



St Mary Bourne Neighbourhood Plan

Basic Conditions Statement

Submission Version: April 2017

Introduction

This is a ‘Basic Conditions Statement’, prepared to accompany the submission of the St Mary Bourne Neighbourhood Plan. This plan is being submitted by St Mary Parish Council, the qualifying body.

The Neighbourhood Plan proposal contains policies relating to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

The Neighbourhood Plan proposal states the period for which it is to have effect. This is a period until the end of 2029.

The Neighbourhood Plan proposal does not deal with excluded development (mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

The Neighbourhood Plan proposal relates to the *St Mary Bourne* Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Neighbourhood Plan proposal meets the basic conditions set out in the Town and Country Planning Act 1990. This is covered in more detail in the next part of this statement.

The Basic Conditions

The Basic Conditions that Neighbourhood Plans must meet are as follows:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with the strategic policies in the development plan for the local area; and
- They must be compatible with EU obligations.

In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account. These additional basic conditions do not apply to the St Mary Bourne Neighbourhood Plan.

In addition, Neighbourhood Plans must be compatible with human rights law.

The outcome of the recent referendum on membership of the EU makes no immediate difference to the requirement on EU obligations, until such a time as Parliament passes relevant legislation.

Regard to National Policy

The St Mary Bourne Neighbourhood Plan has been prepared against the context of national policy, in particular the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The central theme of the NPPF is the presumption in favour of sustainable development. Sustainable development is described as having three dimensions: economic, social and environmental.

NPPF Core Principles

There are 12 core principles put forward in the NPPF (Paragraph 17). The following table lists these core principles, against the SMBNP Key Aims.

NPPF Core Principle	SMBNP Aims	Policies
... be genuinely planned, empowering local people to shape their surroundings ...	All SMBNP aims apply.	The Plan has been developed to provide a vision, framework and policies to guide development in the village (Introduction). The Plan has been prepared in conjunction with extensive community consultation throughout the process. The Plan also inherently helps support the plan-led system by providing locally specific policies which accord with national and local level strategic policies.
... creative exercise in finding ways to enhance and improve the places in which people live ...	All SMBNP aims apply.	The Plan seeks to accommodate housing growth (Policies P1, P2, P3 and P4), ensure good design (Policy P7), and improve community facilities (Policy P8), as well as re-using redundant buildings and so protecting greenfield sites from inappropriate development.
... proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs	Provide a framework for sensitive development of the parish, to allow it to continue to grow and therefore to sustain the parish communities and their assets but also to retain the character of the parish.	The Plan seeks to accommodate housing growth (Policies P1, P2, P3 and P4), and improve community facilities (Policy P8).

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<p>...</p>	<p>Rebalance the housing stock, to allow development of sufficient homes for those starting out in life and to facilitate older people downsizing.</p>	
<p>... take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it ...</p>	<p>Provide a framework for sensitive development of the parish, to allow it to continue to grow and therefore to sustain the parish communities and their assets but to also retain the character of the parish.</p> <p>Share the burden of development in a positive way, to reduce the strain on St Mary Bourne and Stoke and to reinvigorate the Hamlets.</p>	<p>The plan seeks to accommodate growth in a sensitive manner (Policies P1, P2, P5, P6 and P7), and address local housing needs across the Parish (Policies P3 and P4).</p>
<p>... take account of the different roles and character of different areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it ...</p>	<p>Focus on re-developing redundant agricultural buildings, in order to protect greenfield sites, respect sightlines, and reduce the burden on infrastructure.</p> <p>Ensure that new development is well-designed, helps to create a strong sense of place, and reinforces the distinctive character of the villages and hamlets, and conserves or enhances visual amenity.</p>	<p>The plan seeks to encourage re-development of redundant agricultural buildings in suitable locations, in a manner which respects the rural character of the area (Policy P1), and ensure that high standards of design are achieved (Policy P7).</p> <p>The plan will enhance and protect the countryside by facilitating the replacement of some redundant agricultural buildings with appropriate residential buildings.</p>
<p>... support the transition to a low carbon future in a changing climate, taking full account of flood risk ...</p>	<p>Ensure that new development is well-designed, helps to create a strong sense of place, and reinforces the distinctive character of the villages and hamlets, and conserves or enhances visual amenity.</p> <p>Provide for site types that do not further strain the</p>	<p>The Plan supports the provision of small scale renewable energy projects (Policy P6). This will provide support for sustainable energy use, but in a manner which respects the rural character of the neighbourhood area and the AONB. In addition, the plan addresses the need for high standards of design (Policy</p>

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	<p>infrastructure of the village, particularly the sewage and fresh water systems, parking and traffic flow.</p>	<p>P7), and a range of environmental issues (Policy P5), and supports additional community infrastructure (Policy P8).</p>
<p>... conserving and enhancing the natural environment ...</p>	<p>Focus on re-developing redundant agricultural buildings, in order to protect greenfield sites, respect sightlines, and reduce the burden on infrastructure.</p> <p>Ensure that new development is well-designed, helps to create a strong sense of place, and reinforces the distinctive character of the villages and hamlets, and conserves or enhances visual amenity.</p>	<p>The plan seeks to encourage re-development of redundant agricultural buildings (Policy P1) in a manner which is sympathetic to the rural character of the area, and ensure that high standards of design are achieved (Policy P7). Policies P5 and P7 also provide for the protection of the natural environment and AONB in a manner which responds to locally specific issues, and also take the opportunities available to seek environmental enhancements.</p>
<p>... Using effective use of land by reusing land that has been previously developed (brownfield land) ...</p>	<p>Focus on re-developing redundant agricultural buildings, in order to protect greenfield sites, respect sightlines, and reduce the burden on infrastructure.</p>	<p>The plan seeks to encourage efficient use of land by facilitating re-development of redundant agricultural buildings in appropriate locations (Policy P1).</p>
<p>... promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production) ...</p>	<p>Focus on re-developing redundant agricultural buildings, in order to protect greenfield sites, respect sightlines, and reduce the burden on infrastructure.</p> <p>Ensure that new development is well-designed, helps to create a strong sense of place, and reinforces the distinctive character of the villages and hamlets, and conserves or enhances visual amenity.</p>	<p>The plan recognises the need to provide for growth in a sustainable manner (Policies P1 and P2), and the need to provide and improve a range of community infrastructure (Policy P8).</p>
<p>... conserve heritage assets ...</p>	<p>Focus on re-developing redundant agricultural buildings, in order to protect</p>	<p>The plan seeks to conserve the character of the settlements, including historic buildings and</p>

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	<p>greenfield sites, respect sightlines, and reduce the burden on infrastructure.</p> <p>Ensure that new development is well-designed, helps to create a strong sense of place, and reinforces the distinctive character of the villages and hamlets, and conserves or enhances visual amenity.</p>	<p>spaces, by re-developing redundant agricultural buildings (Policy P1), and ensuring that high standards of design are achieved (Policy P7). Policy P1 also seeks to ensure that buildings of architectural or historic merit are retained wherever possible.</p>
<p>... actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling ...</p>	<p>Provide for dispersed site types that do not further strain the infrastructure of the village, particularly the sewage and fresh water systems, parking and traffic flows.</p>	<p>Policy P1 and P2 seek to ensure that patterns of growth are sustainable. The plan also addresses a range of environmental issues (Policies P5 and P7), and seeks to improve community infrastructure (Policy P8).</p>

NPPF Policies

1. Building a strong, competitive economy

NPPF Para. 19: The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

The Plan takes the opportunities available to support sustainable economic growth, in a manner which reflects the characteristics of the neighbourhood area. Policy P1 provides for housing growth in a socially and environmentally sustainable manner by re-using existing sites and enhancing their appearance and function by focusing on smaller size residential units, directed at rebalancing the housing stock with high design standards. Policy P2 also supports limited additional in-fill housing development within Stoke.

3. Supporting a prosperous rural economy

NPPF Para. 28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

Policies P1 and P2 cater for housing growth, and Policy P5 facilitates homeworking. Policy P4 provides for non-market housing directed at key workers and those working in lower income professions, such as agriculture, which contribute to the sustainability – social, economic and with respect to the character of the countryside – of the parish. The Plan also facilitates small scale renewable energy projects, which would potentially help local businesses meet their energy needs in a more sustainable manner.

4. Promoting sustainable transport

NPPF Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health

objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Policy P5 seeks to encourage homeworking, and minimise issues associated with car usage.

Policy P7 requires the needs of pedestrians to be considered, car parking to be well integrated into development proposals and secure storage to be provided for cycles.

6. Delivering a wide choice of high quality homes.

NPPF Para. 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Policies P1, P2, P3 and P4 seek to accommodate housing growth in a sustainable manner, through the re-use of redundant agricultural buildings, development of infill sites, and addressing identified local housing needs.

7. Requiring good design.

NPPF Para 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

NPPF Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

NPPF Para 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy P1 utilises sites which otherwise are detrimental to the environment because of their materials, deteriorating structures and replacing them with residential buildings which will enhance their settings. Policy P7 responds to the paragraphs above by setting out clear expectations for new development to ensure that it is sustainable, responsive to its context, creates a clear sense of place and provides for the needs of the community.

8. Promoting healthy communities

NPPF Para. 69: The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

Policy P5 addresses a range of environmental factors which are key to enhancing St Mary Bourne's rural context, which will be vitally important to enabling recreational activities, and Policy P7 is designed to ensure that new development can enhance the local environment

and ensure that it is responsive to the needs of the community. Policy P8 is designed to enable the provision of new community facilities.

9. Protecting Green Belt land

The Neighbourhood Area does not include any designated Green Belt.

10. Meeting the challenge of climate change, flooding and coastal change

The NPPF states:

NPPF Para 93: Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Policy P6 specifically addressed small scale renewable energy projects. In addition, climate change is addressed through Policy P5 (which addresses a range of environmental factors and issues), and Policy P7 which seeks to achieve good design. Flooding is addressed by Policy P4 which requires that Rural Exception Sites, typically of larger numbers of dwellings, are not located on land vulnerable to flooding, or where they would have an adverse effect on flood risk in other locations. In addition, Policy P5 requires adequate provision for drainage and disposal of surface water.

11. Conserving and enhancing the natural environment

NPPF Para. 111: Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

The plan looks to encourage the reuse of redundant agricultural buildings for housing (Policy P1). It also addresses the requirement in the AONB to protect and enhance the character and environment of the site, by ensuring that development is appropriate to the location and by replacing deteriorating redundant structures.

Policy P5 addresses impacts on wildlife habitats, and the local environment generally. Policy P7 also seeks to facilitate landscape enhancements such as new planting, including locally distinctive hedgerows.

12. Conserving and enhancing the historic environment.

The plan does not have specific heritage policies, but does contain design requirements (Policy P7) which will help to ensure that new development enhances the character and appearance of the settlement. In addition, policy P1 incorporates protection of buildings of architectural and/or historic merit.

13. Facilitating the sustainable use of minerals

Mineral extraction is excluded development for Neighbourhood Plans.

Achievement of Sustainable Development

The National Planning Policy Framework states a presumption in favour of sustainable development. The term is defined in the Ministerial Forward as:

Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.

In addition, the NPPF states:

International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Growth

The St Mary Bourne Neighbourhood Plan delivers growth by:

- Encouraging the reuse of redundant agricultural buildings, and development of infill sites for new housing (Policies P1 and P2). It facilitates this by dispersing new development in a sustainable manner across the parish and particularly within the Hamlets which are satellite settlements;
- Addressing identified local housing needs (Policies P3 and P4);
- Ensuring a high-quality, well designed environment, which is essential to attracting investment and population (Policy P7); and
- Protecting and enhancing the local environment (Policy P1 and Policy P5).
- Supporting small scale renewable energy projects.

Sustainability

The St Mary Bourne Neighbourhood Plan will address sustainability in various ways. The plan goals and aims include:

Activity	Comment	Policy Ref.
Encourage reuse of redundant agricultural buildings and development of infill sites to address local housing needs	The policies address the need for housing growth.	Policy P1 Policy P2 Policy P3 Policy P4
Rural character and context.	Policy P1 accommodates growth in a sensitive manner and will improve individual sites. Policy P5 addresses a range of environmental issues.	Policy P5
Provision of additional community facilities.	Helps to reduce car journeys by expanding local facilities.	Policy P8
Cycle storage facilities.	New housing must incorporate secure storage for bicycles.	Policy P7
Wildlife.	Must consider impact on wildlife habitats.	Policy P5
Landscape.	New development must respond to landscape, trees and plants.	Policy P5 Policy P7
Renewable energy	The Plan supports the provision of small scale renewable energy projects.	Policy P6

General Conformity with Strategic Local Policy

The Neighbourhood Plan will be tested against adopted strategic local policies.

Strategic local policy is contained within the Basingstoke and Deane Local Plan (2011 to 2029).

Strategic local policies relevant to the St Mary Bourne Neighbourhood Plan are as follows:

From the Basingstoke and Deane Local Plan (2011 to 2029)

Policy SD1 – Presumption in favour of sustainable development

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.*

The St Mary Bourne Neighbourhood Plan accords with Policy SD1 in that it responds to economic factors (Policies P1, P2, P3 and P4), social factors (Policies P2, P3, P4, and P8), and environmental factors (Policies P1, P5, P6 and P7). The Plan has been developed in close consultation with the planning officers and other advisers at Basingstoke & Deane with a proactive approach to finding solutions which fit the needs of St Mary Bourne and its group of settlements. The chairman of the LTPG which developed the Plan attended seminars at Basingstoke & Deane and a presentation by planning officers from the South Downs, to gain further input and information on preparing a plan in a sensitive area such as the AONB.

Policy SS1 – Scale and Distribution of New Housing

Within the period 2011-2029, the Local Plan will make provision to meet 15,300 dwellings and associated infrastructure.

This will be provided by:

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- a) *Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being; sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;*
- b) *Supporting regeneration in line with Policy SS2;*
- c) *Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;*
- d) *Allocating the Greenfield sites set out in Policy SS3 to provide approximately 7,705 dwellings over the plan period;*
- e) *Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and*
- f) *Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.*

Settlement Policy Boundaries will be reviewed through a future Development Plan Document.

The St Mary Bourne Neighbourhood Plan accords with Policy SS1 through encouraging the reuse of redundant agricultural buildings for housing (Policy P1), and development of infill sites (Policy P2). It also provides for regeneration through Policy P1. The Plan also supports the delivery of new homes through neighbourhood planning.

Policy SS5 – Neighbourhood Planning

The council will support parish/town council and other representatives from local communities in non-parished areas, through the Neighbourhood Planning process.

In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:

- a) *Bramley – at least 200 homes*
- b) *Kingsclere – at least 50 homes*
- c) *Oakley – at least 150 homes*
- d) *Overton – at least 150 homes*
- e) *Whitchurch – at least 200 homes*

A further 150 homes will need to be identified in areas outside of those listed above and 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.

The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exception schemes, or a review of Settlement Policy Boundaries.

The delivery of housing which meets the requirements of this policy will be monitored annually by the council to ensure the housing requirement is met and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five

named settlements, if a neighbourhood plan/neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites.

The St Mary Bourne Neighbourhood Plan accords with Policy SS5 by identifying opportunities for new housing through the reuse of redundant agricultural buildings (Policy P1), and the development of infill sites (Policy P2).

Policy SS6 – New Housing in the Countryside

Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:

- a) On ‘previously developed land’, provided that:
 - i) They do not result in an isolated form of development; and*
 - ii) The site is not of high environmental value; and*
 - iii) The proposed use and scale of development is appropriate to the site’s context; or**

- b) For a rural exception site for affordable housing; or*

- c) For the re-use of a redundant or disused permanent building provided that the proposal:
 - iv) Does not require substantial rebuilding, extension or alteration; and*
 - v) Does not result in the requirement for another building to fulfill the function of the building being converted; and*
 - vi) Leads to an enhancement to the immediate setting; or**

- d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:
 - vii) The size of the proposal would be appropriate to the plot; and*
 - viii) It would not be significantly visually intrusive in the landscape; or**

- e) Small scale residential proposals of a scale and type that meet a locally agreed need provided that:
 - ix) It is well related to the existing settlement and would not result in an isolated form of development; and*
 - x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and*
 - xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or**

- f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:
 - xii) There is an essential need for the occupant to be on site at any time during any 24 hour period; and*
 - xiii) No alternative suitable accommodation is available in the locality; and*
 - xiv) The rural business linked to the proposed new building must have been viable for the previous three years; or**

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- g) Allocated for development in a Neighbourhood Plan which has been ‘made’ by Basingstoke and Deane Borough Council.*

The St Mary Bourne Neighbourhood Plan conforms with Policy SS6 by identifying opportunities for new housing through the reuse of redundant agricultural buildings which are closely relating to existing residential units, thus avoiding isolated development (Policy P1), and the development of infill sites (Policy P2).

Policy CN1 – Affordable Housing

The council will require 40% affordable housing on all market housing sites. On-site provision will be expected for 5 or more net residential units. In exceptional circumstances off-site provision or financial contributions of equivalent value will be accepted.

Development proposals of less than 5 net residential units will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.

The tenure split of affordable homes will be 70% rented and 30% intermediate products.

15% of affordable homes should meet enhanced accessibility or adaptability standards to enable people to stay in their homes as their needs change.

In seeking affordable housing provision the council will have regard to the current viability of development including land values and other development costs.

The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the council will commission an independent review of the viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the local planning authority and the approach contributes towards creating mixed and balanced communities.

The St Mary Bourne Neighbourhood Plan accords with Policy CN1 through Policies P3 and P4, which determine housing mix and the requirements for Rural Exception sites to meet local needs.

Policy CN2 – Rural Exceptions for Affordable Housing

Small scale residential development designed to meet the identified needs of local people unable to meet their own needs in the housing market will be permitted on sites outside of Settlement Policy Boundaries provided that:

- a) It does not result in an isolated form of development;*
- b) The scale and tenure of development will be based on proven local need;*
- c) The development will be in proportion with and respect the character, form and appearance of the immediate vicinity and surrounding area; and*
- d) The development will be integrated into the existing community, where possible.*

Subject to local housing priority, local circumstances, viability and market conditions, under this policy a proportion of market housing will be permitted. In such cases, the affordable element of the development should always comprise the greater proportion of units in

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comparison to the market units proposed. The council will only permit the minimum number of market homes required to deliver the scheme.

The developer will be required to submit an open book viability assessment for proposals which include a proportion of market housing on viability grounds. This will need to demonstrate that the proposed number of market dwellings is essential for the successful delivery of the development and is based on reasonable land values as an exception site. In such cases the council will commission an independent review of the viability study, for which the developer will bear the cost.

The St Mary Bourne Neighbourhood Plan accords with Policy CN2 through Policy P4, which sets out the requirements for Rural Exception sites across the parish.

Policy CN8 – Community, Leisure and Cultural Facilities

Development proposals will be permitted where they:

- a) Retain and maintain existing facilities which are valued by the community;*
- b) Improve the quality and capacity of facilities valued by the community;*
- c) Provide new facilities, in accordance with adopted council standards, where there is evidence of need that cannot be met by existing provision; and*
- d) Are delivered to prescribed timescales to meet the needs of the community that are being provided for.*

Where opportunities exist, the council will support the co-location of community, leisure and culture facilities and other local services.

Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:

- e) The facility is no longer needed for any of the functions that it can perform; or*
- f) It is demonstrated that it is no longer practical, desirable or viable to retain them; or*
- g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or*
- h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of local need.*

Any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which clearly shows the facility or land to be surplus to requirements. As a minimum the assessment must evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.

The council will work positively with communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plans/Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.

The St Mary Bourne Neighbourhood Plan accords with Policy CN8 in that Policy P8 allows for the provision of new community allotments, an identified local need.

Policy EM1 – Landscape

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:

- a) The particular qualities identified within the council’s landscape character assessment and any subsequent updates or relevant guidance;*
- b) The visual amenity and scenic quality;*
- c) The setting of a settlement, including important views to, across, within and out of settlements;*
- d) The local character of buildings and settlements, including important open areas;*
- e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;*
- f) Intrinsically dark landscapes;*
- g) Historic landscapes, parks and gardens and features; and*
- h) The character of the borough’s rivers and tributaries, including the River Loddon and Test, which should be safeguarded.*

Development proposals must also respect the sense of place, sense of tranquility or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.

Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.

The St Mary Bourne Neighbourhood Plan accords with Policy EM1 through focusing development towards the reuse of redundant agricultural buildings (Policy P1) which will enhance and regenerate the individual sites, and the development of small infill sites (Policy P2). Policy P5 also addresses a range of environmental issues. Policy P7 also seeks to facilitate landscape enhancements such as new planting, including locally distinctive hedgerows.

Policy EM8 – Commercial Renewable/Low Carbon Energy Generation

Development proposals for the commercial generation of energy from renewable and low carbon resources (excluding wind turbines) will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.

This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan (and any subsequent updates).

Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance, traffic generation, the local highway network and water quality. Impacts also take into account the use of Greenfield land versus previously developed land.

The council will take a strategic view of applications, to avoid clusters where inappropriate.

Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.

The St Mary Bourne Neighbourhood Plan accords with Policy EM8 in that the circumstances in which development proposals for renewable and low carbon energy generation would be acceptable are set out in Policy P6.

Policy EM10 – Delivering High Quality Development

All development proposals will be of high quality, based upon a robust design-led approach.

- 1. Development proposals (excluding household extensions) will be permitted where they:
 - a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;*
 - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;*
 - c) Positively contribute to the appearance and use of streets and other public spaces;*
 - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents, and which take into account the urban, suburban or rural location of the site;*
 - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and*
 - f) Minimise energy consumption through sustainable approaches to design.**
- 2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:*

St Mary Bourne Neighbourhood Plan – Basic Conditions Statement

- a) *Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;*
- b) *Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;*
- c) *Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;*
- d) *Are visually attractive as a result of good architecture;*
- e) *Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and*
- f) *Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.*

The St Mary Bourne Neighbourhood Plan accords with Policy EM10 by seeking high quality design through Policy P7. Policy P1 also specifies that replacement of redundant agricultural buildings should be done in a manner that is appropriate and proportional to the immediate context and enhances and improves the landscape.

Compatible with EU Obligations

The neighbourhood plan has been screened by Basingstoke and Deane Council, who determined that the Plan needed to be supported by an Environmental Report, but that no appropriate assessment under the Habitats Regulations is required. The qualifying body has commissioned an Environmental Report from specialist consultants AECOM. The report ensures that the Plan accords with the requirements of the Strategic Environmental Impact Assessment Directive (and accompanying English legislation) The Environmental Report has been consulted upon in accordance with the relevant legislative requirements and has been submitted with the Neighbourhood Plan for consideration by the Independent Examiner.

Human Rights

The Plan does not involve any conflict with human rights set out in the European Convention on Human Rights or the Human Rights Act 1998. An Equalities Impact Assessment has been undertaken and this is included in Appendix 2.

Appendix 1 – Screening Outcome



St Mary Bourne Parish Council
The Parish Council Office
Bourne Meadow
St Mary Bourne
SP11 6BE

18 September 2015

Dear Sir or Madam

St Mary Bourne Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion

This letter sets out the borough council's screening opinion concerning the need for SEA and HRA in relation to the St Mary Bourne Neighbourhood Plan. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and English Heritage).

The screening process undertaken concludes that in order to meet the 'basic conditions'¹ for neighbourhood planning **an Environmental Assessment is considered to be required to accompany the St Mary Bourne Neighbourhood Plan but it would not need to be subject to HRA**. The reasons for the decision are set out below:

Strategic Environmental Assessment

An SEA is considered to be required in light of the following factors:

- The location of the vast majority of the parish within a sensitive area (AONB)
- The relatively large number of listed buildings and both St Mary Bourne and Stoke being designated as a Conservation Area
- Difficulty in quantifying the amount and form of development likely to be facilitated by the neighbourhood plan, and its associated implications
- The comments provided by Historic England (which stated that an SEA should be required).

¹ Requirement (f), that the making of the order or neighbourhood plan does not breach, and is otherwise compatible with EU Obligations. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Habitats Regulations Assessment

There are no European sites within a 10km radius of the neighbourhood area. Therefore, it is considered that there are not likely to be significant effects on any European sites flowing from the St Mary Bourne Neighbourhood Plan.

The Environment Assessment will need to meet the relevant legal requirements set out in the [Environmental Assessment of Plans and Programmes Regulations 2004](#). Further guidance on the requirements for carrying out the Environment Assessment is set out in the [National Planning Practice Guide](#) and [the Strategic Environmental Assessment Directive: guidance](#). In addition, please feel free to contact the borough council (planning policy team) if you require any additional advice regarding how to complete the Environmental Assessment.

Yours Sincerely

Andrew Rushmer
Senior Planning Policy Officer

Appendix 2 – Equalities Impact Assessment

1.0 Introduction

1.1 The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between persons who have a 'protected characteristic' and those who do not.

1.2 'Protected characteristics' are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

1.3 This report assesses the St Mary Bourne Neighbourhood Plan (SMBNP) to ensure that the St Mary Bourne Parish Council is satisfying its statutory duties in this regard. Equality Impact Assessment (EIA) is a systematic analysis of a policy or policies, in order to explore the potential for an adverse impact on a particular group or community. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups. If a policy results in unfairness or discrimination then changes to eliminate or lessen the impact should be considered.

2.0 Aims of the Equality Analysis

The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision-making and to place a more proactive approach to the promotion of equality and fairness at the heart of public policy. The processes involved in conducting the analysis should not be looked on as an end in themselves. Instead, it should be borne in mind that the aim is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern. In undertaking the EIA, the SMB PC is clear about why the SMBNP is needed, what the intended outcomes are, and how it will be ensured that the policies will work as intended.

3.0 Methodology

An assessment has been made on whether the SMBNP has a positive, negative or neutral impact on each of the protected characteristics (insofar as data is available). Data for St Mary Bourne Parish is available from the 2011 Census for age, sex, disability, race and religious belief, but not on gender reassignment, pregnancy and maternity and sexual orientation.

4.0 Baseline Data

4.1 Age and Sex

The table below shows that St Mary Bourne whilst having a similar number of young people in the Parish as in the Borough and in England and Wales, there are distinctly fewer in the 20 – 44 year bracket, but many more in the older categories.

	St Mary Bourne	Basingstoke & Deane	England & Wales
0 - 19	23.2	24.8	23.9
20 - 44	24.1	34.3	34.1
45 - 64	35.1	26.8	25.4
65 & over	18.2	14.5	16.6

There is also a very slightly higher number of females than males than in the rest of the borough and in England and Wales.

4.2 Disability

Out of a total of 1298 people in the parish, 186 report that their day to day activities are limited a little or a lot by health issues. In the borough it is 13.6% and in England and Wales it is 17.9%.

4.3 Ethnic and Religious Diversity

In the parish 29 out of 1298 registered as non-white, with no gypsy or Irish travellers. And 72.9% of the population of the parish are Christian with 1.1% other religions, compared to 64.4% Christians and 3.3% other religions in the borough and in England and Wales 59.3% and 8.4% respectively.

4.4 Language

In all the households in the Parish only 1.3% of those households have no one who speaks English as a main language.

5.0 Hard to Reach Groups

5.1 The Group recognised at the outset that there were groups in the Parish that it would be hard to involve in the consultation process. But as English was the main language of all people in 98.7% of households, all written communications were in English.

5.2 There were no gypsies or travellers in the Parish and nor are there are organisations that represent ethnic or non-Christian religious groups.

5.3 Consideration was given to all consultation events to try to make them as inclusive as possible with added temptations to bring parishioners in. To encourage the youngsters in the Parish' questionnaires were developed, with the assistance of teenagers in the Parish, for the over 11's and under 11's to complete at the first Open Meeting in April 2012. Also at that event there were rain water butts available to buy at discounted prices, which were well advertised in the Parish Magazine. As

part of the Housing Survey there was a prize draw of a voucher for £50 to spend in the Village Shop for one participant.

5.4 Events were held over afternoons and evenings and exhibitions were left to view in the Village Club Room during Parish Office open hours for anyone not able to attend. The venues were all accessible for wheelchair users.

5.5 In January 2013 a report on the need for Sheltered Housing in SMB parish was prepared by the then Vicar and Doctor of the Parish, based on their joint knowledge of the elderly in the community.

5.6 After the 2nd open meeting in November 2012, the ‘roving exhibition’ was taken to

- the local pubs to inform those less likely to read the Parish Magazine,
- to the church to inform the young and elderly,
- to the Village Centre where many parishioners attend events, in particular the monthly Lunch event which attracts over 100 older residents
- To the school to attract the attention of the children, and their parents

5.7 All members of the LTPG talked to many parishioners on an informal basis to gauge views and encourage interest in the process of preparing the Neighbourhood Plan. Special reports appeared in the Parish Magazine and the frequent reports by the LTPG to the Parish Council were also printed in the Parish Magazine.

5.8 At the two Open Meetings those attending placed a sticker on a map of the Parish to show where they lived and these demonstrated that not only the main settlement of St Mary Bourne was represented, but also the hamlets.

6.0 Impact on Groups with Protected Characteristics

6.1 Central to the St Mary Bourne Plan is the aim to sustain the dynamic and diverse community which has developed over the years and foster the community spirit which provides for a range of inclusive activities.

6.2 In respect of people with Protected Characteristics the Plan has been reviewed carefully to ensure that no Policy would have a negative impact on such groups. The great majority are neutral while the positive effects are as follows:

- Objective 2 provides for rebalancing of the housing stock to facilitate appropriate development for older people. This is supported by Objective 4, which requires good design and hence respect for accessibility.
- The Supporting text for Policy P1 provides for live/work spaces which would be appropriate for people with disabilities, to allow them to occupy residential units which would support their lifestyle within the village.