



## **Basingstoke and Deane Local Planning Authority**

### **Sherfield on Loddon Neighbourhood Development Plan 2011 – 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 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 Sherfield on Loddon Neighbourhood Development Plan (SOL NP). This statement confirms that the modifications proposed in the Examiner's Report on the SOL NP have been accepted by the Council and the Plan has been consequently amended. The Plan can now proceed to referendum.
- 1.3 The Examiner's Report and submission SOL NP, including supporting documents, can be viewed on the council's website at:

<http://www.basingstoke.gov.uk/SOLNP>

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 The parish of Sherfield on Loddon was designated for the purposes of neighbourhood planning on 22 March 2013. The neighbourhood area was then amended on 10 August 2015 to remove the Sherfield Park development. The plan area covers the parish of Sherfield on Loddon and lies solely within the Basingstoke and Deane Local Planning Authority Area.
- 2.2 Sherfield on Loddon Parish Council, the qualifying body, submitted the draft SOL NP and supporting documents to BDBC on 10 August 2017.
- 2.3 Following submission of the SOL NP, BDBC publicised the Plan and supporting documents and invited representations during the consultation period which ran from 4 September 2017 for 6 weeks.

- 2.4 BDBC, with the consent of SOL 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 in November 2017 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 s12 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 Sherfield on Loddon Neighbourhood Area (Schedule 4B s.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:
- All the Examiner's recommended modifications, as set out in Appendix 1, are accepted and agreed.
  - The SOL NP, incorporating all the recommended modifications and consequential modifications<sup>1</sup>, 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)
    - meets the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended)
    - is compatible with the European Convention on Human Rights and complies with the Human Rights Act 1998.
  - The recommended modifications will not have significant environmental effects. An Environmental Assessment was not required for the SOL NP.
  - It agrees with the Examiner's recommendation to proceed to a referendum based on the designated Sherfield on Loddon 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.

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

3.3 Not less than 28 days before the date of the referendum the Council must publish on their website and make available an information statement and specified documents (which will include the SOL 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.

## Schedule of Modifications to the Sherfield on Loddon Neighbourhood Plan

### Appendix 1: Modifications in line with the Examiner’s recommendations and in consent with Sherfield on Loddon Parish Council

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
SOLNP 1	Foreword	4	Revise the fourth paragraph to have regard to the full planning application on the Redlands garden site being withdrawn.	Factual update. Minor editing.
SOLNP 2	Paragraph 1	10	Update paragraph to reflect the final stage of the Plan preparation.	Factual update. Minor editing.
SOLNP 3	Paragraph 2.2.2	14	Update paragraph to reflect the final stage of the Plan preparation.	Factual update. Minor editing.
SOLNP 4	Paragraph 2.2.6	14	Update paragraph to reflect the final stage of the Plan preparation.	Factual update. Minor editing.
SOLNP 5	Paragraph 2.3.4	15	Paragraph wording to be modified as follows:  <i>“The Sherfield on Loddon Neighbourhood Development Plan is part of the Development Plan for the Parish. It sits alongside the Local Plan prepared by the local planning authority and decisions on planning applications will be made using both the local Plan and Neighbourhood Development Plan, and any other material considerations. The Neighbourhood Development Plan supports the strategic development needs set out in the Local Plan and plans positively to support local development (as outlined in paragraph 16 of the NPPF). The Neighbourhood Development Plan addresses the development and use of land. Wider community aspirations than those relating to development</i>	To clarify the relationship of the Neighbourhood Plan with the Local Plan.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<i>and use of land can be included in a Neighbourhood Development Plan. Actions dealing with non-land use matters are clearly identifiable in the Neighbourhood Development Plan.”</i>	
SOLNP 6	Figure 6-1	37	Modify the figure as follows: <ul style="list-style-type: none"> <li>• Add a Key.</li> <li>• Add the part of the Basingstoke Settlement Policy Boundary that lies within the parish.</li> </ul>	To ensure precision.
SOLNP 7	Paragraph 3.2.5.3	22	Paragraph wording to be modified as follows:  <i>“Policy SS5 (Neighbourhood Planning) of the adopted Local Plan also requires that a further 150 homes will need to be identified across the Borough in areas outside of the specific areas (Bramley, Kingsclere, Oakley, Overton and Whitchurch) listed in the policy. Policy SS5 adds that it will be necessary to identify sites/opportunities to deliver at least 10 homes within and adjacent to each of the settlements with defined Settlement Policy Boundaries in the borough. It is therefore necessary for sites/opportunities for at least 10 homes to be identified within and adjacent to Sherfield on Loddon Settlement Policy Boundary. Policy SS5 adds that this can be identified through means such as neighbourhood planning, rural exception</i>	To ensure precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p><i>schemes or a review of Settlement Policy Boundaries.</i></p> <p><i>Paragraph 4.67 of the adopted Local Plan clarifies that “Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify. If developments of a qualifying size come forward within or adjacent to the named settlements via alternative means to neighbourhood planning, for example via a planning application, this will contribute towards the targets set out within the policy. At April 2017, no dwellings have been granted planning permission within and adjacent to the defined Sherfield on Loddon Settlement Policy Boundary in the period 2011-2016 that satisfy the policy SS5 requirement. Therefore the requirement of policy SS5 has not yet been met, and the ‘at least 10 homes’ requirement continues to need to be identified through appropriate means.”</i></p>	
SOLNP 8	Paragraph 6.2.4	36	<p>Paragraph wording to be modified as follows:</p> <p><i>“Policy SS5 (Neighbourhood Planning) of the adopted Local Plan also requires that a further 150 homes will need to be identified across the</i></p>	To ensure precision.

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			<p><i>Borough in areas outside of the specific areas (Bramley, Kingsclere, Oakley, Overton and Whitchurch) listed in the policy. Policy SS5 adds that it will be necessary to identify sites/opportunities to deliver at least 10 homes within and adjacent to each of the settlements with defined Settlement Policy Boundaries in the borough. It is therefore necessary for sites/opportunities for at least 10 homes to be identified within and adjacent to Sherfield on Loddon Settlement Policy Boundary. Policy SS5 adds that this can be identified through means such as neighbourhood planning, rural exception schemes or a review of Settlement Policy Boundaries.</i></p> <p><i>Paragraph 4.67 of the adopted Local Plan clarifies that “Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify. If developments of a qualifying size come forward within or adjacent to the named settlements via alternative means to neighbourhood planning, for example via a planning application, this will contribute towards the targets set out within the policy. At April 2017, no dwellings have been granted planning</i></p>	

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<i>permission within and adjacent to the defined Sherfield on Loddon Settlement Policy Boundary in the period 2011-2016 that satisfy the policy SS5 requirement. Therefore the requirement of policy SS5 has not yet been met, and the 'at least 10 homes' requirement continues to need to be identified through appropriate means."</i>	
SOLNP 9	Policy H1 (New housing)	39	Policy wording to be modified as follows:  <i>"Proposals for new housing will in principle be supported within the Sherfield on Loddon Settlement Policy Boundary and the use of brownfield sites will be especially welcomed."</i>	To ensure precision. Also, to clarify the objectives of these policy to provide a practical framework for decision making.
SOLNP 10	6.2.9 – 6.2.14	39	Modify paragraphs to refer to the ' <i>Sherfield on Loddon</i> ' Settlement Policy Boundary.	To ensure precision and clarity.
SOLNP 11	Policy H2 (New housing to meet the requirement of Local Plan policy SS5)	39	Policy wording to be modified as follows:  <i>"The Parish Council will support appropriate proposals for new housing within or adjacent to the Sherfield on Loddon Settlement Policy Boundary which meets the requirements of Local Plan Policy SS5.</i>  <i>Once the requirement for Policy SS5 has been met, proposals for development on sites outside the village of Sherfield on Loddon that are adjacent to the Sherfield on Loddon Settlement</i>	To ensure precision. Also, to clarify the objectives of these policy to provide a practical framework for decision making.

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			<i>Policy Boundary, will be subject to relevant Local Plan policies for new housing in the countryside.”</i>	
SOLNP 12	Policy D1 (Preserving and enhancing the historic character and rural setting of Sherfield on Loddon)	41	<p>Policy wording to be modified as follows:</p> <p>Development proposals must show how they would conserve or enhance the relevant character area(s) identified in The Sherfield on Loddon Character Assessment (July 2016) within or adjacent to which they are located with regard to:</p> <ul style="list-style-type: none"> <li>a) the scale and form of the development,</li> <li>b) the density of the development,</li> <li>c) the materials used in the development,</li> <li>d) the distinctive character of the open landscapes of the parish,</li> <li>e) the strategic views and vistas valued by the public as defined in Annex E and shown in Figure 6-3 below,</li> <li>f) the tree and hedgerow planting that reinforces and reflects local biodiversity in the parish,</li> <li>g) the local historic environment,</li> <li>h) the Conservation Area.</li> </ul>	In order to meet the basic conditions.
SOLNP 13	Figure 6-3	42	Modify the Figure to include all the vistas identified on the Conservation Area Appraisal Map.	To ensure precision.
SOLNP 14	Paragraph 6.3.4	42	<p>Paragraph wording to be modified as follows:</p> <p><i>“The purpose of policy D1 is to ensure that new development serves to conserve or enhance the</i></p>	To ensure precision.

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			<i>historic rural character of the Parish as a whole, not just the Conservation Area."</i>	
SOLNP 15	Paragraph 6.3.10	46	Delete paragraph  <del>"As a result of research performed by the Royal Institute of Architects (RIBA) in 2011, in October 2015, a new nationally described space standard came into force, setting out detailed guidance on the minimum size of new homes. Under this standard, a new one bed, one person flat would have to be a minimum of 37m<sup>2</sup> and a three bed, five person home would be a minimum of 93m<sup>2</sup>."</del>	In order to meet the basic conditions.
SOLNP 16	Paragraph 6.3.11	46	Delete paragraph  <del>"The Local Plan recognises in paragraph 6.83, the need for sufficient internal space "Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space". The Neighbourhood Development Plan seeks to further refine this by requiring all new developments to conform to the national space standard."</del>	In order to meet the basic conditions.
SOLNP 17	Policy D2 (Design of new development)	46-46	Policy wording to be modified as follows:  <i>"New development in Sherfield on Loddon must deliver good quality design. In order to achieve this, all new development must wherever possible:</i>	In order to meet the basic conditions and to ensure precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p><i>a) Consider the density of any new development which must be in character with the surrounding area, respect the rural nature of the parish and be designed to give an impression of spaciousness and variety with uniform houses and plots being avoided;</i></p> <p><i>b) Enhance developments by landscaping and planting and preserving existing trees and hedges wherever possible that reflect local biodiversity;</i></p> <p><i>c) Where any new development is adjacent to open space be sensitively designed to conserve or enhance the setting and character of the space;</i></p> <p><i>d) Design all new buildings and/or developments with the security of the building and its occupants at the forefront in terms of personal safety and crime prevention;</i></p> <p><i>e) Provide streets which encourage low vehicle speeds and which can function as safe, social spaces; and</i></p> <p><i>f) Provide sufficient car parking and integrate it within the development so that it does not dominate or cause congestion in the streets. All new residential developments must reflect the rural character and historic context of existing dwellings within the parish. In order to achieve this, in addition to criteria a-f, all new residential development must wherever possible;</i></p> <p><i>g) In general, restrict house height to two storeys;</i></p>	

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			<p><i>h) Avoid apparent excessive bulk of houses by careful design of roof elevations;</i></p> <p><i>i) Where enclosure of plots is planned, create a sense of open space from plot to plot;</i></p> <p><i>j) Recognise, in the design of developments, the distinctive local character of the parish and sensitively contribute to create dwellings of a high architectural and rural quality.</i></p> <p><i>Policy D2 will be applied flexibly when very high quality innovative designs are proposed."</i></p>	
SOLNP 18	Policy G1 (Protection and enhancement of the natural environment)	48	<p>Policy wording to be modified as follows:</p> <p><i>"Development proposals will be expected, where appropriate, to conserve and enhance the natural environment and will be supported provided they:</i></p> <p><i>a) Protect and enhance wildlife areas, including local wildlife sites and SINC's and incorporate measures to provide net gains in biodiversity. Where there is a residual loss compensatory measures will be required;</i></p> <p><i>b) Take the opportunity to protect, enhance and extend the network of landscape and wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity;</i></p> <p><i>c) Conserve the environment for nocturnal species, through the avoidance of street lighting and mitigating the impact of domestic external lighting and</i></p>	In order to meet the basic conditions.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p><i>d) Contain measures that will help to mitigate the impacts of, and adapt to, climate change. Development proposals will be expected to ensure that there is minimum loss of biodiversity and where possible to provide a net gain. Where there is likely to be a loss of biodiversity, measures to mitigate will be put in place to ensure there is no net loss of biodiversity. Any proposals must be in accordance with Local Plan Policy EM4.”</i></p>	
SOLNP 19	Policy G2 (Protection and enhancement of Local Green Spaces)	49	<p>Policy wording to be modified as follows:</p> <p><i>“The areas shown on Local Green Space Maps [ ] are designated as areas of Local Green Space. Development on designated Local Green Space will only be permitted in very special circumstances.”</i></p>	In order to meet the basic conditions and to ensure clarity.
SOLNP 20	Policy G3 (Reducing flood risk)	52	<p>Policy wording to be modified as follows:</p> <p><i>“Planning applications for developments in Sherfield on Loddon which are located within an area at risk from flooding must include mitigation measures giving priority to the use of sustainable drainage systems</i></p> <p><i>a) to ensure that surface water run-off will not be increased and if possible will be reduced, and</i></p> <p><i>b) to ensure that the development will not increase the risk of flooding elsewhere.</i></p> <p><i>Sustainable Drainage System, or other appropriate mitigation measures identified in relevant Flood Risk Assessments, should be</i></p>	In order to meet the basic conditions.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<i>satisfactorily integrated into the design and layout of the development..”</i>	
SOLNP 21	Figure 6-6 (Flood risk zones)	53	Modify the figure as follows: <ul style="list-style-type: none"> <li>• Add the part of the Basingstoke Settlement Policy Boundary that lies within the parish.</li> </ul>	To ensure precision. Minor editing.
SOLNP 22	Paragraph 6.5.3	54	Delete paragraph  <del>“If the A33 scheme tabled over thirty years ago to make the section through the Parish into a dual carriageway was revived, then this Neighbourhood Development Plan would urge that the chosen route should not run through and destroy the character of the Parish, but should be routed well to the east of the current A33 to bypass the Parish as far away as possible.”</del>	In order to meet the basic conditions.
SOLNP 23	Policy T3 (Improving road safety in Sherfield on Loddon)	57	Policy wording to be modified as follows:  <i>“Development proposals will not be supported if they would have a severe adverse impact on road safety at the known traffic hazards identified in Annex D and on Map [ ] that cannot be satisfactorily mitigated.”</i>	In order to meet the basic conditions.
SOLNP 24	Policy T3 section	57/58	Add a map in the Plan identifying the precise locations of known traffic hazards.	To ensure precision.
SOLNP 25	Policy CF1 (Local community-valued assets and facilities)	59	The third line of Policy includes ‘ <i>local community assets and facilities</i> ’. This appears to be an editing error. Delete this phrase.	Minor editing.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
SOLNP 26	Policy CF2 (Provision of new community facilities)	60	<p>Policy wording to be modified as follows:</p> <p><i>“When planning permission is granted for development in Sherfield on Loddon, opportunities will be taken to provide or support new community facilities, or to improve or support existing community facilities, subject to viability, in accordance with priorities determined by the Parish Council.”</i></p>	In order to meet the basic conditions and to ensure precision.
SOLNP 27	Policy E1 (New employment development)	65	<p>Policy wording to be modified as follows:</p> <p><i>“Proposals for the development of new small local businesses and for the expansion or diversification of existing businesses in the Parish will be supported, providing that</i></p> <p><i>a) there will be minimal adverse impact resulting from increased traffic, noise, smell, lighting, vibration, or other emissions or activities generated by the proposed development;</i></p> <p><i>b) there will be minimal adverse impact on the character and appearance of the natural or the built environment as a result of the proposed development.”</i></p>	In order to meet the basic conditions and to ensure precision.
SOLNP 28	Policy C1 (Enabling fibre optic and telecommunications connections)	66	<p>Policy wording to be modified as follows:</p> <p><i>“Where relevant, proposals for new developments must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the</i></p>	In order to meet the basic conditions and to ensure precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p><i>nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.</i></p> <p><i>Proposals for telecommunications masts will be supported providing that it can be demonstrated that there will be no adverse effect on the character or appearance of the historic, natural or rural environment of the parish."</i></p>	
SOLNP 29	Paragraph 6.8.3	66	Modify paragraph to explain that only relevant new development should make provision for high speed broadband connection.	In order to meet the basic conditions and to ensure precision.
SOLNP 30	Appendix C (References)	71	Amend the Appendix to ensure " <i>Countryside Design Statement Summary 2008, BDBC</i> " is the correct title for this document.	To ensure accuracy. Minor editing.
SOLNP 31	Appendix C (References)	71	Delete the "space standard" references in Appendix C.	<p>As it is recommended to delete references to internal space standards in Policy D2, it is appropriate to delete the space standard references in Appendix C.</p> <p>Minor editing.</p>

<b>Change Reference</b>	<b>Policy/Paragraph</b>	<b>Page in Submission Neighbourhood Plan</b>	<b>Description of Modification</b>	<b>Explanation of modification</b>
SOLNP 32	Annex E (Strategic views, green spaces and natural environment)		The protected species listing in Annex E refers to Brown - eared bat. This should be Brown long - eared bat.	Factual update. Minor editing.
SOLNP 3	Annex E (Strategic views, green spaces and natural environment)	-	Modify the Annex to include all the vistas identified on the Conservation Area Appraisal Map.	To ensure precision.
SOLNP 34	Annex E (Strategic views, green spaces and natural environment)	-	Add the Local Green Space Maps in Annex E to the Plan.	To ensure clarity.

Please note that as a result of the Examiner's recommended modifications, consequential changes also need to be made to the Plan in order to avoid factual errors and inaccuracies (Schedule 4B s.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.