Whitchurch Neighbourhood Development Plan, 2014 to 2029

Basic Conditions Statement

Version for Regulation 15 Submission

January 2017

This document is the Whitchurch Neighbourhood Development Plan Basic Conditions Statement intended for submission under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

Disclaimer: every effort has been taken to ensure that the information in this document is as accurate as possible but no responsibility is implied or taken for errors or omission.

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1. Introduction

Basic Conditions

1.1 This Basic Conditions Statement accompanies the Whitchurch Neighbourhood Development Plan (WNDP). The contents of the Plan are not re-iterated here.

1.2 **The Basic Conditions** are set out in Schedule 4b to the Town & Country Planning Act, 1990. The WNDP:

- complies with the National Planning Policy Framework, March 2012, and Guidance from the Secretary of State.
- has special regard to listed buildings and their settings, and features of special architectural or historic interest.
- has special regard to preserving and enhancing the conservation area of Whitchurch.
- contributes to the achievement of sustainable development.
- is in general conformity with the strategic policies contained in the development plan for Basingstoke & Deane Borough Council (BDBC).
- does not breach, and is otherwise compatible with, EU regulations.
- meets prescribed conditions (Whitchurch Town Council (WTC) confirms that there are no prescribed matters in relation to the Plan).

1.3 **Equalities Impact Assessment**. The WNDP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998. The Equalities Impact Assessment is an appendix to this document.

Submitting Body

1.4 The Plan is submitted by WTC, which is a qualifying body as defined by the Localism Act 2012.

Plan Area and Period

1.5 The plan area is Whitchurch Parish, as shown in Figure 1-.1. It was designated by BDBC on 22 March 2013. WTC confirms that:

- The Plan sets out proposals for the use of land in Whitchurch Parish.
- The Plan does not relate to any land outside the boundary of the Parish.
- No other Neighbourhood Plan has been made or is being prepared which relates to land within the Parish boundary.
- The period of the Plan is fifteen years from the date the plan is ‘made’ or December 31st 2030, whichever is the later.

Consultation Statement

1.6 The Consultation Statement is a supporting document to the WNDP.

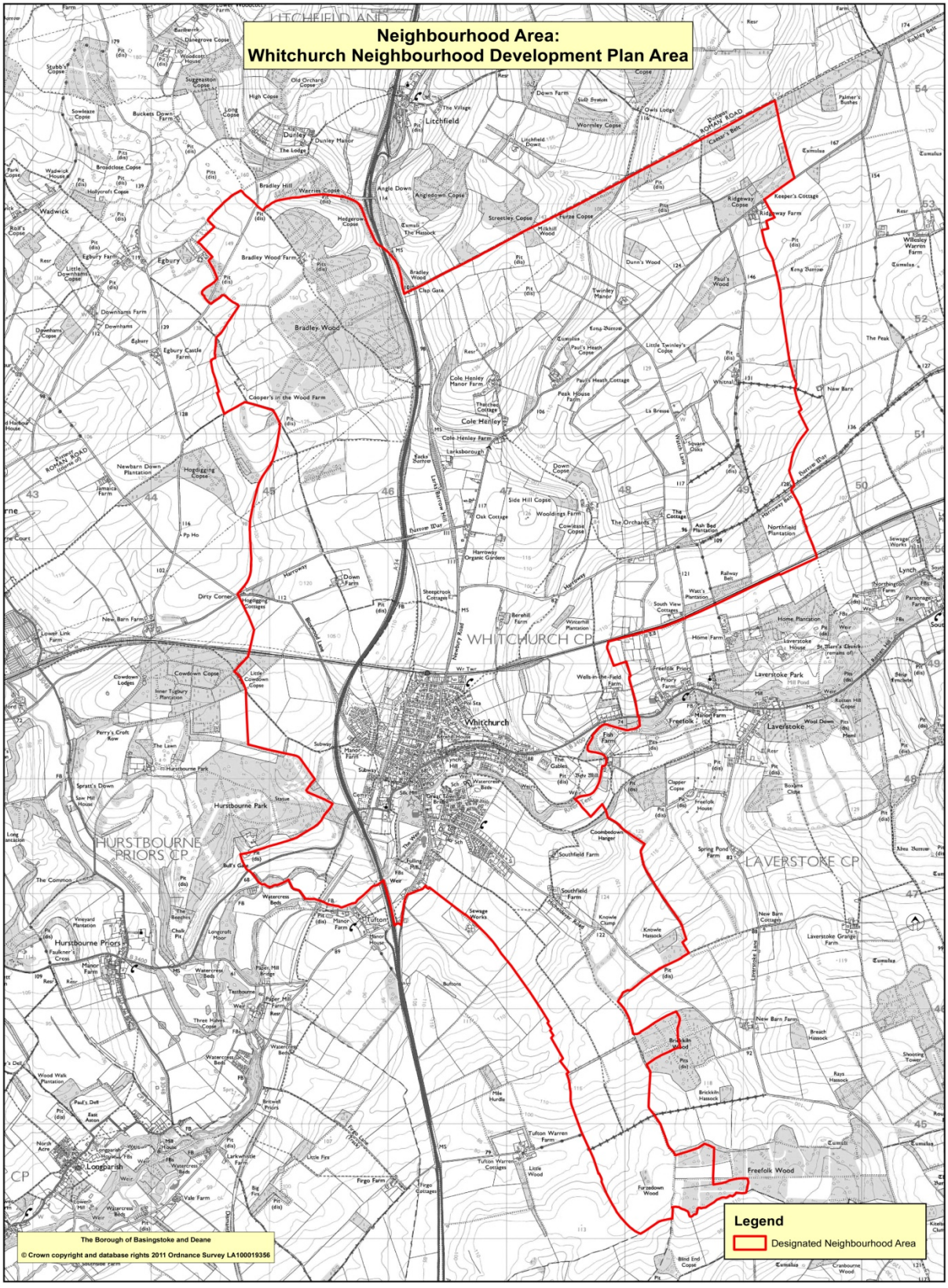

Figure 1-.1 The Whitchurch Neighbourhood Development Plan designated area

2. NPPF Obligations

National Policy

2.1 This section shows how the Plan complies with the National Planning Policy Framework (NPPF), 2012.

2.2 The Plan maintains a presumption in favour of sustainable development in that it supports the strategic development needs in the Local Development Plan as well as local priorities.

2.3 The NPPF twelve core planning principles have been abbreviated in Table 2.1.

NPPF Core Principle	WNDP Vision and Objectives	WNDP Policies
1 Plan led by a positive local vision	The WNDP contains a Vision for the Parish, based on appraisals, surveys and consultations, and Objectives that will help deliver the aspirations of the community	All
2 Enhance and improve places where people live	O2 Ensure high quality and locally distinctive design O3 Plan for the controlled development of Whitchurch, maintaining today's character and feel O5 Focus the provision for new housing within a number of smaller development sites around and well-integrated into the Town O9 Facilitate parking to meet the needs of the community O10 Promote a vibrant and attractive Town Centre O14 Maintain the character and vitality of Whitchurch	CP1 allocates Community Infrastructure Levy revenues to community infrastructure projects ES1 encourages the development of sites for start-up businesses and the expansion of existing Whitchurch businesses ES2 protects existing productive employment sites from redevelopment ES3 protects the Town Centre from employment-related traffic and HGV traffic ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community

		HD2 requires the provision of affordable housing addressing the needs of those with connections to the Whitchurch community IP1 encourages the use of renewable energy sources IP2 requires new developments to facilitate fast broadband connections IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements LD1 protects existing open spaces and requires the provision of open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects trees and hedgerows, and encourages additional tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures
3 Economic development and delivery of homes and infrastructure	O4 Allocate sites for a minimum of 200 houses in addition to the site for 150 houses already allocated for Whitchurch in the Local Plan O14 Enhance the Whitchurch's position as a prosperous economic community O18 Ensure that infrastructure is planned for prior to development and delivered alongside development	CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES1 encourages the development of sites for start-up businesses and the expansion of existing Whitchurch businesses ES2 protects existing productive employment sites from redevelopment ES4 encourages developments that increase rural employment GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism HA1, HA2, HA3, HA4 and HA5 allocate sites which provide the minimum number of houses identified in the local plan, plus approximately 4000m^2 of business development HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community HD2 requires the provision of affordable housing addressing the needs of those with connections to the Whitchurch community IP1 encourages the use of renewable energy sources IP2 requires new developments to facilitate fast broadband connections IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
4 High quality design and standard of amenity	O2 Ensure high quality and locally distinctive design which responds	ES3 protects the Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the

	to local character O5 Ensure that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness	Whitchurch Design Statement and take account of other considerations specific to Whitchurch HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community IP1 encourages the use of renewable energy sources IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
5 Promote the vitality and character of communities	O1 Maintain the current character and balance of countryside, agriculture, business, housing and retail facilities O14 Maintain the character and vitality of Whitchurch and enhance Whitchurch's position as a prosperous economic community	ES1 encourages the development of sites for start-up businesses and the expansion of existing Whitchurch businesses ES2 protects existing productive employment sites from redevelopment ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD8 promotes increased prosperity through the encouragement of tourism HA2 allocates future employment development land in the town IP2 requires new developments to facilitate fast broadband connections
6 Climate change, flood risk and reduced carbon emissions	O5 Ensure that new development is resilient to the effects of climate change and flooding O6 Minimise our contribution to climate change through promotion of energy efficiency, low carbon technology and energy efficient design O7 Reduce the need to travel and shorten the length and duration of journeys O13 Conserve the River Test and its Tributaries, reducing the risk of flooding and consequences of pollution	ES1 requires that new employment sites do not exacerbate flooding ES2 protects existing productive employment sites from redevelopment ES3 protects the Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages improved access to the River Test GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community IP1 encourages the use of renewable energy sources IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
7 Conserving and enhancing the natural	O11 Protect and enhance our green open spaces and	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects ES1 requires that new employment sites retain trees and

environment	promote the inclusion of green spaces within developments O11 Protect, enhance and conserve the AONB, landscape and views O17 Protect and enhance Whitchurch's habitats and landscapes	hedgerows and seek to include additional planting and landscape management ES2 protects existing productive employment sites from redevelopment ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD8 promotes increased prosperity through the encouragement of tourism HA2 allocates future employment development land in the town HA5 extends the Settlement Policy Boundary to include new development sites LD1 protects existing open spaces and requires the provision of open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects hedgerows and trees, and encourages tree planting
8 Using brownfield land	O1 Maintain the current character and balance of countryside, agriculture, business, housing and retail facilities O5 Focus the provision for new housing within a number of smaller development sites around and well-integrated into the Town	ES1 requires that new employment sites retain trees and hedgerows and seek to include additional planting and landscape management ES2 protects existing productive employment sites from redevelopment ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism HA1, HA2, HA3 and HA4 allocate future housing sites around the town HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community IP1 encourages the use of renewable energy sources IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
9 Multiple uses of sites	O10 Promote a vibrant and attractive Town Centre, while retaining the distinctive cultural	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the

	and historic heritage O11 Seek opportunities for landscape, recreational and ecological gain O13 Facilitate increased access to the River Test	Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages improved access to the River Test GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism HA5 extends the Settlement Policy Boundary to include new development sites IP2 requires new developments to facilitate fast broadband connections LD1 protects existing open spaces and requires the provision of open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects trees and hedgerows, and encourages additional tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures
10 Conserving heritage assets	O10 Promote a vibrant and attractive Town Centre, while retaining the distinctive cultural and historic heritage O15 Preserve important Town assets and rich historic and built environment	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects CS1 protects existing tunnels under the London-Salisbury railway line for future benefit GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD3 ensures the protection of community assets GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism IP2 requires new developments to facilitate fast broadband connections LD1 protects existing open spaces and requires the provision of

		open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects trees and hedgerows, and encourages additional tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures
11 Encourage sustainable transport	O7 Promote walking and cycling O7 Link all developments to the Town Centre with footpaths O7 Position development within easy walking distance of services and facilities O8 Promote new developments such that increased problems with traffic are minimised	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES2 protects existing productive employment sites from redevelopment ES3 protects the/Town Centre from employment-related traffic and HGV traffic ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages development of pedestrian and cycle routes GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test TR1 requires developments having a severe impact on traffic congestion to include mitigating measures
12 Health, social and cultural wellbeing	O2 Ensure design that creates inclusive, well connected and safe neighbourhoods O8 Promote the formulation and implementation of a traffic strategy for the Town O11 Protect and where possible enhance access to the countryside for the community and visitors O12 Maintain and enhance the quality and value of community facilities and open spaces O16 Facilitate a well-educated and highly-skilled local population and workforce	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES2 protects existing productive employment sites from redevelopment ES3 protects Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages development of pedestrian and cycle routes GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test HA5 extends the Settlement Policy Boundary to include new development sites HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community HD2 requires the provision of affordable housing addressing the needs of those with connections to the Whitchurch community IP2 requires new developments to facilitate fast broadband connections

	LD1 protects existing open spaces and requires the provision of open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects trees and hedgerows, and encourages additional tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures

Table 2.1 How the WNDP complies with the core planning principles

3. How the Plan Contributes to the Achievement of Sustainable Development

Sustainable Development

3.1 The central theme of the NPPF is the presumption in favour of sustainable development, broadly defined internationally as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.' The NPPF describes sustainable development in terms of social, economic and environmental benefits and requires the planning system to:

- Contribute to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supportive infrastructure.
- Support strong, vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing, and
- Contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

3.2 **National Planning Policy Guidance** states that *'This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).'*

3.3 The NPPF contains 13 sustainability objectives. Table 3.1 demonstrates which policies of the WNDP support the NPPF sustainability objectives, and how they will deliver them. The policies are derived from the vision and objectives of the Plan which are themselves based on sustainability considerations.

NPPF Objectives	WNDP Policies
1 Building a strong, competitive economy	CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES1 encourages the development of sites for start-up businesses and the expansion of existing Whitchurch businesses ES2 protects existing productive employment sites from redevelopment ES4 encourages developments that increase rural employment GD5 encourages new retail development and the enhancement of

	retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism HA2 allocate approximately 4000m^2 of business development IP1 encourages the use of renewable energy sources IP2 requires new developments to facilitate fast broadband connections IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
2 Ensuring the vitality of town centres (Paras 23, 26 and 27 apply)	ES3 protects Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages improved access to the River Test GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test GD5 encourages new retail development and the enhancement of retail frontages GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation
3 Supporting a prosperous rural economy (Para 28)	ES1 encourages the development of sites for start-up businesses and the expansion of existing Whitchurch businesses ES4 encourages developments that increase rural employment
4 Promoting sustainable transport (Paras 29, 30, 32, 35, 36-38 and 40 apply)	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES2 protects existing productive employment sites from redevelopment ES3 protects Town Centre from employment-related traffic and HGV traffic ES4 encourages developments that increase rural employment GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages development of pedestrian and cycle routes GD4 encourages the development of cycle and pedestrian access to the Silk Mill and River Test TR1 requires developments having a severe impact on traffic congestion to include mitigating measures

5 Supporting high quality communications infrastructure. (Para 42 applies)	IP2 requires new developments to facilitate fast broadband connections
6 Delivering a wide choice of high quality homes (Paras 50, 51, 54, 55 apply)	GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community HD2 requires the provision of affordable housing addressing the needs of those with connections to the Whitchurch community HA1, HA2, HA3 and HA4 allocate sites which provide the minimum number of houses identified in the local plan
7 Requiring good design (Paras 56-66 apply)	GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch
8 Promoting healthy communities (Paras 69-78)	LD1 protects existing open spaces and requires the provision of additional spaces in future developments GD4 encourages the development of cycle and pedestrian access to the Silk Mill and River Test CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects
9 Protecting green belt land	There is no green belt land in the WNDP area
10 Meeting the challenge of climate change, flooding and coastal change (Paras 93-104 apply)	ES1 requires that new employment sites do not exacerbate flooding ES2 protects existing productive employment sites from redevelopment ES3 protects the Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD2 encourages improved access to the River Test GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test HD1 specifies a housing mix for new developments that is appropriate to the needs of the Whitchurch community IP1 encourages the use of renewable energy sources IP3 requires new development proposals to identify, and ensure the development of, necessary utility infrastructure improvements
11 Conserving and enhancing the natural environment. (Paras 109-125)	LD1 protects existing open spaces and requires the provision of additional spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects hedgerows and trees, and encourages tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures

12 Conserving and enhancing the historic environment. (Paras 126 and 128-141)	CP1 specifies how Community Infrastructure Levy funding should be allocated to Whitchurch infrastructure projects CS1 protects existing tunnels under the London-Salisbury railway line for future benefit ES3 protects the Town Centre from employment-related traffic and HGV traffic GD1 requires proposed developments to adhere to the Whitchurch Design Statement and take account of other considerations specific to Whitchurch GD3 ensures the protection of community assets GD4 protects existing car parking facilities and encourages the development of cycle and pedestrian access to the Silk Mill and River Test GD6 encourages the re-use of land and buildings in the Town Centre, where existing uses are no longer viable GD7 encourages appropriate re-use of upper floors in the Town Centre for accommodation GD8 promotes increased prosperity through the encouragement of tourism LD1 protects existing open spaces and requires the provision of open spaces in future developments LD2 protects biodiversity from the adverse impacts of residential development LD3 protects trees and hedgerows, and encourages additional tree planting TR1 requires developments having a severe impact on traffic congestion to include mitigating measures
13 Facilitating the sustainable use of minerals	No policies apply (parts of two of the sites identified in policies HA1-4 lie partially within the Hampshire County Council Mineral Safeguarding Area, which seeks to prevent minerals from sterilisation. Hampshire County Council, as the Mineral Planning Authority, would be a consultee to any planning application)

Table 3.1 NPPF Objectives and WNDP Policies

3.4 Table 3.2 sets out how each policy in the WNDP aims to bring social, economic and environmental benefits to the whole community, contributing to sustainable development.

WNDP Policy	Environmental	Social	Economic	Contribution to Sustainability
GD1 Re-enforcement of the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process.	✔	✔		Maintains the character of Whitchurch as an attractive place to live, work or visit. Ensures high-quality design
GD2 Development of Pedestrian and Cycle Routes and improved access to the River Test	✔	✔		Reduces reliance on cars and provides opportunities for exercise
GD3 Protection of Community Assets	✔	✔		Maintains the character of Whitchurch as an attractive place to live, work or visit. Supports the social and cultural wellbeing of Whitchurch residents
GD4 Protection of Parking in the Town Centre		✔	✔	Reduces traffic congestion and supports the local economy
GD5 Encourage new retail development and retain and enhance retail frontages in the Town		✔	✔	Supports the local economy and enhances the vitality of the Town Centre
GD6 Redevelopment of Land for uses that supports the Town Centre		✔	✔	Supports the local economy and enhances the vitality of the Town Centre
GD7 Encourage a diverse range of uses in the Town		✔	✔	Supports the local economy and enhances the vitality of the Town Centre
GD8 Increasing prosperity by encouraging tourism			✔	Supports the local economy
CS1 Retention of functionality of Railway Tunnel for future benefit	✔			Retains the option to limit traffic congestion by developing new routes out of Whitchurch to the North
LD1 Protection and enhancement of open spaces	✔	✔		Enhances the health and social wellbeing of Whitchurch residents
LD2 Protection of biodiversity	✔			Conserves the landscape and environment
LD3 Protection of hedgerows, trees and tree planting	✔			Conserves the landscape and environment
TR1 Traffic and Parking Policy		✔	✔	Limits the effect of traffic congestion on the wellbeing of Whitchurch residents
IP1 Electricity supply	✔			Supports the reduction of carbon emissions and consequent risk of climate change
IP2 Encouragement of good broadband connections	✔	✔	✔	Reduces employment-related travel and improves the wellbeing of Whitchurch residents
IP3 Reducing the adverse impact of utility improvements on the Town	✔	✔		Conserves the environment, and improves the wellbeing of Whitchurch residents
ES1 Encouragement of new Employment Sites			✔	Supports the local economy

ES2 Protection of existing productive employment sites from redevelopment			✔	Supports the local economy
ES3 Protection of the Town Centre from employment related traffic and HGV traffic	✔			Limits the effect of traffic congestion on the wellbeing of Whitchurch residents
ES4 Rural employment		✔	✔	Supports the local economy
HD1 Housing Mix		✔		Encourages social cohesion and maintains the character of the town
HD2 Providing affordable housing for those with local connections		✔		Encourages social cohesion and local employment, reducing the need to travel
HA1 Allocation of Dances Lane for approximately 15 dwellings		✔		Meet demand for high-quality homes
HA2 Allocation of land West of Evingar Road (North West Whitchurch) for up to 94 homes and approximately 4000m^2 of business development		✔	✔	Meet demand for high-quality homes. Contribute to the prosperity of the Town
HA3 Allocation of the Whitchurch Car Centre as a reserve site for approximately 10 dwellings		✔		Meet demand for high-quality homes
HA4 Allocation of East of Winchester Road for approximately 100 dwellings		✔		Meet demand for high-quality homes
HA5 Revision of the Settlement Policy Boundary	✔			The new Settlement Policy Boundary will protect the Town's surroundings from inappropriate development
CP1 Allocation of CIL revenues to Whitchurch Community Infrastructure projects		✔		Projects will enhance the health, social and cultural wellbeing of Whitchurch residents

Table 3.2 Contribution of WNDP Policies to sustainable development

Sustainability and the Process of Housing and Employment Site Assessment

3.5 The WNDP allocates sites for housing and employment, and sustainability is an important factor in choosing which sites to allocate from those available. In addition to consulting the community on the most acceptable sites, the WNDP Steering Committee (NPSC) used BDBC planning criteria, known as Housing Site Assessment Material, to assess the sites. The criteria included a range of sustainability and environmental considerations, as summarised in Table 3.3.

Housing site assessment criteria	
Site Status (brownfield / greenfield / AONB)	Contribution to local open space/green infrastructure
Capacity of landscape to accommodate development	Opportunity to provide new transport infrastructure
Impact on heritage and landscape assets	Opportunity to provide new local services
Impact on agricultural land	Affected by noise pollution
Form of development, and its relationship to the existing settlement	Affected by unneighbourly uses
Transport links	Biodiversity
Impact on existing transport infrastructure	Impact on sewerage infrastructure
Site contamination	Archaeological interest

Table 3.3 Housing site assessment criteria

3.6 The potential housing and employment sites were assessed using these criteria by both the NPSC and – separately – by Bell Cornwell LLP, an independent firm of town planning consultants. The two assessments came to similar conclusions. The Housing Site Selection Report and Employment Site Selection Report are supporting documents to the WNDP.

3.7 In addition, an independent Sustainability Appraisal of the WNDP was commissioned from AECOM Ltd, including a Sustainability Assessment of the reasonable alternatives. The Sustainability Assessment is a supporting document to the WNDP. Having considered the results of the SA, the NPSC confirmed the conclusions of the site selection process.

3.8 Sustainability and environmental considerations were thus to the fore from the start in the process of site selection.

4. How the Neighbourhood Plan is in General Conformity with the Strategic Policies Contained in the BDBC Development Plan

4.1 The WNDP must demonstrate that it is in general conformity with the Strategic Policies of the Development Plan for the area. The BDBC Local Plan 2011 – 2029 was adopted on the 26th May 2016, and WNDP has been prepared in general accordance with the strategic policies contained within this Local Plan.

4.2 National Planning Policy Guidance states the following considerations:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and
- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach.

4.3 Table 4.1 demonstrates that the WNDP is in conformity with and supports the Strategic Objectives and Policies of the BDBC Local Plan 2011-2029.

BDBC Strategic Objective	BDBC Policy	WNDP Policies
A (sustainable growth)	SD1, SS8, EP1, EP2, EP3, EP4	LD1, LD2, LD3, GD2, CS1, GD4, HD2, IP1, IP2, IP3, ES3, HA5
B (sustainable transport)	SS11, CN6, CN9, EP4	GD2, GD4, CS1, ES3, TR1
C (education/skills)	CN6, CN7	CP1, IP2
D (attractiveness to workers, residents and visitors)	CN7, CN8, EM5, EM10, EP1, EP3	LD1, ES1, ES2, ES4, GD2, GD4, TR1
E (thriving rural economy)	SS6, CN2, CN7, EP4, EP5	GD4, GD5, GD6, GD7, GD8, TR1, IP2, ES1, ES2, ES4, HA2
F (new homes and infrastructure)	SS1, SS3, SS4, SS5, SS6	HA1, HA2, HA3, HA4
G (delivery of infrastructure)	SS3, CN1, CN3, CN6, CN7, CN8	CP1, GD3, CS1, IP1, IP2, IP3
H (housing mix)	CN1, CN2, CN3, CN4, CN5, EM10	HD1, HD2, GD1
I (regeneration)	SS2, SS8, EM10	GD5, GD6, GD7
J (healthy lifestyles)	SS9, CN7, CN8	LD1, GD4
K (sustainable energy use)	EM8, EM9, EM10	IP1, GD2
L (high quality design)	EM1, EM2, EM10	GD1
M (water and flooding)	EM6, EM7, EM9, EM12	IP1

N (biodiversity)	EM1, EM3, EM4, EM5	LD1, LD2
O (historic environment)	EM1, EM10, EM11	GD1, GD3, GD4

Table 4.1 BDBC Objectives and Policies, Local Plan 2011-2029 and WNDP Policies

4.4 In addition to compliance with the policies of the BDBC Local Plan 2011-2029, policy HD2 (Providing Affordable Housing for those with Local Connections) is designed to comply with BDBC's Housing Allocation Policy[1] and Allocations Scheme[2].

[1] www.basingstoke.gov.uk/housingallocations

[2] www.basingstoke.gov.uk/content/page/48364/Allocations%20Scheme%20-%20revised%206%20Dec2016.pdf

5. European Union Obligations and Human Rights

Environmental Impact and Habitats Regulations

5.1 Screening of a draft WNDP by BDBC confirmed that a Strategic Environmental Assessment would be required but a Habitats Regulation Assessment would not[3].

5.2 A full Sustainability Assessment of the sites, including environmental impact aspects, was carried out by AECOM Ltd, and is a supporting document to the WNDP[4]. It includes a strategic environmental assessment which informed the process of selecting the reasonable alternatives for allocating housing sites.

Human Rights

5.3 An Equalities Impact Assessment is attached.

3 Letter from Andrew Rushmer, BDBC, 2 October 2014

4 "Sustainability Assessment of the Whitchurch Neighbourhood Plan: Appraisal of reasonable alternatives regarding an emerging spatial strategy for the Neighbourhood Plan", AECOM, 12 May 2015

6. Conclusions

6.1 Whitchurch Neighbourhood Plan:

- has been **positively prepared**, in that it will meet the development needs assessed by BDBC,
- is **justified**, in that it complies with all the European, National and Local requirements and meets all the Basic Conditions, and
- is **effective**, in that it is deliverable within the period of the Plan.

A. Equalities Impact Assessment

Introduction

7.1 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.

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

7.3 This report assesses the Whitchurch Neighbourhood Plan (WNDP) to ensure that Whitchurch Town 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.

Aims of the Equality Analysis

7.4 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 WTC is clear about why the WNDP is needed, what the intended outcomes are, and how it will be ensured that the policies will work as intended.

Methodology

7.5 An assessment has been made on whether the WNDP has a positive, negative or neutral impact on each of the protected characteristics (insofar as data is available).

Baseline Data

7.6 Data for the Parish of Whitchurch are available for the following protected characteristics: age, sex, disability, race and religious belief.

7.7 No data is available for the following protected characteristics: gender reassignment, pregnancy and maternity and sexual orientation.

7.8 The data source is the 2011 census for the Parish of Whitchurch.

7.9 Table A.1 shows that Whitchurch is somewhat older than residents in the rest of the Borough and nationally, with a very noticeable 3.2 percentage point fewer residents aged 20-29. There is a somewhat higher female:male ratio than in the rest of the borough and nationally.

Age	Total	0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80-89	90 and over
Whitchurch Parish	4,870	11.4%	11.8%	8.7%	12.5%	16.0%	13.6%	13.0%	7.2%	4.7%	1.0%
Borough	167,799	12.7%	11.9%	11.9%	14.2%	16.3%	12.5%	10.7%	6.2%	3.1%	0.6%
England & Wales	56,075,912	11.8%	12.1%	13.6%	13.2%	14.6%	12.1%	10.8%	7.1%	3.9%	0.8%

Table A.1 Age profile of Whitchurch residents

Sex	Total	Male	Female
Whitchurch Parish	4,870	48.2%	51.8%
Borough	167,799	49.5%	50.5%
England & Wales	56,075,912	49.2%	50.8%

Table A.2 Sex profile of Whitchurch residents

7.10 Possibly as a result of its slightly older population, the proportion of Whitchurch residents reporting that their day-to-day activities are limited a little or a lot by health issues is 1.1 percentage points higher than in the rest of the borough, although still 3.3 percentage points lower than in England and Wales as a whole.

Disability	Total	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
Whitchurch Parish	4,870	6.2%	8.5%	85.4%
Borough	167,799	5.6%	8.0%	86.5%
England & Wales	56,075,912	8.5%	9.4%	82.1%

Table A.3 Disability profile of Whitchurch residents

7.11 Whitchurch is both less ethnically diverse and more Christian than the rest of the borough and the country; over 12 percentage points more residents describe themselves as white than is the norm in England and Wales, and five percentage points more residents describe themselves as Christian than across England and Wales as a whole.

Ethnic group	Total	White: English/ Welsh/ Scottish/ Northern Irish/ British	White: Irish	White: Gypsy or Irish Traveller	White: Other White	Mixed/ multiple ethnic group	Asian/ Asian British	Black/ African/ Caribbean/Black British	Other ethnic group
Whitchurch Parish	4,870	95.3%	0.5%	0.2%	2.1%	0.8%	0.8%	0.2%	0.1%
Borough	167,799	88.2%	0.8%	0.1%	3.8%	1.7%	4.0%	1.1%	0.3%
England & Wales	56,075,912	80.5%	0.9%	0.1%	4.4%	2.2%	7.5%	3.3%	1.0%

Table A.4 Representation of ethnic groups amongst Whitchurch residents

Religious belief	Total	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other religion	No religion	Religion not stated
Whitchurch Parish	4,870	64.4%	0.1%	0.0%	0.1%	0.2%	0.1%	0.8%	26.5%	7.9%
Borough	167,799	59.9%	0.5%	1.2%	0.1%	0.9%	0.2%	0.4%	29.7%	7.2%
England & Wales	56,075,912	59.3%	0.4%	1.5%	0.5%	4.8%	0.8%	0.4%	25.1%	7.2%

Table A.5 Religious belief profile of Whitchurch residents

7.12 Over 98% of Whitchurch residents speak English as their main language, a significantly higher percentage than in the rest of the borough or nationally. Furthermore, only 0.1% of residents cannot speak English, or cannot speak it well, which is again significantly lower than in the rest of the borough or nationally.

Main language	Total (residents aged over 3)	English	French	Portuguese	Spanish	Other European (EU)	Other European (non-EU)	Russian	Turkish	Arabic	West/ Central Asian	South Asian	East Asian	African language
Whitchurch Parish	4,683	98.3%	0.1%	0.1%	0.1%	0.6%	0.0%	0.2%	0.1%	0.0%	0.0%	0.1%	0.3%	0.1%
Borough	161,002	95.1%	0.2%	0.2%	0.1%	1.9%	0.0%	0.1%	0.1%	0.1%	0.0%	1.4%	0.7%	0.2%
England & Wales	53,961,451	92.3%	0.3%	0.2%	0.2%	2.2%	0.1%	0.1%	0.2%	0.3%	0.3%	2.4%	0.7%	0.5%

Table A.6 Main languages of Whitchurch residents
(Note: languages representing less than 0.1% of the population excluded for clarity)

English proficiency	Total (residents aged over 3)	Main language is English	Main language is not English: Can speak English very well	Main language is not English: Can speak English well	Main language is not English: Cannot speak English well	Main language is not English: Cannot speak English
Whitchurch Parish	4,683	98.3%	0.9%	0.6%	0.1%	0.0%
Borough	161,002	95.1%	2.4%	1.9%	0.6%	0.1%
England & Wales	53,961,451	92.3%	3.2%	2.9%	1.3%	0.3%

Table A.7 Proficiency in English amongst Whitchurch residents

Community Consultation: 'Hard-To Reach' Groups

7.13 All written communications were in English; since only 0.1% of residents cannot speak English, or cannot speak it well, it was not considered necessary to translate WNDP communications into any other language.

7.14 The two main consultation events, "*Have Your Say*" and "*Where Should The Houses Go?*" were attended by 11% and 13% of the adult population respectively. In order to make them as accessible as possible to all residents, the events were run both at the weekend and on a weekday evening. All venues used to present information and solicit comments were accessible to wheelchair users. Residents could also view information and submit comments online. Those without internet access were reached through local press and posters in shops; they could also view material at the Town Hall, and submit their comments by means of paper feedback forms.

7.15 During the development of the WNDP, initiatives were undertaken to encourage older and younger residents to get involved, including via:

- parents of pre-school children, via nursery, pre-school and baby/toddler meetings;
- secondary school pupils and older primary school pupils, via Testbourne Community School, Whitchurch Primary School and 1st Whitchurch Scouts; and
- older residents, through a local supported housing visit.

7.16 The age and sex of respondents to the consultations were recorded and compared with the overall population, and found to be reasonably representative, as shown in Figure A-1 and Figure A-2. There was a slight under-representation of people aged 20-29, despite the initiatives described in paragraph 7.15.

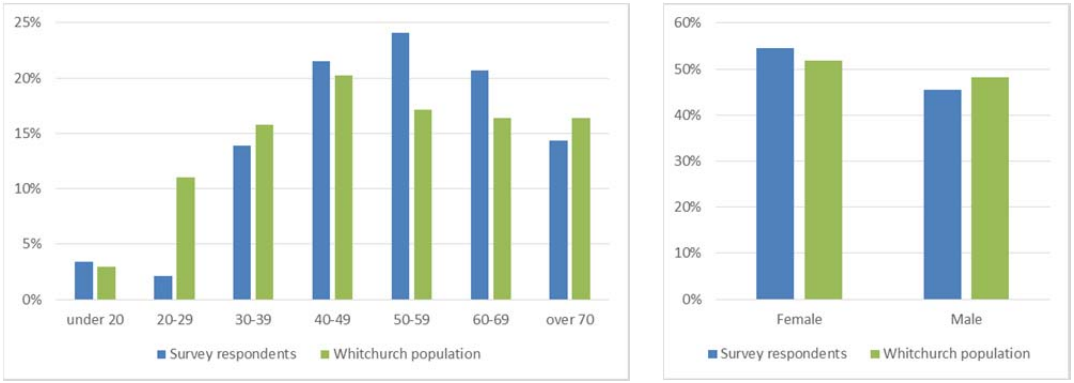

Figure A-1 Age and sex of respondents to the "*Have Your Say*" consultation, compared to the Whitchurch population

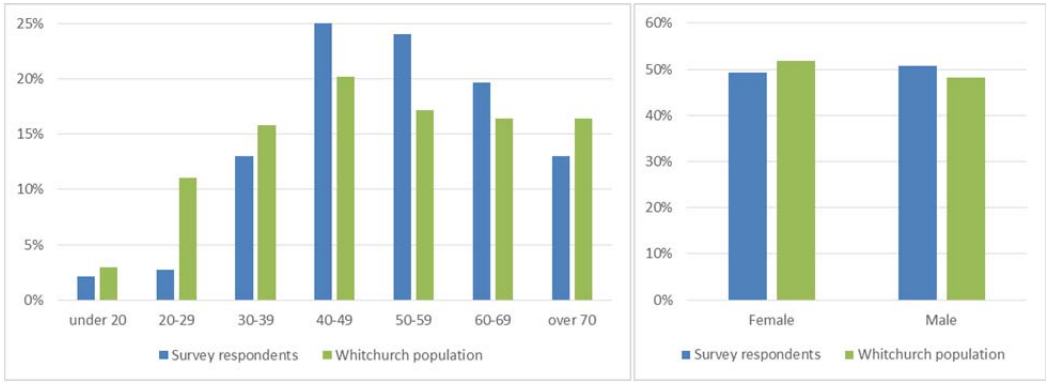

Figure A-2 Age and sex of respondents to the "*Where Should The Houses Go?*" consultation, compared to the Whitchurch population

Impact on Groups with Protected Characteristics

7.17 The Vision for Whitchurch includes the words, '*We love our town. We appreciate its setting in the Hampshire countryside, the variety of people who live here and the local facilities that support a self-contained community*.' This is an inclusive statement.

7.18 The vision, objectives and policies in the Plan have been reviewed as part of this EIA. None have been found to have the potential for a negative impact on any group with protected characteristics, and the great majority are neutral. The positive impacts are as follows:

- **Policy GD1: Re-enforcement of the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process**

  This policy encourages developers to provide for those with mobility impairment, including the widening of footpaths and footways to allow easier and safer access to the Town Centre.

- **Policy HD1: Housing Mix**

  This policy requires that:

  - developments of ten or more residential units address the local need for older persons' housing; and
  - affordable homes for rent will remain available in perpetuity for local households in which one member is over the state retirement age or as an affordable dwelling for local people.

- **Policy HA2: Allocation of land West of Evingar Road (North West Whitchurch) for up to 94 homes and approximately 4000m2 of business development**

  This policy includes the requirement that the developer will work with adjoining landowners to provide step-free pedestrian access to the London

bound platform of Whitchurch Railway Station. This would make it possible, for the first time, for those unable to climb stairs to travel by rail between Whitchurch and London Waterloo.

Conclusion

7.19 The WNDP has been developed with input from a wide variety of residents of the Parish. It provides a vision, objectives and policies for the development of Whitchurch Parish which will have positive effects for those with protected characteristics: older people, young people and young children, disabled people and those with limited mobility, pregnant women and the parents of young children.

7.20 Whilst not explicitly addressing the needs of particular racial or religious groups, LGBTQ groups or women, the WNDP encourages the development of a wide range of housing, and improvements to social, community and leisure facilities, which will benefit these and other groups equally.

7.21 It is therefore proposed that the WNDP meets the requirements of the Equality Act 2010 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.