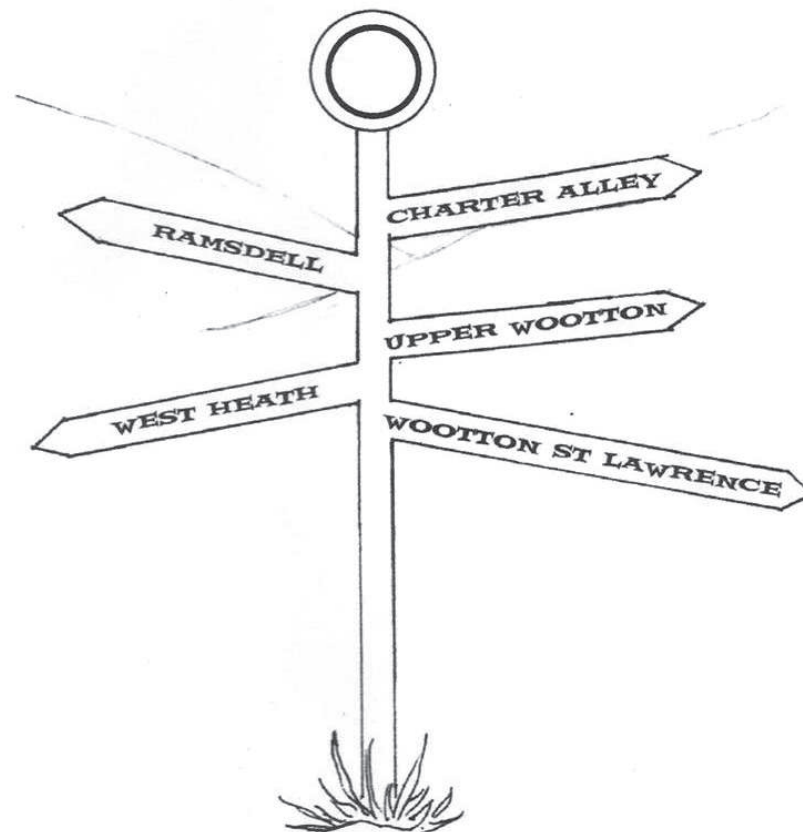


Wootton St. Lawrence Neighbourhood Plan 2016 - 2029

Basic Conditions Statement



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1. Introduction

- 1.1 This Statement has been prepared by Wootton St. Lawrence Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Basingstoke and Deane Borough Council (“the Borough Council”), of the Wootton St. Lawrence Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Wootton St. Lawrence, as designated by the Borough Council on 13 December 2013 (see below).



Plan A: the Neighbourhood Area covering the whole of the Parish of Wootton St. Lawrence

The policies described in Section 4 of the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. It does not contain policies relating to excluded development as defined by, and in accordance with, the Regulations. The plan period to be consistent with the Basingstoke and Deane Local Plan is from 2011 to 2029.

- 1.3 This statement sets out how the Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and meets the basic conditions in paragraph 8(2) of Schedule 4B to the 1990 Act as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These conditions are:
- i. 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,*
 - ii. the making of the neighbourhood development plan contributes to the achievement of sustainable development,*
 - iii. 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),*
 - iv. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.*
 - v. Prescribed conditions are met in relation to the Order (or Plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan).*



2. Background

- 2.1 The decision to proceed with a Plan was made by the Parish Council in 2013 with the following purposes:
- To help in determining future development within the villages and hamlets of the parish,
 - To improve community facilities throughout the parish, and,
 - To make proposals for control of volume and speed of traffic throughout the parish.
- 2.2 In the summer of 2014 a Neighbourhood Plan Working Group was formed by the Parish Council, comprising a Parish Council representative and volunteers from the local community. The Working Group was delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan and received reports from the Group at its bi-monthly meetings. At its meeting on the 13 November 2017, the Parish Council approved the publication of the Pre-Submission Neighbourhood Plan for the Regulation 14 consultation. On the 11 September 2018 the Parish Council agreed that the Working Group proceed to prepare the documentation necessary to submit the Submission Neighbourhood Plan to Basingstoke and Deane Borough Council.
- 2.3 There has been very considerable community engagement activity on the Plan since 2014. This is laid out in detail in a separate Consultation Statement, which is published by the Parish Council as part of the submission documentation. The Parish Council has worked closely with officers of the Borough Council during the preparation of the Neighbourhood Plan to ensure the relationship between the Plan and the policies of the Basingstoke and Deane Local Plan (adopted May 2016). The Working Group has also benefited from the professional planning advice of a Town Planning practice, Haines Planning Consultancy, based within the parish.
- 2.4 The Parish Council has sought to focus policies on the key issues that matter to the local community and to avoid proposing policies that duplicate national planning guidance and/or development plan policies set out in the Basingstoke and Deane Local Plan.



3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are three NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 13: 'The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies'.

3.3 The Parish Council believes the Neighbourhood Plan is planning positively for future development in the Parish within the environmental constraints that apply and that is consistent with the provisions of the Basingstoke and Deane Local Plan. As land within the Parish is already designated in the Local Plan to receive a Garden Town Development of up to 3400 homes, there is no expectation of any further housing allocations in the Plan Area during the plan period which runs to 2029.

Para 29: 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies'.

3.4 The Neighbourhood Plan establishes clear objectives for the plan that reflect the views of the majority of the local community. The Working Group has sought to translate these objectives into a small number of meaningful planning policies to complement and augment other development plan policies for managing development proposals.

Para 30: Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

3.5 The Parish Council believes the Neighbourhood Plan (as highlighted in Table A on page 5) is in general conformity with all the relevant policies and with the strategic direction of the Basingstoke and Deane Local Plan and this has been confirmed by the officers of the Borough Council. The Neighbourhood Plan is considered to strike a positive balance between policy constraints in respect of some forms of development in the Parish including mitigating the impacts which the Manydown Garden Town will inevitably bring and the need to accommodate some degree of change outside that allocated development area.

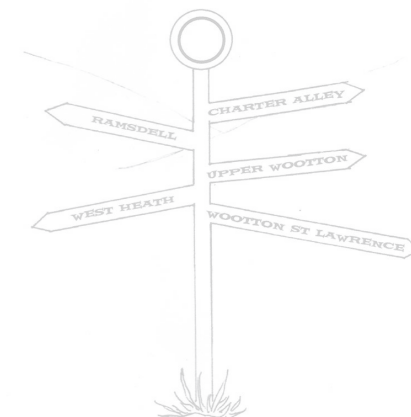
3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the Local Plan into specific policies for the parish. Once made, the Neighbourhood Plan has been presented such that it should be easily considered alongside the development plan and any other material considerations.



3.7 Set out in Table A (below) is a brief summary of how each policy conforms to the NPPF(July 2018). The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

Wootton St. Lawrence Neighbourhood Plan		National policies and guidance	
Policy WSL1:	Local Gap	NPPF paras 79 and 127	Seeks to promote sustainable development in rural areas. Seeks to ensure the distinct identity of Wootton St. Lawrence village is retained.
Policy WSL 2	Local Green Space	NPPF para 100	Protects spaces that comply with NPPF criteria and provide a social role within the community.
Policy WSL3:	Public Rights of Way	NPPF para 118	Opportunities should be taken to achieve improved public access to the countryside.
Policy WSL4:	Light Pollution	NPPF para 180	Planning policies should seek to limit the impact of light pollution from artificial light on local amenities, intrinsically dark landscapes and nature conservation.
Policy WSL5:	New Dwellings	NPPF paras 61, 128 and 130	Supports the NPPF in terms of retaining and expanding a mix of dwelling sizes outside of the Garden Town development. It also seeks to ensure new dwellings are designed to respects their surroundings.
Policy WSL6:	Replacement or extension of dwellings	NPPF paras 61, 128 and 130	Supports the NPPF in terms of retaining and expanding a mix of dwelling sizes outside of the Garden Town development. It also seeks to ensure new dwellings or extensions are designed to respects their surroundings.
Policy WSL7:	Garages and other incidental domestic buildings in the gardens of dwellings	NPPF paras 61, 128 and 130	Supports the NPPF by seeking to retain a mix of dwellings outside of the Garden Town development by ensuring ancillary buildings are not designed to provide additional residential accommodation to the detriment of the housing mix and also that such buildings are designed and positioned with respect to their surroundings, including neighbours.
Policy WSL8:	Residential Garden Extension	NPPF para 127	Policy seeks to ensure there is not an erosion of the local landscape.
Policy WSL9:	Valued Facilities	NPPF para 92	Valued facilities are referred to in the NPPF and are considered to provide key social roles in the sustainability of the area.
Policy WSL10:	Provision of Community Facilities	NPPF paras 91 and 92	The NPPF states the importance of securing inclusive places and this policy supports this objective.
Policy WSL11:	Employment Sites	NPPF paras 81, 83 and 84	Seeks to ensure that employment uses are retained wherever possible and development does not conflict with nearby residential uses.



4. Contribution to achieving Sustainable Development

- 4.1 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 4.2 The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.3 The Borough Council assessed the pre-submission Neighbourhood Plan and considered that a Strategic Environmental Assessment (SEA) was not required for the Neighbourhood Plan as it considered the policies were unlikely to have significant environmental effects, as defined by the Environmental Assessment of Plans and Programmes Regulations 2004.

- 4.4 In its formal screening opinion of 10 October 2017, the Borough Council stated:

‘Following analysis undertaken to assess the effects on the environment resulting from the Wootton St Lawrence Neighbourhood Plan including from the scale of development and other policies proposed, it is considered significant effects on the environment are not likely and therefore a SEA is considered to not be required.’

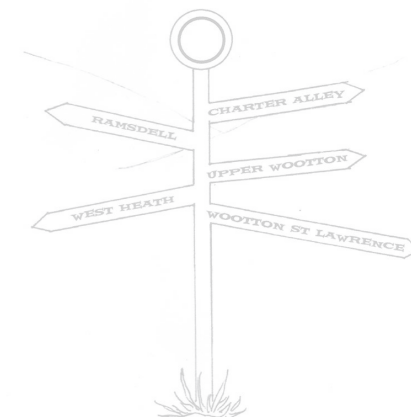
However, the basic condition of ‘contributing to the achievement of sustainable development’ requires a broader scope of assessment to embrace social and economic, as well as environmental objectives set out in the NPPF (see para. 4.2 above). For completeness, therefore, the Neighbourhood Plan policies have been analysed and a summary is contained in Table B (overleaf).



Table B: Neighbourhood Plan Policies & Sustainability Impact Assessment

NP Policy	Social	Economic	Environment	Commentary
Policy WSL1: Local Gap	+	0	+	This policy has positive social and landscape benefits by protecting the distinct character of a small downland village from being subsumed into the proposed Garden Town.
Policy WSL2: Local Green Space	+	0	+	This policy has positive social and environmental benefits by protecting the essential open character of the identified spaces that are highly cherished by local residents for their recreational or potential allotment value.
Policy WSL3: Public Rights of Way	+	0	+	This policy has positive recreational benefits as well as the opportunity to provide greater understanding of the countryside.
Policy WSL4: Light Pollution	0	0	+	This policy has positive landscape and ecological benefits.
Policy WSL5: New Dwellings	+	0	+	This policy has modest social benefits in providing for limited infill housing developments and the opportunity for some smaller homes within built up frontages. In confining development this way, the policy will protect the essential rural character of the Plan Area and its main heritage assets and landscape setting.
Policy WSL6: Replacement or extension of dwellings	+	0	+	This policy has modest social benefits by providing opportunity to prevent further loss of smaller homes in the Plan Area (excluding the proposed Garden Town). It also has environmental benefits by limiting the size and position of replacement dwellings as well as seeking to ensure proposals respect their setting as well as amenities enjoyed by neighbours.
Policy WSL7: Garage and other incidental domestic buildings in the gardens of dwellings	+	0	+	This policy has modest social benefits by providing opportunity to prevent further loss of smaller homes in the Plan Area by enlargement of outbuildings (excluding in the proposed Garden Town). It also seeks to ensure the design of outbuildings respect the host property, setting and amenities enjoyed by neighbours.
Policy WSL8: Residential Garden Extension	0	0	+	This policy secures positive environmental benefits by limiting the suburbanisation of the countryside which garden extensions can represent.
Policy WSL9: Valued Facilities	+	0	0	This policy has a positive social benefit in retaining and supporting the continued viability of important facilities for the use and enjoyment of the local community
Policy WSL10: Provision of Community Facilities	+	0	0	This policy has a positive social benefit in supporting new and improved facilities for the use and enjoyment of the local community.
Policy WSL11: Employment Sites	+	+	+	This policy is supportive of new or extended employment uses provided it does not adversely impact on the residential amenities enjoyed by nearby residents.

Table B Key: + positive impact 0 neutral impact - negative impact



5. General conformity with the strategic policies of the development plan

- 5.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area. The current development plan for the area is the adopted Basingstoke and Deane Local Plan 2011-2029. Table C (below) sets out how each policy is in general conformity with Basingstoke and Deane Local Plan 2011-2029.

Table C: Neighbourhood Plan & Basingstoke and Deane Local Plan Conformity Summary

NP Policy	Local Plan Policies	Comments on Conformity
Policy WSL1: Local Gap	SS3.10, EM1, EM2	General conformity achieved.
Policy WSL2: Local Green Space	EM5	General conformity achieved.
Policy WSL3: Public Rights of Way	SS3.10, CN9, EM1,	General conformity achieved.
Policy WSL4: Light Pollution	EM1	General conformity achieved.
Policy WSL5: New Dwellings	SS1, SS5, SS6, CN1, CN2, CN3, EM10, EM11	General conformity achieved.
Policy WSL6: Replacement or extension of dwellings	SS6, EM10, EM11	General conformity achieved.
Policy WSL7: Garages and other incidental domestic buildings in the gardens of dwellings	EM1	General conformity achieved.
Policy WSL8: Residential Garden Extension	EM1	General conformity achieved.
Policy WSL9: Valued Facilities	CN6, CN7, CN8	General conformity achieved.
Policy WSL10: Provision of Community Facilities	CN6, CN7, CN8	General conformity achieved.
Policy WSL11: Employment Sites	EP1, EP4	General conformity achieved.



6. Compatibility with EU Legislation and Human Rights

- 6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. As set out above, a screening opinion was issued by the Borough Council, which confirmed that the Neighbourhood Plan would not have any significant environmental impacts and that an SEA would not be required for the Neighbourhood Plan to be in accordance with EU Directive 2001/42. Further, the Borough Council in their Screening Opinion letter of 10 October 2017 states:

'There are no European sites within a 10km buffer zone of the neighbourhood area. The Plan would not impact upon the SPA or any European sites. It is considered that there are not likely to be significant effects on any European sites flowing from the Neighbourhood Plan and therefore a HRA is considered to not be required.'

- 6.2 The Equality Act 2010 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. The Act defines "Protected Characteristics" as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The objectives and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified.
- 6.3 It is important that the Wootton St Lawrence Parish Council satisfies its statutory duties by ensuring that there are no unintended consequences arising from the Neighbourhood Plan which impact negatively upon potentially vulnerable groups. Each of the policies in the Neighbourhood Plan has been considered, and the likely outcome for persons with protected characteristics is assessed. This assessment is presented in Table D:



Table D: Impact of Neighbourhood Plan on Persons with Protected characteristics

NP Policy	Purpose	Outcome
Policy WSL1: Local Gap	To maintain and visually enhance the physical separation of Wootton St. Lawrence village from the Manydown urban expansion of Basingstoke.	This policy has positive social and landscape benefits by protecting the distinct character of a small downland village from being subsumed into the proposed Garden Town. It will have a neutral impact on persons with protected characteristics.
Policy WSL2: Local Green Space	To ensure that the identified open green spaces are retained for the benefit of the local community.	This policy provides special protection for designated local green spaces in the Parish which have particular value for the local community. It has a broadly positive impact on persons with protected characteristics.
Policy WSL3: Public Rights of Way	To improve access to, and knowledge of, the countryside that encompasses much of the Parish.	This policy has recreational benefits as well as the opportunity to provide greater understanding of the countryside. It has a broadly positive impact on persons with protected characteristics.

Policy WSL4: Light Pollution	To minimise the impact of intrusive artificial lighting on the landscape and ecology of the Parish.	The policy has a neutral impact on persons with protected characteristics.
Policy WSL5: New Dwellings	To maintain a mix in the housing stock and avoid the loss of smaller, more affordable homes through extension or replacement. To protect our countryside from new housing developments unless it can be demonstrated that there is an overriding need for the accommodation for a person wholly or mainly employed locally in agriculture or forestry.	This policy, in providing for limited infill housing developments and the opportunity for some smaller homes, will have a broadly positive impact for persons with certain protected characteristics.
Policy WSL6: Replacement or extension of dwellings	To maintain a mix in the housing stock and avoid the loss of smaller, more affordable homes through extension or replacement.	This policy, by providing opportunity to prevent further loss of smaller homes in the Plan Area (excluding the proposed Garden Town), will have a broadly positive impact for persons with certain protected characteristics.
Policy WSL7: Garage and other incidental domestic buildings in the gardens of dwellings	Seeks to ensure the design of outbuildings respect the host property, setting and amenities enjoyed by neighbours.	The policy will have a neutral impact on persons with protected characteristics.
Policy WSL8: Residential Garden Extension	This policy seeks to limit the suburbanisation of the countryside which garden extensions can represent.	The policy will have a neutral impact on persons with protected characteristics.
Policy WSL9: Valued Facilities	To retain facilities considered important in maintaining a good quality of life within the Parish and ensuring it remains a sustainable community into the future.	This policy has a positive social benefit in retaining and supporting the continued viability of important facilities for the use and enjoyment of the local community. The policy will have a broadly positive impact on persons with protected characteristics.
Policy WSL10: Provision of Community Facilities	To support new and improved community facilities for both villages.	This policy has a positive social benefit in supporting new and improved facilities for the use by the local community; helping to develop a stronger 'sense of community' The policy will have a broadly positive impact on persons with protected characteristics.
Policy WSL11: Employment Sites	To maintain local employment opportunities and ensure new employment development is not to the detriment of amenities enjoyed by local residents, nor place additional pressure on local roads and is of a design and appearance that respects and enhances the character of the Plan Area.	This policy is supportive of new or extended employment uses provided it does not adversely impact on the residential amenities enjoyed by nearby residents. It will have a neutral impact on persons with protected characteristics.



7. Prescribed Conditions

- 7.1 Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in the proposal for the Neighbourhood Plan. Wootton St Lawrence Parish Council confirms that there are no prescribed matters in relation to the Plan.

