

**Ashford Hill with Headley  
Neighbourhood Plan  
2022-2029  
Basic Conditions Statement**



# Ashford Hill with Headley Neighbourhood Plan 2021- 2029

## *Basic Conditions Statement*

### **1 Introduction**

1.1 This statement has been prepared by Ashford Hill with Headley Parish Council (“PC”) to accompany the submission of the Ashford Hill with Headley Neighbourhood Plan (“NP”) to Basingstoke and Deane Borough Council (“BDBC”) pursuant to Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“ the Regulations”)

1.2 The NP has been prepared for the PC, a qualifying body, for the area shown on the attached plan (“the Neighbourhood Area”) approved by BDBC on 1 December 2017. This area coincides with the boundary of the Parish of Ashford Hill with Headley.

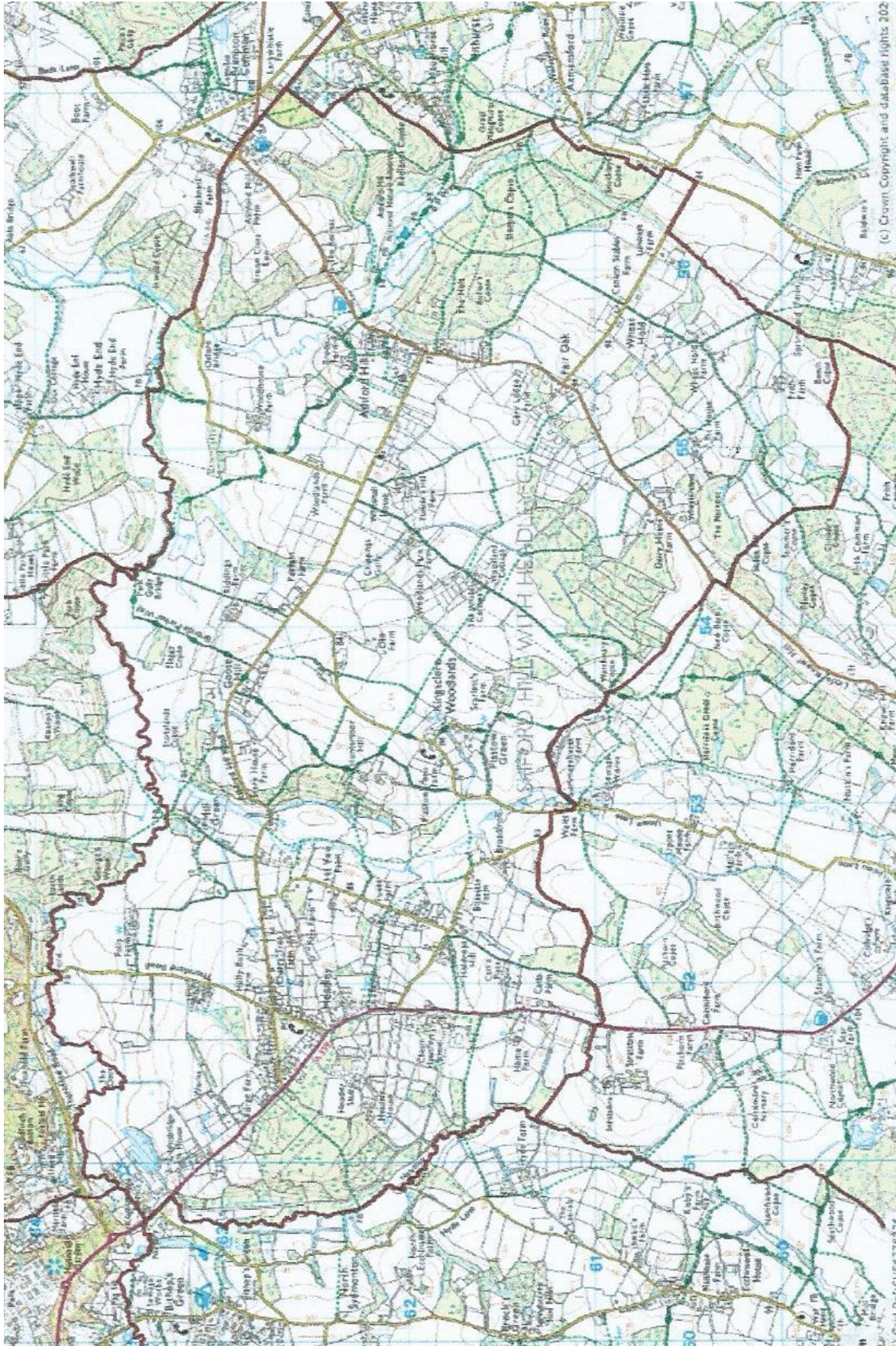
1.3 The PC through the NP steering group has consulted the local community and businesses, statutory bodies and other stakeholders throughout the preparation of the NP in accordance with the Regulations and details of the consultation appear in the Consultation Statement accompanying this statement as part of the submission documentation.

1.4 The policies set out in the NP relate to the development and use of the land in the Neighbourhood Area. They do not relate to “excluded development” defined in the Regulations. The applicable period for the NP is until 31 March 2029 corresponding with the plan period for the Basingstoke and Deane Local Plan 2011-2029 (“the Local Plan”), currently subject to revision to include the period up to 31 March 2036.

1.5 This statement addresses each of the Basic Conditions as required by the Regulations and describes how the NP meets the requirements set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

1.6 The Regulations state that a neighbourhood plan will have met the Basic Conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan.
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or part of that area)
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- The making of the neighbourhood plan does not breach the requirements of the Conservation of Habitats Regulations 2017



## **2 General Background**

2.1 With the Localism Act 2011 coming into force, local communities have been able to take the lead in planning how their neighbourhood will be developed. With encouragement from BDBC, local communities in its area have been encouraged to prepare neighbourhood plans. In the case of Ashford Hill with Headley, the PC decided that it would not allocate any sites for development but considered that having a neighbourhood plan would enable the PC and the community to have greater control over future development.

2.2 A steering group was formed in April 2019, comprising interested residents and members of the PC, to operate under the aegis of the PC and has undertaken the responsibility for preparing the draft NP. As the qualifying body, the PC has approved the publication of the Pre-submission Plan in accordance with Regulation 14 in June 2021 and the Submission Plan now.

2.3 The steering group has consulted the local community over the preparation of the draft NP initially with the circulation of a questionnaire to all households and businesses and more recently through a formal consultation involving making the draft NP available for review through the Regulation 14 Consultation including drop-in sessions at both Ashford Hill and Headley. The comments from the community and statutory bodies have been taken in account in preparing the submission NP. The steering group has also worked closely with, and taken advice from, the planning officers at BDBC in producing the evidence base to design policies which accord with the Local Plan, as well as anticipating the alterations likely in the emerging Local Plan for the period until 31 March 2036.

2.4 The submission NP contains policies which are specific to the Neighbourhood Area and seek not to duplicate policies in the Local Plan or national policies. The policies are intended to implement the visions and objectives set out in the draft NP, to refine the policies in the Local Plan and to meet national planning objectives.

## **3 Conformity with National Planning Policy**

3.1 The NP has been prepared having regard to the policies relating to the formulation of neighbourhood plans set out in the National Planning Policy Framework (“NPPF”), updated July 2021, and Planning Practice Guidance (“PPG”). Paragraphs 28-30 of NPPF provide general guidance on the preparation of neighbourhood plans and the NP complies with this guidance.

3.2 The NP reflects the vision and objectives and consequential policies wanted by the majority of the local community about the future characteristics of the place that they wish the Neighbourhood Area to be. The Neighbourhood Area has already contributed a significant amount of new housing and satisfied its current allocation within the Local Plan to 2029. For this reason the PC decided that it would be unnecessary to identify further land for housing development within the period of the Local Plan. However, since the inception of the NP process, a site at Ashford Hill has been approved on appeal by the Planning Inspectorate for a further 25 units.

3.3 The PC believes the policies in the NP are in general conformity with the strategic policies in the Local Plan and also anticipates the revisions which are likely to be included in the emerging Local Plan.

3.4 None of the NP policies have required a balancing exercise to be undertaken against national policy because they are considered to be consistent with national policy.

3.5 Set out below is a commentary explaining the conformity of each NP policy individually against National Planning Policy

## **Landscape**

### **NPPF Policy 174**

#### **Policy L1 Landscape Character**

*The NP policies supports NPPF policy 174 for the protection and enhancement of valued landscapes and the intrinsic character and beauty of the countryside*

#### **Policy L2 External Lighting**

*The ability for resident to observe Dark Skies is an important feature of rural life. Dark Skies also support biodiversity and habitats. NPPF policy 180 indicates that development should be refused where biodiversity and habitats might be adversely affected and the NP policy reflects this.*

## **Natural Environment**

### **NPPF Policy 179-180**

#### **Policy NE1 Conserving and Enhancing the Natural Environment Policy NE2 Trees and Hedgerows**

*The NP policies accord with the principles set out in NPPF policies 179 and 180 for the protection and enhancement of biodiversity and habitats.*

## **Heritage Assets**

### **NPPF Policies 194/5**

#### **Policy HA1**

*The NPPF policies require local authorities to identify and assess proposals affecting heritage assets and their setting. The NP policy supports this requirement and identifies the importance to the community of the protection of heritage assets within the Neighbourhood Area*

## **Local Valued Facilities**

### **NPPF Policies 92 and 93**

#### **Policies LVF1 and LVF2**

*The NP policy identifies these facilities and support their continued availability, viability and improvement. These facilities play an important part in the sustainability of the community as promoted by the NPPF policies.*

## **Local Green Space**

### **NPPF Policies 92/3, 98/9 and 101/2**

#### **Policy LGS1 and LGS2**

*The NPPF policies promote social and recreational activities and facilities and, specifically in policies 101/2, the designation of Local Green Spaces and the criteria that need to be satisfied. The NP policies designate Local Green Spaces and disclose how the criteria are satisfied.*

## **Provision of Community Facilities**

### **NPPF Policies 92/3 and 98/9**

#### **Policy PCF**

*The NPPF policies promote social and recreational activities and facilities. The NP policies support the retention and improvement of those facilities.*

## **Housing and other Development**

### **NPPF Policies 62,78/9 and 126-136**

#### **Policy HD1**

*This NP policy accords with policies SS1 and SS5 of the Local Plan which itself was drawn in accordance with the requirements of the NPPF policies.*

#### **Policy HD2**

*NPPF policy 62 requires the type of housing to be assessed and reflected in planning policies and NPPF policies 78/9 require planning policies to reflect local needs. The NP policy accord with these requirements.*

#### **Policy HD3 and HD4**

*NPPF policies 126-136 support good quality design and the development of policies to reflect local aspirations in terms of special qualities and characteristics. Policy HD3 emphasises local distinctiveness and the enhancement and protection of the historic and rural character of the Parish. The policy also requires low carbon, energy efficiency and other issues of importance to the community, all of which accord with the principles set out in the NPPF policies. Policy HD4 requires improved infrastructure to meet the identified needs of the community.*

## **Local Employment**

### **NPPF Policies 81, 83/4 and 114**

#### **Policy LE1**

*NPPF policy 114 highlights the necessity of high quality and reliable communication infrastructure and the NP policy emphasises this requirement to enable effective work in the locality.*

**Policy LE2**

*NPPF policy 84 promotes the rural economy and the NP Policy supports this objective.*

**Transport, Traffic and Public Rights of Way**

**NPPF Policies 100, 106 and 110-112**

**Policy TTP1**

*The NP policy fully reflects the wording in NPPF policy 111.*

**Policy TTP2**

*NPPF policy 106 requires policies to support walking and cycling and NPPF policy 110b and 111 require safe site access. The NP policy supports such requirements.*

**Policy TTP3**

*The NP policy accords with the requirements of NPPF policy 100 to protect and enhance public rights of way.*

## **4 Contributing 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 needs”. The underlying principle is to provide an improved quality of life for the community now and for future generations.

4.2 The NPPF states that in considering whether sustainable development is achieved, a number of functions need to be considered, namely:

- 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;
- 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving 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 BDBC issued a screening opinion on 26 March 2020 confirming that a Strategic Environmental Assessment and Habitats Regulations Assessment would not be required to meet the Basic Conditions and the opinion letter states:-

**“Strategic Environmental Assessment** Following analysis undertaken to assess the effects on the environment resulting from the Ashford Hill with Headley 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 not to be required.

**Habitats Regulations Assessment** There are three European sites within a 10km buffer zone of the neighbourhood area (The River Lambourn SAC, Kennet Valley Alderwoods SAC and the Kennet and Lambourn Floodplain SAC). However, the draft plan is not proposing to allocate any development sites and includes policies to protect the natural environment. It is therefore considered that there are not likely to be significant effects on any European sites flowing from the Neighbourhood Plan and that an HRA is not required.”

4.4 The Basic Condition for the NP policies to contribute to achieving sustainable development requires an assessment of each policy against the economic, social and environmental objectives in the NPPF set out above in paragraph 4.2. This assessment (in italics) is as follows:-

## **Landscape**

### **Positive impact for environmental objective**

**Policy L1 Landscape Character**  
**Policy L2 External Lighting**

*These policies are designed to protect and enhance the unique natural environment and landscape within the Neighbourhood Area.*

## **Natural Environment**

### **Positive impact for environmental objective**

**Policy NE1 Conserving and Enhancing the Natural Environment**  
**Policy NE2 Trees and Hedgerows**

*These policies are also designed to protect and enhance the unique natural environment within the Neighbourhood Area and improve biodiversity.*

## **Heritage Assets**

### **Positive impact for environmental objective**

**Policy HA1**

*This policy is designed to protect heritage assets and their setting.*

## **Local Valued Facilities**

### **Positive impact for social objective**

**Policy LVF1**  
**Policy LVF2**

*These policies are designed to support and enhance the facilities for the community within the Neighbourhood Area and maintain its sustainability.*

## **Local Green Space**

### **Positive impact for social objective**

**Policy LGS1**  
**Policy LGS2**

*These policies are also designed to maintain and support the use of existing open spaces.*

## **Provision of Community Facilities**

**Positive impact for social objective**

### **Policy PCF**

*This policy supports the retention and improvement of existing facilities for the community.*

## **Housing and other Development**

**Positive for social, economic and environmental objectives**

### **Policy HD1**

### **Policy HD2**

### **Policy HD3**

### **Policy HD4**

*These policies support residential and other development to meet the needs of the local community. The policies also support low carbon development, well designed development respecting heritage assets and locally vernacular styles and improved infrastructure*

## **Local Employment Policy**

**Positive impact for social and economic objectives**

### **Policy LE1**

### **Policy LE2**

*The policies support additional employment sites, improved infrastructure and extended agricultural activities which are sensitive to the amenities of residents and the landscape/habitats.*

## **Transport, Traffic and Public Rights of Way**

**Positive impact for social and environmental objectives**

### **Policy TTP1**

### **Policy TTP2**

### **Policy TTP3**

*These policies are designed to ensure that any development does not compromise vehicle, cycle and pedestrian safety, provide adequate parking, address transport infrastructure deficiencies and the use/setting of public rights of way.*

## **5 General Conformity with the Strategic Policies of the Local Plan**

5.1 The NP has been prepared to ensure its general conformity with the development plan for the local authority area, namely the Local Plan. The NP is being prepared prior to completion of the review of the Local Plan and the adoption of the reviewed plan is not anticipated until the Spring of 2024. It is anticipated that BDBC will be required to allocate housing in addition to those disclosed in the Local Plan of which some will be found in smaller settlement such as Ashford Hill and Headley.. However, if there is an allocation to Ashford Hill and Headley, it is not anticipated that any changes will be required to the NP.

5.2 The Local Plan identifies a Settlement Policy Boundary for Ashford Hill but not Headley although this may change as a result of the Local Plan review. BDBC have confirmed that the Oakfield Lane development of 35 houses completed in 2019 more than adequately satisfied the requirement in the Local Plan for 10 houses during the plan period to 2029. None of the policies in the NP have required a balancing exercise to be undertaken to ensure general conformity with the strategic policies in the Local Plan as none are considered inconsistent with the Local Plan policies.

5.3 Set out below is a commentary (in italics) explaining the conformity of each NP policy against the Local Plan policies

## **Landscape**

### **Local Plan Policy EM1**

**Policy L1 Landscape Character  
Policy L2 External Lighting**

*The NP policies are consistent with and enhance the Local Plan policies, particularly in relation to near/distant views and external lighting.*

## **Natural Environment**

### **Local Plan Policy EM4**

**Policy NE1 Conserving and  
Enhancing the Natural Environment  
Policy NE2 Trees and Hedgerows**

*The NP policies are consistent with and enhance the Local Plan policies.*

## **Heritage Assets**

### **Local Plan Policy EM1**

**Policy HA1**

*The NP policy is consistent with and enhances the Local Plan Policy.*

## **Local Valued Facilities**

### **Local Plan Policies CN7 and CN8**

**Policy LVF1  
Policy LVF2**

*The NP policies are consistent with and enhance the Local Plan Policies.*

## **Local Green Space**

### **Local Plan Policy EM5**

**Policy LGS1  
Policy LGS2**

*The NP policies are consistent with and enhance the Local Plan policy. Specifically, the NP policy stipulates the areas within the Neighbourhood to be treated as Local Green Spaces*

## **Provision of Community Facilities**

### **Local Plan Policy CN7 and CN8**

**Policy PCF**

*The NP policy is consistent with and enhances the Local Plan policies by identifying situations where development will be supported.*

## **Housing and other Development**

### **Local Plan Policies SS1, SS5, SS6, CN1, CN3, CN6, EM9 and EM10**

**Policy HD1**

*The NP policy is consistent with the Local Plan policies and encourages the use of brownfield sites and redundant agricultural buildings within any Settlement Policy Boundary*

<b>Policy HD2</b>	<i>The NP policy is consistent with the Local Plan policies but emphasises the types of housing needed by the community</i>
<b>Policy HD3</b>	<i>The NP policy is consistent with the Local Plan policies and identifies specific design features required in any form of development.</i>
<b>Policy HD4</b>	<i>The NP policy is consistent with the Local Plan policies requiring infrastructure to meet the needs arising from development and its provision prior to occupation</i>
<b>Local Employment</b>	<b>Local Plan Policies EP1, EP2 and EP4</b>
<b>Policy LE1</b> <b>Policy LE2</b>	<i>The NP policies are consistent with and enhance the Local Plan policies.</i>
<b>Transport, Traffic and Public Rights of Way</b>	<b>Local Plan Policy CN6, CN9, EM5 and EM10</b>
<b>Policy TTP1</b> <b>Policy TTP2</b> <b>Policy TTP3</b>	<i>The NP policies are consistent with and enhances the Local Plan policies.</i>

## 6 Compatibility with EU Obligations

6.1 The NP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. As disclosed in section 4.3 above, a screening opinion was issued by BDBC confirming that, having regard to the scale of development and other policies proposed in the NP, it considered significant effects on the environment were not likely and therefore a SEA would not be required in accordance with EU Directive 2001/42. Furthermore a HRA would not be required pursuant to The Conservation of Habitats and Species Regulations 2010.

6.2 The Equality Act 2010 places a duty on all public bodies to consider all individuals when carrying out their day-to-day work – in shaping policy, in delivering services and in relation to their own employees.

It also requires that public bodies have due regard to the need to:

- eliminate discrimination
- advance equality of opportunity
- foster good relations between different people when carrying out their activities

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 NP have been formulated in response to local people’s views and wishes for the future development of the Neighbourhood Area. Particular care was taken to ensure all residents and local businesses were approached for comments on the draft NP. A variety of ways of responding were offered to ensure all residents and business owners could respond if they wished. Below each of the policies have been considered in turn and their potential impact on persons with Protected Characteristics assessed as either having a negative, neutral or positive impact.

<b>POLICY</b>	<b>POLICY OBJECTIVE</b>	<b>IMPACT</b>
Policy L1 Landscape Character Policy L2 External Lighting	<i>These policies are designed to protect and enhance the unique natural environment and landscape within the Neighbourhood Area</i>	Positive
Policy NE1 Conserving and Enhancing the Natural Environment Policy NE2 Trees and Hedgerows Policy	<i>These policies are also designed to protect and enhance the unique natural environment within the Neighbourhood Area and improve biodiversity</i>	Positive
Policy HA1 Heritage Assets	<i>This policy is designed to protect heritage assets and their setting</i>	Neutral
Local Valued Facilities Policy LVF1 Policy LVF2	<i>These policies are designed to support and enhance the facilities for the community within the Neighbourhood Area and maintain its sustainability</i>	Positive
Local Green Space Policy LGS1 Policy LGS2	<i>These policies are also designed to maintain and support the use of existing open spaces</i>	Positive
Provision of Community Facilities Policy PCF	<i>This policy supports the retention and improvement of existing facilities for the community</i>	Positive
Housing Policy HD1 Policy HD2 Policy HD3 Policy HD4	<i>These policies support residential and other development to meet the needs of the local community. The policies also support low carbon development and well designed development which respects heritage assets and locally vernacular styles and improved infrastructure.</i>	Positive

Local Employment Policy Policy LE1 Policy LE2	<i>The policies support additional employment sites, improved infrastructure and extended agricultural activities which are sensitive to the amenities of residents and the landscape/habitats</i>	Positive
Transport, Traffic and Public Rights of Way Policy TTP1 Policy TTP2 Policy TTP3	<i>These policies are designed to ensure that any development does not compromise vehicle, cycle and pedestrian safety, provide adequate parking, address transport infrastructure deficiencies and the use/setting of public rights of way.</i>	Positive