

SILCHESTER NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

FEBRUARY 2025

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(as amended)

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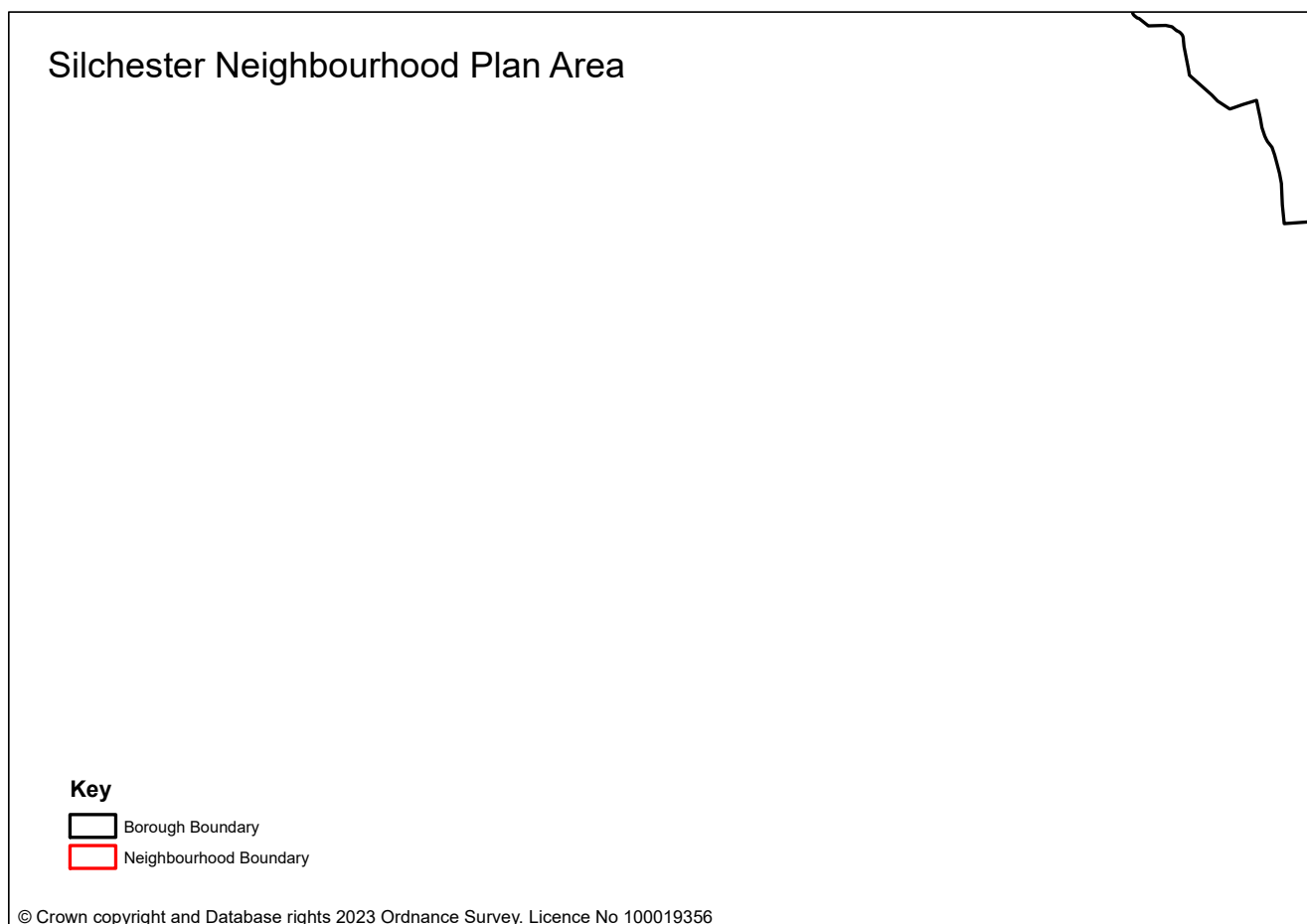
1.INTRODUCTION

The Neighbourhood Plan

1.1 This Statement has been prepared by ONH on behalf of Silchester Parish Council (“the Parish Council”) to accompany its submission of the Silchester Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, Basingstoke and Deane Borough Council (“the Borough Council”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Parish Council, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), which coincides with the boundary of the Parish of Silchester shown on Plan A below. The Borough Council designated the Area on the 16th October 2023.

1.3 ONH has provided the professional planning advice and support to the Parish Council throughout the project, alongside occasional help from officers of the Borough Council.



Plan A: Silchester Designated Neighbourhood Area

1.4 The Neighbourhood Plan contains 13 land use policies which are defined on the Policies Map where they apply to a specific part of the Area. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is up to 2040 which corresponds with the currently proposed period of the Basingstoke and Deane Borough Council emerging Local Plan.

1.5 The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications. The policies are therefore a combination of site-specific allocations or other proposals and of development management matters that seek to refine and/or update existing policies.

The Basic Conditions

1.6 The statement addresses each of the four 'Basic Conditions', which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.7 The Regulations state that a Neighbourhood Plan will be considered to have met the Conditions if:

- A. 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;
- D. The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- E. The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.

1.8 It is noted that the Levelling Up & Regeneration Act 2023 has made provision for Condition E to be amended by replacing the current requirement with a narrower condition in respect of not undermining the housing site allocation provisions in an adopted Local Plan. However, at the time of the expected examination of the Neighbourhood Plan, the regulations enabling that part of the Act have not been made.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in January 2024. The key driver of this decision was a sense of wanting to plan positively for the future of the Parish, with the encouragement of the Borough Council to local communities to prepare Neighbourhood Plans. Although a small village with few services and relatively remote to the major centres of population in and around the Borough, the Parish Council considered having a Plan would improve the way in which future development proposals, however modest, are managed.

2.2 A steering group was formed comprising the residents and Parish Council representatives. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan on the 4th November 2024 and the Submission Plan on the 3rd March 2025.

2.3 The Parish Council has consulted the local community extensively over the duration of the project. It has also worked with officers of the Borough Council since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Basingstoke and Dean Borough Council Local Plan.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the PPG in respect of formulating Neighbourhood Plans. As demonstrated in Table A, this plan has taken to opportunity to revise development plan policies to reflect the amendments to the Use Classes Order introduced in September 2020 as they apply to this Area (PPG 13-009c). In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§28).

3.3 The Parish Council considers that its Neighbourhood Plan has provided its communities the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. The Plan is underpinned by relevant and up-to-date evidence. This is considered to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned (§31).

Specific Paragraphs

3.4 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

Policy No.	Policy Title	Commentary
SIL1	Silchester Settlement Boundary	<p>SIL1 is in accordance with §83 NPPF 2024, <i>in promoting sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</i> A settlement boundary has been drawn to define where housing should be located, to ensure new development is situated in locations which are well connected to the existing built-up area of the settlement.</p> <p>The policy also supports §84 (NPPF 2024) in only supporting development outside the settlement boundary which accords with the exceptional circumstances of this paragraph, therefore preventing inappropriate isolated development in the countryside.</p>
SIL2	Design Guidance and Codes	<p>This policy ensures new developments reflect the unique character and architectural vernacular of the Parish, considering its diverse areas, aesthetics and heritage value, so that applicants have as much certainty as possible about what is likely to be acceptable (§132 in NPPF 2024). The policy provides local codes to ensure the continued local distinctiveness of the parish with a consistent and high-quality standard of design (§133 NPPF 2024).</p>
SIL3	Locally Important Views	<p>This policy highlights the importance of protecting and enhancing valued landscapes (§180a as in 2023 NPPF, this is retained §187a in 2024 NPPF), evading visual obstruction resulting from new development, as well as considering the aesthetic and historical integrity of the village and landscape. This policy considers the local aspirations of the community in Silchester and is grounded in an understanding and evaluation of the area's defining characteristics.</p> <p>It plays an important role in identifying the special qualities of the village setting and in explaining how this should be reflected in development proposals (§132 NPPF 2024).</p>
SIL4	Retrofitting in the Conservation Area	<p>This policy encourages improvements to buildings to increase energy efficiency and decrease carbon emissions in the conservation area, as a response to and mitigating climate change (§157 as in 2023 NPPF, this is retained and built upon in §161 in 2024 NPPF) while respecting the Conservation Area.</p>
SIL5	Energy Efficiency	<p>This policy requires new and refurbished buildings to be energy-efficient, tested for performance and designed to minimize carbon emissions, maximising resource efficiency and reducing the carbon footprint are central goals, supporting the transition into a low carbon future (§157 as in 2023 NPPF, this is retained and built upon in §157 in 2024 NPPF).</p>
SIL6	Housing Mix and Type	<p>The policy uses the evidence base to refine the Local Plan housing mix policy to meet the specific type and tenure needs in the village and Parish (§63 as in NPPF 2024) with a specific focus on</p>

		<p>ensuring in larger developments that there is a predominance of smaller dwellings to meet local need. The parish currently has an imbalance of larger detached dwelling types which does not lend itself to a vibrant sustainable community which includes younger people, including those with families and also downsizers who wish to remain in the village. This policy seeks to redress the balance, albeit modestly.</p>
SIL7	Affordable Housing	<p>The policy seeks to establish the need, the size, type and tenure of housing needed for different groups in the community following an assessment for the project and building on figures given by Basingstoke and Deane (§63 as in NPPF 2024) which identified a requirement for 12 affordable housing units (reflecting those with a verified connection to Silchester) There has been no new affordable housing stock in the parish for over 20 years. The policy allows for some flexibility in tenure mix and type at the discretion of the Registered Provider but should comply with SIL6 in terms of dwelling size and in accordance with §65 NPPF 2024 sets the level at which the requirement for affordable on-site housing provision is determined.</p>
SIL8	Site Allocation -Little London Road.	<p>This policy allocates a site in Silchester for residential development and sets out requirements that any scheme should comply with in order to gain support. This is in conformity with §135 NPPF 2024, as SIL8 sets out clear requirements for new development on the site to ensure that it is fitting with the local area and community.</p> <p>In accordance with §70 an indicative housing figure of 15 dwellings was given in early 2024, as stated in the emerging Local Plan. This figure has not been revised despite the uplift in housing requirement across the Borough as a reassessment of settlement capacity is underway. In supporting §71, the SNP has sought to bring forward a site with a modestly larger yield to ensure that the affordable housing needed for the parish, is included within the proposals and meets, as far as it is appropriate, the current need (identified need 12, proposal contains 10 affordable units plus one self-build.)</p> <p>The policy is therefore in compliance with §125 in promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</p> <p>In adhering to §98 Promoting healthy and safe communities, the policy creates a new functional public open space on the site to serve not just the new development but also nearby residential estates; this will help create a local focal point to help integrate new residents and existing ones through use of this dedicated shared space. It also supports the setting of the Conservation area and the Flex Ditch Scheduled Monument in accordance with §219 NPPF, by making a positive contribution to the assets by keeping separation between these and the developable area.</p> <p>In support of §71, the site allocation provides a mix of tenures to provide a range of benefits, including</p>

		<p>creating diverse communities and supporting timely build out rates. The site includes provision for affordable and open market housing and includes a single self/custom build plot.</p> <p>In conformity with §83 the policy identifies a location for housing where it promotes a sustainable community and enhance or maintain its vitality. It identifies this development as an opportunity for the village to grow and thrive, through the requirement of the policy to bring forward smaller homes and affordable homes, to encourage younger families who may support the village school and local facilities such as the village pub, recreation ground and village hall, which are all within walking distance of the site. It will also provide opportunities for downsizers, allowing options for older people who wish to remain part of their established community and local groups, to remain living locally.</p> <p>In accordance with §89 NPPF, the location of the site allocation is directly behind a bus stop and the introduction of a safe crossing point would enable immediate connection into the main footway linking the location with the centre of the village.</p>
SIL9	Local Employment	<p>The policy places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (§85 NPPF 2024). The sites and locations are well established centres of employment serving the village.</p> <p>The policy also accords with all four sections of §88 in seeking to support a prosperous rural economy through the identification of these sites.</p>
SIL10	Connecting the Village	<p>This policy supports active travel into and around the village by ensuring identified travel networks are retained and improved where possible (§108 as in 2023 NPPF, this is retained and built upon in 2024 NPPF).</p>
SIL11	Community Facilities	<p>In accord with §98 Promoting healthy and safe communities, this policy seeks to guard against the unnecessary loss of valued facilities and services and ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p>This policy highlights some important community facilities in Silchester and safeguards them from being lost without being replaced within the settlement (§28 as in 2023 NPPF, this is retained in §29 2024 NPPF).</p>
SIL12	Education	<p>This policy identifies Silchester Primary School as a critical community facility and supports potential expansion of the school and its services in the future (§28 as in 2023 NPPF, this is retained in §29 2024 NPPF).</p>

		In accordance with §100 the policy also seeks to enable the school to diversify and expand as needed to ensure it remains viable and available to meet the needs of existing and new communities.
SIL13	Green Infrastructure	This policy identifies the Green Infrastructure Network in Silchester and requires development proposals to complement it positively. This promotes ecological connectivity, outdoor recreation and sustainable movement through the village and beyond – supporting a healthy and safe community §96 as in 2023 NPPF, this is retained in §96 on 2024 NPPF) and delivering benefits for nature and supporting efforts to address climate change (§102 as in 2023 NPPF, this is retained in 2024 NPPF).

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 As neither a Sustainability Appraisal nor Strategic Environmental Assessment Report have been required of the Neighbourhood Plan, the Statement sets out in Table B below how each of the policies contribute to the achievements of sustainable development. It does so by identifying the potential of each policy to lead to positive (green), neutral (amber), or adverse (red) effects, taking into account the proposed mitigation measures.

Table B: Neighbourhood Plan & Sustainable Development				
Policy	Social	Economic	Environmental	Commentary
SIL 1 – Silchester Settlement Boundary				This policy has a positive social impact for Silchester, by supporting local housing needs, rural worker accommodation, and heritage preservation, fostering a balanced and cohesive rural community. The economic impact is neutral, as the policy promotes rural enterprise and low-impact business development but limits larger-scale economic growth opportunities. The environmental impact of this policy is thought to be positive, as it prioritises countryside conservation, environmental enhancements and heritage preservation, safeguarding the rural landscape and biodiversity.
SIL2 – Design Guidance and Codes				This policy has a positive social impact, as it emphasizes enhancing community identity and cohesion by preserving the area’s distinct character and promotes well-designed development. The economic impact is thought to be neutral, as it may increase development costs due to adherence to design codes, but the policy also ensures development is of good quality and supports tourism by maintaining the area’s visual appeal. The environmental impact is positive, as the policy promotes sustainable development that respects the rural landscape and conserves the heritage and environmental features of the parish.

SIL3 – Locally Important Views	Green	Yellow	Green	This policy has a positive impact on social factors in Silchester, as it fosters community pride and well-being by preserving valued landscapes and enhancing public enjoyment of scenic views. The economic impact is thought to be neutral, as this may impose restrictions on certain developments, however the policy supports tourism and property value stability by maintaining attractive local landscapes. The environmental impact is likely to be positive, as the policy promotes landscape conservation and encourages thoughtful design that respects and enhances the natural environment.
SIL4 – Retrofitting in the Conservation Area	Green	Green	Green	The social impact of this policy is likely to be positive, as it enhances community well-being by promoting sustainable living and preserving the area’s heritage character. The economic impact is thought to be positive, as making improvements in energy efficiency and building longevity can reduce operational costs and increase property value, benefiting local property owners. The environmental impact is likely to be positive, as this policy supports sustainable development by reducing carbon emissions and promoting energy-efficient building upgrades while maintaining heritage conservation.
SIL5 – Energy Efficiency	Green	Yellow	Green	The social impact of this policy is likely to be positive, as it promotes healthier and more comfortable living environments while fostering community awareness of sustainable design and energy efficiency. The economic impact is thought to be neutral, as upfront development costs may increase, but long-term operational savings and enhance property marketability provide economic benefits. The environmental impact is likely to be positive, as the policy supports environmental sustainability by encouraging zero-carbon-ready designs, resource efficiency, and reductions in embodied carbon throughout a building’s life cycle.
SIL6 – Housing Mix and Type	Green	Yellow	Yellow	The social impact of this policy is likely to be positive, as it supports a diverse and inclusive community by addressing local housing needs, promoting smaller dwellings and ensuring accessibility for various demographics. The economic impact is likely to be neutral, as accessibility requirements may increase development costs, but the provision of varied housing types enhances the market appeal and long-term property value. The environmental impact is likely to be neutral, as the policy does not directly impact environmental factors but can encourage more efficient land use by supporting smaller, adaptable housing units.
SIL7 – Affordable Housing	Green	Yellow	Yellow	The social impact of this policy is likely to be positive, as it supports community stability and inclusivity by increasing the supply of affordable housing and prioritizing local residents’ needs. The economic impact is likely to be neutral, as developer profits may reduce, but the policy helps maintain a balanced housing market and supports the local economy by encouraging a wider demographic, many of whom will be in employment, increasing the number of people contributing to the local economy. The environmental impact is likely to be neutral, as environmental factors are not directly addressed, but the policy can indirectly promote efficient land use by integrating affordable housing within developments.

SIL8 – Site Allocation Little London Road				<p>The social impact of this policy is likely to be positive, as it promotes a well-integrated, accessible residential development with a mix of housing types, including affordable options, public open space and improved infrastructure for community benefit. The economic impact is likely to be positive as the policy supports local economic growth by creating housing opportunities that attract residents and stimulate local services while promoting custom-build plots for diverse housing needs. The environmental impact is also likely to be positive, as the policy safeguards biodiversity, trees and heritage features, emphasises sustainable drainage, promotes renewable energy use, and integrates landscape buffers to protect the local environment and character.</p>
SIL9 – Local Employment				<p>The social impact of this policy is likely to be positive, as it supports local employment opportunities, sustaining key community amenities and promoting a balanced and vibrant local workforce. The economic impact is likely to be positive, as by encouraging employment site intensification and protecting existing job-generating uses, the policy fosters economic stability and growth within the parish. The environmental impact is likely to be positive, as while potential intensification may impact traffic and infrastructure, requirements for transport assessments and sustainable travel improvements help mitigate adverse environmental effects.</p>
SIL10 – Connecting the Village				<p>The social impact of this policy is likely to be positive, as the policy enhances community health and well-being by promoting active travel, creating safer walking and cycling routes, as improving access to key local amenities. The economic impact is likely to be positive, as the policy encourages walking and cycling – supporting local businesses and reducing transport costs for residents, while public realm improvements can boost property values and attract visitors. The environmental impact is likely to be positive, as the policy prioritises sustainable transport options, reduces reliance on cars, and enhances green spaces through tree planting and wildflower areas, contributing to improved environmental quality.</p>
SIL11 – Community Facilities				<p>This policy is likely to have a positive social impact, as it ensures the preservation and enhancement of vital community assets, supporting local social cohesion, accessibility, and well-being by protecting and improving community facilities. The economic impact is likely to be positive, as it helps to protect community facilities and supports their improvement, helping maintain local services and amenities, which can attract residents and contribute to a strong, stable local economy. The environmental impact is likely to be positive, as the policy encourages improvements to facilities' energy efficiency and sustainability and also seeks to retain existing facilities rather than the creation of new ones which has a lower environmental impact.</p>

SIL12 – Education				This policy is likely to have a positive social impact, as it supports the community’s long-term well-being by ensuring the future viability of Silchester Primary School and expanding access to essential services for families, such as early years provision. The economic impact of this policy is likely to be positive, as expanding the school and co-locating related services can boost local employment, attract families, supporting the local economy and help young residents grow and develop through excellent access to locally based education opportunities. The environmental impact of this policy is likely to be positive, as having a school in the parish reduces the need for families to rely on use of the private car to access education outside of the parish, which in turn impacts local emissions and congestion. The policy may encourage sustainable development practices in any proposed expansions.
SIL13 – Green Infrastructure				This policy is likely to have a positive social impact, as it promotes the creation of green spaces and wildlife habitats, improving the quality of life for residents by enhancing recreational opportunities and biodiversity. The economic impact of this policy is likely to be positive, as incorporating green infrastructure and enhancing biodiversity can make areas more desirable to live in, boosting property values and promoting sustainable, long-term development. The environmental impact of this policy is likely to be positive, as the policy strengthens the local ecological network, contributing to biodiversity, climate change resilience and ecosystem services while encouraging sustainable land management and habitat creation.

5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District, that is the Basingstoke and Deane Local Plan (2011-2029) adopted in May 2016, which is considered to be of a strategic nature (as per Planning Practice Guidance (§41-076)). Whilst the Silchester Neighbourhood Plan will be judged against the adopted Local Plan, the emerging policies and evidence bases of the emerging Local Plan, expected to be made in Winter 2025/26, have been taken into consideration informing the Neighbourhood Plan.

5.2 In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of any emerging Development Plan Documents. However, it is noted that the evidence base for emerging Development Plan Documents is important to informing the Neighbourhood Plan and conformity with emerging policies is crucial for the long-term success of the Neighbourhood Plan given that in the event of any future conflict the most recent policy will take precedent.

5.3 The Local Plan continues to define Silchester as ‘other settlement’ in the settlement hierarchy of the District and contains no strategic proposals in the vicinity of the Area.

5.4 An assessment of the general conformity of each policy, and its relationship with emerging policy where relevant, is contained in Table C below.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
SIL1	Silchester Settlement Boundary	<p>This policy distinguishes between the built-up area of the main settlement in the Parish and the surrounding countryside, this is intended to manage development proposals accordingly, defining where and how proposals in both the village and the wider countryside will be judged. This is in conformity with the Local Plan Policy SS6, which sets out guidance for new housing in the countryside.</p> <p>The creation of a settlement boundary for the parish, which includes the developable area of the site contained within SIL8, resolves the issue highlighted in the 2024 SHELAA for the location (labelled SIL001) which stated <i>“This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.”</i></p> <p>The policy also accords with the supporting text of the emerging Local Plan Policy SPS6 which states; <i>“The council will expect local communities to review their settlement policy boundaries through the neighbourhood planning process”</i>.</p>
SIL2	Design Guidance and Codes	<p>This policy ensures that proposals have full regard to the Silchester Design Guidance and Codes and therefore are in keeping with the existing village and its characteristics in terms of their location, scale and nature. This is in conformity with the Local Plan Policy EM10, particularly §2, as SIL2 sets out clear design principles which must be met by development proposals in order to respect the local environment in Silchester.</p>
SIL3	Locally Important Views	<p>This policy identifies a series of views from public vantage points within the Parish that are considered important in defining the character of the Parish and its setting. This is in conformity with Local Plan Policy EM1, as SIL3 requires development proposals to be sympathetic towards the character and visual quality of the identified Locally Important Views.</p>
SIL4	Retrofitting in the Conservation Area	<p>This policy prioritises improvements to homes in the Conservation Area, to improve energy efficiency and carbon emissions. This is in conformity with Local Plan Policy EM11, as SIL4 requires proposals to avoid adverse visual impacts on the Conservation Area where necessary.</p>

		The Climate Change and Air Quality SPD (2021) states in relation to buildings that Basingstoke and Deane seeks to <i>"work with partners to develop proposition for wide scale retrofit of commercial and domestic properties to reduce energy consumption"</i>
SIL5	Energy Efficiency	<p>This policy responds to the community priority to ensure that sustainability is embedded within new development in order to reduce and ideally eliminate carbon emissions. This is in conformity with Local Plan Policy EM10 as SIL5 promotes a sustainable approach to new and refurbished buildings in the Parish. SIL5 is intended to incentivise, not require, higher standards, hence it releases Passivhaus schemes from post-occupancy evaluation. A such the policy supported emerging Local Plan Policy ENV11 (requirement for an energy statement) and ENV12 (which requires a sustainability statement)to accompany applications.</p> <p>The Climate Change and Air Quality SPD (2021) states in relation to buildings that Basingstoke and Deane seeks to enable <i>"setting ambitious targets within planning policy to shape new development in the borough, to also increase resilience to the changing climate."</i>(Page 12)</p>
SIL6	Housing Mix and Type	Policy SIL6 refines the Local Plan Policy CN3, providing an appropriate housing mix and type for Silchester and its current and future community, of which new development proposals must comply with. This also supports the emerging Local Plan Policy HSG8 in this regard.
SIL7	Affordable Housing	Policy SIL7 reflects the content of Local Plan Policy CN1, with a particular focus on providing affordable housing for those with family connections to the village, allowing them to maintain their roots in the area. CN1 sets the tenure mix for this policy.
SIL8	Site Allocation - Little London Road	<p>Policy SIL8 responds to the Local Plan's requirement of 15,300 new homes in the district within the plan period (Policy SS1), including <i>" Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5"</i></p> <p>The policy also sets out site-specific requirements for the types of homes to be built, this is in conformity with and addresses a number of Local Plan Policies.</p> <p>SS1 states that delivering new development will be achieved by <i>"Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being"</i>.</p> <p>The new settlement boundary includes the developable area of SIL8.</p>

		<p>The allocation of a single site, of sufficient size to enable a viable, sustainable development, delivers the affordable housing which is crucial for the community as well as other community benefits including new public open space, biodiversity net gain and improved connectivity into the facilities in the village,</p> <p>The policy therefore also responds to the emerging Local Plan policy SPS6 Neighbourhood Planning in using the creation of the Neighbourhood Plan to identify the opportunity to meet the level of development proposed (15) by the Local Plan, within and/or adjacent to the settlements' defined Settlement Policy Boundary.</p> <p>The policy wording also responds to Local Plan policy CN3 – Housing Mix for Market Housing in creating a development of house types and size to meet local requirements and is appropriate to the size, location and characteristics of the site; and is appropriate to the established character and density of the neighbourhood. The policy includes a requirement for development to prepare a Landscape and Visual Impact assessment and heritage assessment to ensure the established character of the settlement is respected in any new development as well as adhering the to the Design Guidance and Codes (SIL2)</p>
SIL9	Local Employment	This policy seeks to protect the existing employment spaces in the Parish, as they play an important role in the distinct function and character of the village. This is in conformity with Local Plan Policy EP4, as it supports the rural economy and supports economic development within the Parish.
SIL10	Connecting the Village	This policy seeks to encourage safe, accessible and convenient means of walking and cycling through the Parish. This is in conformity with Local Plan Policy SN9, as it seeks to promote and increase accessibility of sustainable transport modes.
SIL11	Community Facilities	This policy identifies and safeguards community facilities which are highly valued by the people in Silchester. This is in conformity with Local Plan Policy CN8, as it prioritises the retention of important community facilities.
SIL12	Education	This policy specifically relates to the use of the land at Silchester Primary School, supporting potential expansion of the school to provide further services for the community. This is in conformity with Local Plan Policy CN8, as it prioritises the retention and expansion of the Primary School as an important community facility.
SIL13	Green Infrastructure	This policy promotes ecological connectivity, outdoor recreation and sustainable movement through the village and into its surrounding countryside in an attempt to help mitigate and adapt to climate change. This builds upon the Local Plan Policy EM5, protecting and enhancing the green infrastructure network in Silchester.

6. CONDITION (F): COMPATIBILITY WITH EU-DERIVED OBLIGATIONS

6.1 The District Council provided a screening opinion in October 2024 that has determined that a Strategic Environmental Assessment, in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended), is not required, following consultation with statutory bodies as per those Regulations. A copy of the final screening opinion is published separately.

6.2 As set out in Section 4 the Parish Council has met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan. The Final SEA Report is published as a separate document for submission and examination.

6.3 The Parish Council has also met its obligations in relation to the habitats provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Parish Council provided the District Council with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one was required. The District Council's Habitats Regulations Screening Assessment concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.4 The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.

6.5 In respect of Directive 2008/98/EC – the Waste Framework Directive – the Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis, this Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.

6.6 In respect of Directive 2008/50/EC – the Air Quality Directive – the Neighbourhood Plan includes some policies relevant to Air Quality. These policies are tested in accordance with national policy and guidance relevant to their content. The policies are not considered to breach the requirements of the Air Quality Directive as they comprise small-scale interventions and do not negate from the framework for measurement and improvement of air quality set in the Directive.

7. SUMMARY

7.1 In Section 3 it is considered that each of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

7.2 In Section 4 it is considered that each of the policies either contributes to the achievement of sustainable development or is neutral in its impact on one of more of the three sustainability themes. Where it is considered that a policy has the potential to have a minor or moderate adverse effect, even with mitigation measures in place, the SEA Report explains how the nature and scale of that effect are outweighed by other positive effects, either of the policy itself or of other policy(s). As a result, the Neighbourhood Plan, as a whole, meets Condition (d).

7.3 In Section 5 it is considered that all of the policies are in general conformity with the strategic policies of the adopted and emerging development plan, with no incidence of two or more strategic policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

7.4 In Section 6 it is considered the making of the Neighbourhood Plan accords with all EU-derived environmental and other obligations. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).