Basingstoke EM5 Strategic Gaps	<p>The ODNP has worked with B&DBC and the Manydown Group to ensure that the Neighbourhood Plan avoids any conflict with Manydown, whilst respecting the requirement for a Strategic Gap.</p> <p>Policies 2 (Allocation of Affordable Housing), 2 (Mix of Dwellings), 10 (Protection and Enhancement of the Environment), 11 (Protection of the Green Gap) and 14 (Biodiversity) have all been tailored to support the Manydown site and the Strategic Gap.</p>
9 Neighbourhood planning – allocation of approximately 150 dwellings to Oakley and Deane Neighbourhood Area	SS5 Neighbourhood Planning	<p>The ODNP Group was formed to support this policy and created a Plan which supports this Policy by allocating land for development to meet the need for 150 dwellings. This has been done in consultation with B&DBC and the local community.</p> <p>Policies 4 (Site Allocations) and 5(Site Specific Considerations) apply.</p>

SECTION 4: EUROPEAN UNION OBLIGATIONS AND HUMAN RIGHTS

Environmental impact and habitats regulations

Screening of a draft ODNP by BDBC confirmed that a Strategic Environmental Assessment would be required but a Habitats Regulation Assessment would not. The Decision Notice is provided in Appendix 3.

The development of the NP has been informed and influenced by a Sustainability Appraisal incorporating a Strategic Environmental Assessment process. The SA process has been undertaken to meet the requirements of Directive 2001/42/EC, the 'SEA Directive' and accompanying Environmental Assessment of Plans and Programmes Regulations 2004, the 'SEA Regulations'. The SA process has incorporated an appraisal of reasonable alternatives for the NP, including options for site allocations.

An SA Report has been prepared to accompany the submission version of the NP.

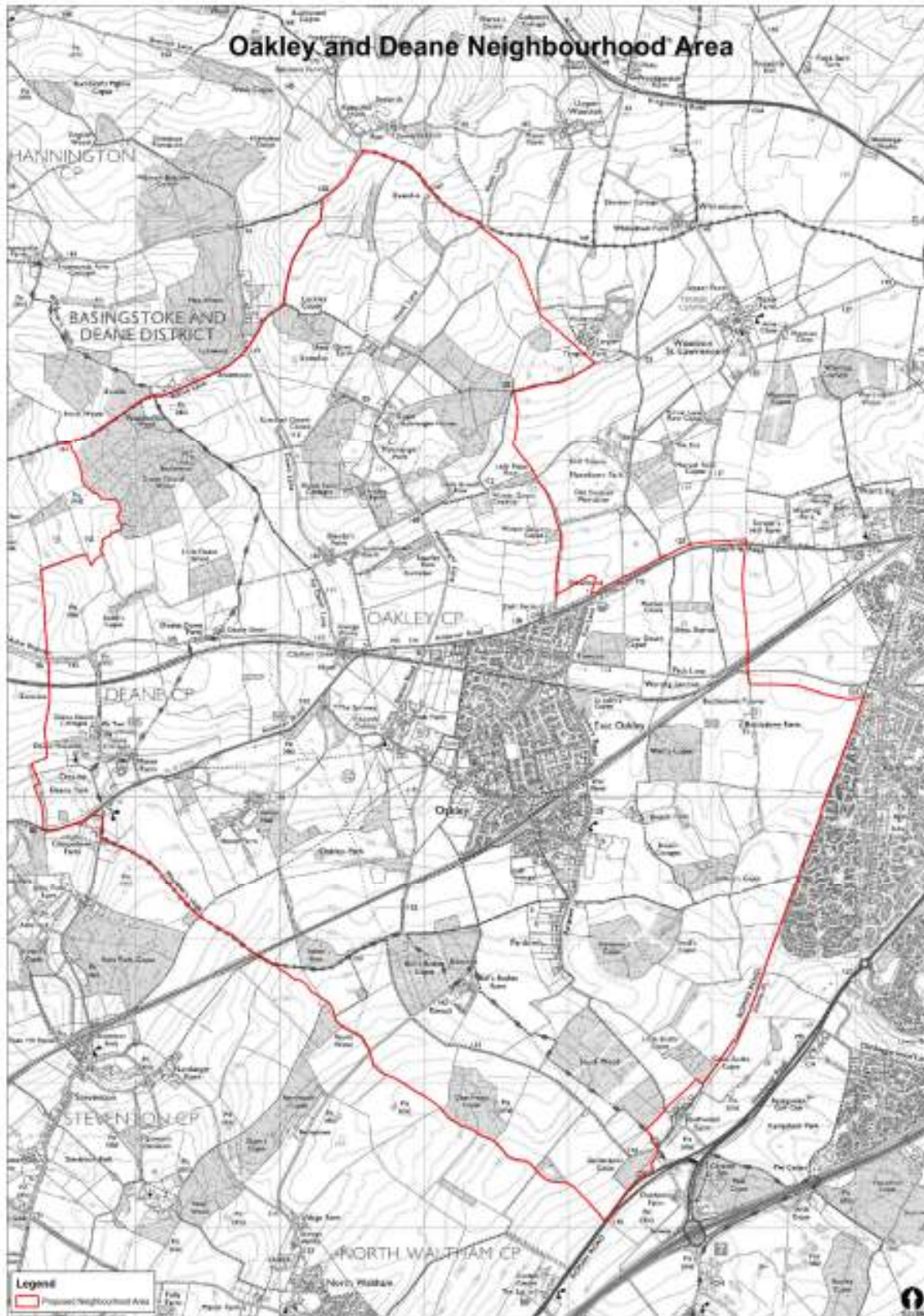
Human Rights

An Equalities Impact Assessment is in Appendix 3.

CONCLUSIONS

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

Appendix 1 – Oakley and Deane Neighbourhood Area Map



Oakley and Deane Neighbourhood Area

Reproduced from BDBC website www.basingstoke.gov.uk where it is displayed by permission of Ordnance Survey.

Appendix 2 - Designation of Oakley and Deane Civil Parishes as a Neighbourhood Plan Area

Mr Ian Pryce
24 Medway Avenue
Oakley
Basingstoke
RG23 7DP

24 July 2013

Designation of Neighbourhood Area – Oakley and Deane Neighbourhood Development Plan Area

Dear Ian,

I am writing to confirm that the Borough Council has approved Oakley and Deane Parish Council's application for the designation of a Neighbourhood Area under section 61G of the Town and Country Planning Act 1990. The decision of the Portfolio Holder for Planning is enclosed for your information.

As required by the Neighbourhood Planning (General) Regulations, the request to designate the Neighbourhood Area was advertised on the Council's website and within Oakley and Deane itself for a period of six weeks ending on the 14th May 2013. Only three comments were received in response to the consultation, two in support and one response suggested excluding land that is part of the Manydown Estate. Officers considered that the parish boundary is an appropriate basis for the proposed Neighbourhood Area and inclusion/exclusion of the Manydown Estate would not be significant enough to warrant the amendment of the area.

I can therefore confirm that the designation applies to the whole Parish, as submitted.

As you may be aware, you can now apply for direct support or/and grant support to assist you in preparing a Neighbourhood Plan. You can apply for up to £7,000 of grant support through the following website - <http://mycommunityrights.org.uk/neighbourhood-planning/apply/> Additionally, the My Community Rights website provides information on how to apply for direct support, which would enable you to receive expert advice tailored to the individual needs of the various stages of your plan - <http://mycommunityrights.org.uk/neighbourhood-planning/direct-support/>

May I take this opportunity to wish you every success in this endeavour and please contact either myself at joanne.brombley@basingstoke.gov.uk or 01256 845410 or Emma Clarke at emma.clarke@basingstoke.gov.uk or 01256 845450 if you would like to discuss matters further.

Yours sincerely

Joanne Brombley
Planning Policy Team Leader

Appendix 3 – SEA Screening Opinion Decision Notice



Oakley Parish Council
24 Medway Avenue
Oakley
Hampshire
RG23 7DP

16 October 2014

Dear Sir or Madam

Oakley Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion

This letter sets out the borough council's screening opinion concerning the need for SEA and HRA in relation to the Oakley Neighbourhood Plan. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and English Heritage).

The screening process undertaken concludes that in order to meet the 'basic conditions'¹ for neighbourhood planning **an Environmental Assessment is considered to be required to accompany the Oakley Neighbourhood Plan but it would not need to be subject to HRA.** The consultation bodies have all agreed with the conclusion reached. The reasons for the decision are set out below:

Strategic Environmental Assessment

When considered in relation to the environmental constraints and the amount of development proposed in the neighbourhood area, namely 150 new homes, it is considered that significant effects on the environment are likely.

Habitats Regulations Assessment

There are no European sites within a 10km radius of the neighbourhood area. Therefore, it is considered that there are not likely to be significant effects on any

¹ Requirement (f), that the making of the order of neighbourhood plan does not breach, and is otherwise compatible with EU Obligations. The basic conditions are set out in [paragraph 6\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 26A of the Planning and Compulsory Purchase Act 2004.

European sites flowing from the Neighbourhood Plan. Accordingly, an HRA is not required.

The Environmental Assessment will need to meet the relevant legal requirements set out in the [Environmental Assessment of Plans and Programmes Regulations 2004](#). Further guidance on the requirements for carrying out the Environmental Assessment is set out in the [National Planning Practice Guide](#) and the [Strategic Environmental Assessment Directive guidance](#). In addition, please feel free to contact the borough council (planning policy team) if you require any additional advice regarding how to complete the Environmental Assessment.

Yours Sincerely

Andrew Rushmer
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Oakley and Deane Neighbourhood Plan

Equalities Statement

Appendix 4 to Basic Conditions Statement

July 2015

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1. **Introduction to Equality Impact Assessment**

The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

Equality Impact Assessment

Equality Impact Assessment (EqIA) is the systematic analysis of a policy or policies, in order to identify the potential for an adverse impact on a particular group or community, in particular those with a protected characteristic. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups so that if a policy results in unfairness or discrimination then changes to eliminate or lessen the impact be considered.

“Protected characteristics” are defined in the Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This document presents the results of the assessment of the Oakley and Deane Neighbourhood Plan (ODNP) to ensure that Oakley and Deane Parish Council is satisfying its statutory duties in this regard.

There have been 4 consultation with the community and with an emphasis on ensuring that all members of the community have been able to contribute their opinions and have their voice heard. Special effort has been made to make information readily available both on line and in paper form. Where public meetings have been held, times and venues have been chosen to maximise the opportunity for all members of the community to be involved.

1.1 **Aims of the Equality Analysis**

The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision- making and to nurture a more proactive approach to the promotion of equality and fairness at the heart of public policy. The aim in conducting the analysis is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern.

The sections below consider the goals and objectives of the Neighbourhood Plan and then assess the impact of policies and proposals on groups with protected characteristics.

1.2 **Methodology**

An assessment has been made on whether the ODNP has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available). A brief justification of the policies and proposals in the Neighbourhood Plan, and notes of any mitigation, has been provided. If the impact is negative, this is given a high, medium or low assessment. It is important to rate the impact of the policy based on the current situation (i.e. disregarding any actions planned to be carried out in future).

High impact	a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.
Medium impact	some potential impact exists, some mitigating measures are in place, poor evidence.
Low impact	almost no relevancy to the process, e.g. an area that is very much legislation-led.

2. Baseline Data

Data for Oakley and Deane is available for the following protected characteristics: age, disability, race, religious belief, and sex.

The Data in the tables below comes from the 2011 Census.

In 2011 there were 5,288 people living in Oakley and Deane

Of these, 48.94% were male and 51.06% were female

Comparable figures for the England were 49.18% male and 50.82% female.

Oakley and Deane has the following population breakdown by age:

	Oakley and Deane		England
	Volume	%	%
0-15	833	15.8%	18.9%
Over 65	1225	23.2%	16.3%
Working Age	3230	61.1%	64.8%
Total	5288	100%	100%

The profile of ethnic origin for Oakley and Deane in 2011 was:

	Oakley and Deane	England
British White	95.4%	79.8%
Other White	2.5%	5.7%
Non-White	2.0%	14.6%

Religious Belief in Oakley and Deane is predominantly Christian. The breakdown is as

	Oakley and Deane	England
Christian	68.57%	59%
Buddhist	0.08%	0%
Hindu	0.08%	2%
Jewish	0.04%	0%
Muslim	0.25%	5%
Sikh	0.08%	1%
Other Religion	0.09%	0%
No Religion	23.17%	25%

Limitation of Day to Day Activity

	Oakley and Deane	England
Day-to-Day Activities Limited a Lot	6.96%	8%
Day-to-Day Activities Limited a Little	9.68%	9%
Day-to-Day Activities Not Limited	83.36%	82%

In summary Oakley and Deane has:

- a significantly higher proportion of older people than the national average;
- a slightly lower proportion of persons with incapacity or with limitations on their day-to-day activities than nationally;
- a much lower proportion of non-white persons than the national average;
- a much lower proportion of people who practice religions other than Christianity than nationally.

3. **Goals and Objectives of the Oakley and Deane Neighbourhood Plan**

The ODNP will provide a framework of policies and proposals for the development of the village to 2029. The Emerging Local Plan for Basingstoke and Deane allocates approximately 150 houses to the Neighbourhood Area of Oakley and Deane up to the year 2029.

The ODNP allocates dwellings to 5 sites in the Neighbourhood Area totalling approximately 150 dwellings.

Goals

The ODNP contains 10 goals, each of which has a related set of objectives which the Neighbourhood Plan seeks to attain. The goals are as follows:

Topic	Goal
Housing	G1 - To create a plan that will achieve the allocated number of dwellings over the Plan period G2 - To ensure development in accordance to the wishes of the community G3 - To create the right mix of housing types and style to meet the needs of the community G4 - To have the right mix of affordable dwellings, with some priority given to local people
Allotments	G5 - To encourage the provision of new sites for allotments
Healthcare	G6 - To improve the healthcare services for the Community
Green Spaces	G7 - To safeguard and improve the provision of accessible natural green spaces and maintain settlement separation
Play Areas	G8 - To ensure that adequate play areas are made available with new developments
Traffic	G9 - To avoid further congestion and improve traffic management both inside and at points of entry to, and exit from, Oakley Village
Employment	G10 - To encourage provision of local employment

Goals 1, 5, 7, 8, 9 and 10 impinge no differently upon persons with a protected characteristic than anyone else in the Neighbourhood Area; each goal seeks to achieve environmental benefits for all members of the community.

Goals 2, 3, 4, and 6 support policies and proposals which might affect persons with certain protected characteristics differently than they might affect the general population. In each case Goals 2, 3, 4, and 6 aim to create an environment which would benefit persons with protected characteristics by providing decent homes to meet the needs expressed by the community (in particular for the young and the old), and by creating a list of projects that will improve the facilities for the villages.

The ODNP goals and Objectives for:

Housing (Goals 1-4) seek to provide the right mix of affordable homes, and a greater number of smaller homes which are suitable for the elderly or young families seeking their first home.

The Environment and the Neighbourhood Area as a place to live will be enhanced by the ODNP through the protection of settlement separation from Basingstoke (Goal 7), the creation of new or improved allotments and Play Areas (Goals 5 and 8), the provision of improved health facilities (Goal 6).

Traffic and Transport (Goal 9) seek to reduce congestion in the village centre and to improve entry and exist points from the village.

The Economy (Goal 10) seeks to encourage and support employment opportunities locally, which will be of particular benefit for disabled persons and persons with limited mobility.

4. **Impact of Policies on Groups with Protected Characteristics**

The ODNP aims to create benefits for everyone who lives, works, shops, or spends leisure time in the village. This will be achieved by developing new and better housing, particularly affordable housing and smaller housing, encouraging the provision of local employment, and preserving and enhancing the quality of the environment.

Groups with the various protected characteristics will be affected in different ways by the Neighbourhood Plan and the purpose of the analysis in this section of the assessment is to identify how various groups will be affected and whether the proposals and policies in the ODNP will adversely affect disproportionately those in the groups with protected characteristics.

Without exception where policies in the Neighbourhood Plan do have an impact on groups with protected characteristics, it is a positive impact and not a negative one.

4.1 **Age**

The Neighbourhood Plan recognises the need to provide and protect play facilities for children when new development is being considered.

[Policy 10 Protection and Enhancement of the Environment](#) and Appendix D of the Emerging Local plan seek to retain areas of open space within any new development and encourage the provision of new play space.

The Neighbourhood Plan also recognises the need to provide local affordable housing for young people:

[Policy 2 Allocation of Affordable Housing](#) seeks to give local young people and those with a local connection priority access to affordable homes

With regard to older people there are a range of housing policies which recognise and seek to meet their needs:

[Policy 3 Mix of Dwellings](#) seeks to create a mix of housing which will encourage the development of smaller dwellings, particularly for young families. This, when taken with the conditions of [Policy 6 – Site Specific Requirements](#) will result in homes suitable for older people who wish to downsize and stay in the village.

By allowing young families to move into the village and older residents to downsize, the plan aims to free up some of the larger family size houses meeting the needs of the working population/ families.

The Neighbourhood Plan consultation process has highlighted the need to improve the healthcare services in Oakley. This has been included on the 'Projects' list which will be run and prioritised by the Parish Council.

[Policy 6 Site Specific Requirements](#) includes the offers made by the developers to improve facilities in the village, including footpaths, community halls and additional Green Space.

4.2 Disability

The needs of persons who are disabled or who have limited mobility are recognised in:

[Policy 17 Village and Energy Efficient Design](#) which requires that it be inclusive, i.e. designed to accommodate the needs of a wide range of people including the disabled.

4.3 Maternity and pregnancy

Key issues for women who are pregnant or who have young children are access to appropriate housing, flexible employment, and access to facilities including health, developmental play, and recreational facilities. The Neighbourhood Plan has policies which help meet all of these needs or at worst do not adversely impact on the issues:

[Policy 2 Allocation of Affordable Housing](#) requires at least 50% of the first occupancy all new affordable housing (which is set at 40% of dwellings in the Emerging Local Plan), to be allocated on the basis of a local connection. This will help people starting a family to get a house of their own and stay within the village.

The Neighbourhood Plan also contains policies which aim to retain, and improve access to, key facilities and services used by young mothers and their children:

[Policy 6 Site Specific Requirements](#) requires developers to demonstrate how they can make a contribution to improving existing community facilities.

4.4 Race

Non-white ethnic groups are a small proportion of the population in Oakley and Deane – in 2011 only 2% of the population was non-white and within this there are several groups with different ethnic origins.

Non-white ethnic groups can experience difficulties around discrimination, language, health and well-being, deprivation and culture.

A public environment designed with safety in mind will minimise opportunities for crime, including crime related to discrimination. The Neighbourhood Plan seeks to ensure that new development follows good design principles and provides safe and inclusive public environments.

[Policy 17 Village and Energy Efficient Design](#) requires the use of emerging design standards which will promote community adhesion.

4.5 Sex

The Neighbourhood Plan contains no specific policies or proposals for any particular gender. The Neighbourhood Plan has been written to provide equal opportunity to both sexes in respect of the provision of development and access to facilities.

Neither sex is disadvantaged by any of the policies and proposals in the Neighbourhood Plan; on the contrary both sexes will benefit equally from the implementation of the Neighbourhood Plan.

4.6 Religion, Gender re-assignment, Sexual orientation

Key issues for religious groups are discrimination relating to employment, housing and the provision of services, and their portrayal in the media.

Key issues for gender re-assigned people, gays and lesbians are personal relationships, transphobia and/or discrimination.

The Neighbourhood Plan does not and cannot directly address the social attitudes that are involved in these problems. However, it does seek to provide a built environment which is open to all, with a safe public realm which all social groups can access and use equally.

5. Conclusion

The ODNP provides a strategy for the development of the village, and a range of policies and proposals, which will result in positive benefits for many parts of the local community with protected characteristics: older people, young people, mothers to be and with young children, disabled people and those with limited mobility.

The ODNP does not explicitly address the needs of racial or religious groups, or transgender, gay or lesbian groups, or women. The Neighbourhood Plan does make equal provision for affordable housing and for a range of housing, and seeks to provide additional social, community and leisure facilities which will benefit these groups equally. It also seeks to provide a safer environment, particularly a safer public environment, where people with protected characteristics will be less liable to be subject to discrimination.