



Basingstoke and Deane Local Planning Authority

Ashford Hill with Headley Parish Neighbourhood Plan 2022 – 2029

REGULATION 18 DECISION STATEMENT (proceeding to referendum)

1. Introduction

- 1.1 In accordance with the Town and Country Planning Act 1990 (as amended), the borough council has a statutory duty to assist communities in the preparation of neighbourhood plans and to progress their neighbourhood plans through examination, referendum and to 'make' the Plan.
- 1.2 In accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 Basingstoke and Deane Borough Council (BDBC) has produced this 'Decision Statement' in relation to the Ashford Hill with Headley Neighbourhood Plan (AHWH NP). This statement confirms that the modifications proposed in the Examiner's Report on the AHWH NP have been accepted by the borough council and the Plan has been consequently amended. The Plan can now proceed to referendum.
- 1.3 The Examiner's Report and submission AHWH NP, including supporting documents, can be viewed on the council's website at:

<https://www.basingstoke.gov.uk/AHHNP>

Hard copies of the documents can also be viewed at the borough council offices (Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH).

2. Background

- 2.1 On 1 December 2017 BDBC designated the Ashford Hill with Headley Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. The plan area covers the parish of Ashford Hill with Headley and lies solely within the Basingstoke and Deane Local Planning Authority Area.
- 2.2 Ashford Hill with Headley Parish Council (AHWH PC), the qualifying body, submitted the draft AHWH NP and supporting documents to BDBC on 24 February 2022.
- 2.3 Following submission of the AHWH NP, BDBC publicised the Plan and supporting documents and invited representations during the consultation period which ran from Monday 14 March for 7 weeks, ending on Tuesday 3 May 2022.
- 2.4 BDBC, with the consent of AHWH PC, appointed an independent examiner, Janet Cheesley to review the Plan and assess whether it should proceed to referendum.
- 2.5 The Examiner's Report was received on 13 June 2022 and recommended that, subject to a number of proposed modifications, the Plan should proceed to referendum. The modifications are required to ensure that the Plan meets the basic conditions set out in the legislation (Para 8(2) Schedule 4B Town and Country

Planning Act 1990). The examiner also recommended that the area for the referendum should be based on the designated neighbourhood area which the Plan relates to.

2.6 In accordance with the legislation (Schedule 4B paragraph 12 Town and Country Planning Act 1990), the Local Planning Authority must decide what action to take in response to the examiner's recommendations, what modifications to make to the Plan and whether the Plan should proceed to referendum.

2.7 If the Local Planning Authority is satisfied that the Plan can proceed to referendum, it is also required to consider whether the Referendum Area should be extended beyond the Ashford Hill with Headley Neighbourhood Area (Schedule 4B paragraph 12(8) Town and Country Planning Act 1990).

3. Local Planning Authority Decision

3.1 Having considered the Examiner's Report the Local Planning Authority confirms that:

- The Examiner's recommended modifications are accepted and agreed. The modifications have been agreed and are supported by the Local Planning Authority in the interests of ensuring that the AHWB NP meets the basic conditions, improving precision for accurate interpretation of the Plan, and making necessary minor edits to the Plan.

- The AHWB NP, incorporating all the recommended modifications and consequential modifications¹, should proceed to referendum as the Plan:
 - meets the basic conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended);
 - is compatible with Convention Rights (the European Convention on Human Rights) and complies with the Human Rights Act 1998;
 - is compliant with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.

- The recommended modifications will not have significant environmental effects. A Strategic Environmental Assessment was not required for the AHWB NP.

- It agrees with the Examiner's recommendation to proceed to a referendum based on the Ashford Hill with Headley Neighbourhood Area as approved by the council.

3.2 This decision has been made in accordance with the relevant legislation, guidance and advice and in response to the recommendations made in the Examiner's Report.

3.3 Not less than 28 days before the date of the referendum the borough council must publish on their website and make available an information statement and specified documents (which will include the AHWB NP, as revised in light of the Examiners recommendations). These documents will be made available during the referendum period for inspection including at the council's Civic Offices.

¹ Modifications in order to correct errors/inaccuracies resulting from the amendments made in light of the Examiner's Report.

Schedule of Modifications to the Ashford Hill with Headley Neighbourhood Plan

Appendix 1: Modifications in line with the Examiner's recommendations and in consent with Ashford Hill with Headley Parish Council (changes ordered as per Examiner's report)

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH1	General	Throughout	All references to the NPPF (2019) should be revised where necessary and refer to the relevant sections of the revised NPPF (2021).	Minor editing matter
AHH2	Executive Summary	4	Consequential updates to Executive Summary	Minor editing matter
AHH3	Executive Summary	4	Delete sentence: 'Policies in the Local Plan take precedence over policies in this Plan'	Minor editing matter
AHH4	Local Plan	7	Delete sentence: 'This Plan assumes that the surplus will also satisfy any updated Local Plan.'	Minor editing matter
AHH5	Parish Profile	10	Delete section in table on the ageing population and 'What this means'. 'Any new property development in the Parish should reflect this trend. New housing should be predominantly of two and three bed units with ample gardens and large plots to encourage young families into the area and older local residents to downsize whilst remaining in the area'.	Minor editing matter

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH6	Policy L1	12	Add in 'where possible' at the end of the below sentence: For all major development proposals, a landscape strategy must be submitted and approved which includes <u>where possible</u> :	To meet the basic conditions
AHH7	Figure 3	11	Figure 3 needs to be amended so that the figure is at an appropriate scale on an ordnance survey base to precisely locate principal vantage points and exclude areas beyond the Parish in the strategic views.	To meet the basic conditions
AHH8	Policy L2	12	It is recommended that the last part of the sentence is replaced with 'published by the Institute of Lighting Professionals' so it can reflect most recent guidance: Development proposals that include external lighting which requires planning permission must be accompanied by a lighting scheme that has regard to the latest national design guidance <u>published by the Institute of Lighting Professionals</u> . (Guidance Notes for the Reduction of Obtrusive Light 2011 the Institute of Lighting Professionals)	To meet the basic conditions
AHH9	Policy NE1, bullet 1	18	The first bullet point of the policy requires an additional sentence: <ul style="list-style-type: none"> they should protect existing biodiversity and their design should provide net gains in biodiversity, for example by planting trees and hedgerows, creating meadows and ponds and leaving un-cropped arable margins and 	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>headlands. <u>The extent of any net gain in biodiversity should be in accordance with national policy;</u></p>	
AHH10	Policy NE2	18	<p>The following changes are needed to the policy wording:</p> <ul style="list-style-type: none"> • they retain veteran and other important trees, groups of trees, groups of trees, woodland, and hedgerows on site. All applications where there are trees on or adjacent to the site will need to be supported by <u>a satisfactory</u> Arboricultural Impact Assessment in accordance with BS5837 'Trees in relation to design, demolition and construction – recommendations' (2012); • they provide a survey and satisfactory protection plan in all cases where there are trees on the site, not only if they are affected. Where loss of trees or hedgerows is unavoidable, replacement planting of equivalent species and amenity value should be incorporated into the application; • opportunities are taken for the planting of additional native trees and hedgerows that contribute to the green infrastructure network, character and biodiversity of the Parish, and appropriate provision is made for the long-term maintenance of trees and hedgerows within the site. 	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<ul style="list-style-type: none"> • <u>they include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.</u> 	
AHH11	Policy NE2	19	<p>The last sentence of the supporting text should read as follows:</p> <p>Development proposals will be expected to <u>have regard to</u> guidance in BDBC’s Landscape, Biodiversity and Trees Supplementary Planning Document 2018.</p>	To meet the basic conditions
AHH12	Final Paragraph on Page 21	21	<p>The deletion of this paragraph:</p> <p>In addition to the policies governing Listed Buildings non-designated heritage assets should be identified as part of the planning application process along with non-designated archaeology.</p>	To meet the basic conditions
AHH13	Policy HA	22	<p>The policy text should read as follows:</p> <ul style="list-style-type: none"> • Listed buildings and designated historic heritage assets in the Parish and their settings, both above and below ground, will be conserved and, where appropriate, enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. • Proposed development in the setting of designated heritage assets or their setting 	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>should not adversely affect the heritage asset or its context. Where harm is unavoidable, proposals must clearly demonstrate that harm is justified by provision of public benefit that could not otherwise be delivered.</p> <ul style="list-style-type: none"> • Proposals for development should include a <u>heritage statement, including a statement of significance for any affected heritage assets</u> to demonstrate an understanding of the significance of any heritage asset or their setting. • Proposals for development that affect non-designated heritage assets (including non-designated archaeology) or their setting will be considered <u>with a balanced judgement</u>, taking account of the scale of harm or loss and the significance of the heritage assets. • Developers will be required to submit an archaeological desk-based assessment and field evaluation where archaeological assets have been identified in any application site. • Attention is drawn to Housing Policy HD3: High Quality Design of New Development in the context of development that is sensitive and responsive to heritage assets. 	
AHH14	LVF	26	It is recommended that the policy is deleted:	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>These policies should be read in conjunction with the Local Plan (Policies CN7 and CN8) which supports the retention and improvement of such facilities.</p>	
AHH15	LVF1	26	<p>The policy text should read as follows:</p> <p><u>Proposals to improve or assist in the continued availability of the Valued Facilities identified in Figures 20 and 21 and the Table on Page XX will be supported provided the development is of a scale and design that is in keeping with its surroundings and will not adversely affect the amenities of any nearby residential properties.</u></p>	To meet the basic conditions
AHH16	LVF1	26	<p>Deletion of the following supporting text:</p> <p>Each application will be considered on its own merits, and should be supported by evidence regarding the need for the improvement</p>	To meet the basic conditions
AHH17	LVF2	26	<p>It is recommended that the policy is deleted.</p> <p>Any proposals that would result in the loss of a 'Valued Facility' or have an adverse impact on its viability in the future will not be permitted unless satisfactory alternative facilities are provided or it is demonstrated that the facility is no longer needed for any of the functions that it can perform or it can be demonstrated that it is no longer practical, desirable or viable to retain it.</p>	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH18	LGS	27	<p>The Local Green Space Policy has been restructured and should read as follows:</p> <p><u>The following Local Green Spaces are designated in this Plan and are identified in Figures 22-29:</u></p> <ul style="list-style-type: none"> • <u>Ashford Hill Recreation Ground</u> • <u>Headley Recreation Ground</u> • <u>Mill Green Common Land</u> • <u>Sports Pitches and Common Land to the North of Ashford Hill</u> • <u>Oakfield Open Space</u> • <u>Headley Ford</u> • <u>Hollybush Small Open Space</u> • <u>Harrow Drive Open Space</u> 	To meet the basic conditions
AHH19	PCF	32	<p>Supporting text amended as follows:</p> <p>There may be occasions during the life of the Plan where an opportunity for a new and improved or relocated community facility <u>day nursery, church or village hall</u> comes forward. This policy seeks to ensure that any provision is appropriately located and of a high standard which does not have any detrimental impact on local residential amenities.</p>	To meet the basic conditions
AHH20	HD2	34	It is recommended that Policy HD2 reads as follows:	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>Housing and other Development Policy HD2: Mix and Tenure of New Residential Development</p> <ul style="list-style-type: none"> The provision of affordable housing must accord with the policies in the Local Plan and have regard to BDBC Housing Supplementary Planning Document (July 2018) and, where required, must include First Homes as defined in Guidance issued by the Department for Levelling Up, Housing and Communities, part ownership tenures and units for rent to contribute to a mixed and balanced community. With open market housing, development will be permitted where it includes a range of types and sizes to meet local needs with <u>normally not less than 70% comprising 1-3 bedroom units (such percentage to be determined by reference to the area of such units in relation to the total for the permitted development as opposed to the number of units reference to the number of units).</u> 	
AHH21	HD3		<p>Modification to the fourth bullet point (in first section) to:</p> <ul style="list-style-type: none"> strategic views and vistas valued by the public (as identified in Policy L1 and Figure 3) and views at the entrances into the villages. 	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH22	HD3	35	<p>Modify the last paragraph to read as follows:</p> <p><u>For non-residential properties</u>, where practicable and viable, low carbon, energy efficient design should be employed and development should incorporate features that improve environmental performance and reduce carbon emissions in line with the National Design Guidance and the energy hierarchy such as ground source heat pumps, solar panelling and grey water harvesting. All new developments will be required as a minimum to achieve water efficiency standards of 110l/p/d.</p>	To meet the basic conditions
AHH23	LE1	36	<p>Delete the last sentence in the first paragraph:</p> <p>Access to high-speed broadband/mobile signal is encouraged.</p>	To meet the basic conditions
AHH24	LE2	37	<p>Delete the last sentence of the supporting text:</p> <p>This will be supported as long as the proposal can be accommodated within the landscape and does not cause detrimental impacts to the amenity of local residents or cause unacceptable impacts to the local road network.</p>	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH25	LE2	37	<p>The policy should read as follows:</p> <p>Proposals for development on farms (including farm diversification proposals) which increase commercial or recreational activity <u>and conversion or diversification of redundant farm and rural buildings to commercial use</u> will be supported <u>provided that proposals:</u></p> <p>Conversion or diversification of redundant farm and rural buildings to commercial use will be supported provided that proposals:</p> <ul style="list-style-type: none"> • comply with the Heritage Assets Policy in this Plan; • comply with Local Plan policy EM4. • respect the surrounding landscape and are sensitive to the amenities of neighbouring residents and other users and their setting in regard to size, light pollution, noise, dirt, loss of wildlife habitat. • will not have any unacceptable impact on the local road network. • 	To meet the basic conditions
AHH26	TTP1	38	<p>Modify the second sentence in the policy to:</p> <p>New development should comply with the recommendations of <u>have regard to</u> BDBC's Parking Standards Supplementary Planning Document.</p>	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
AHH27	TTP2	38	<p>Change the policy wording to read as follows:</p> <p><u>Where relevant</u>, new development should provide safe pedestrian and cycle access and <u>link up with existing rights of way (Figure 32) and pavements (Fig. 33) ensuring residents can walk or cycle safely to existing or new amenities</u>. Additionally, <u>where relevant</u>, all new developments will be expected to provide safe vehicular access.</p>	To meet the basic conditions
AHH28	TTP2	38	<p>Deletion of the last sentence in the supporting text:</p> <p>Residential development proposals will therefore be expected to demonstrate that suitable sustainable transport connections from the site by safe, convenient and direct footpaths and cycle routes will be provided.</p>	To meet the basic conditions
AHH29	TTP3	39	<p>It is recommended the policy reads as follows:</p> <p>New developments should not hinder access to Rights of Way as defined by the Hampshire County Council Definitive Maps of Public Rights of Way and <u>identified on Figure 32</u>. Furthermore they should protect their settings and not block views from them.</p>	To meet the basic conditions
AHH30	TP3	39	<p>Change to supporting text:</p> <p>The Parish is fortunate in the extent of Public Rights of Way it contains which are very much appreciated by the local residents and visitors and they and their</p>	To meet the basic conditions

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			settings should be preserved and not spoilt by any new development. and access to them should not be hindered by any new development.	

Please note that as a result of the Examiner's recommended modifications, consequential changes also likely to be needed to be made to the Plan in order to avoid factual errors and inaccuracies (Schedule 4B paragraph 12(6) Town and Country Planning Act 1990). Such modifications are not all listed in the Schedule above. Furthermore, other minor changes such as typographical and factual updates are also no listed in the schedule unless referenced in the Examiner's report.