



# Crondall Parish Neighbourhood Plan 2017 – 2032

## Basic Conditions Statement

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*Working on behalf of the entire community, to enhance and protect the inherent historic, rural and social character of Crondall as a thriving and sustainable rural Parish, for the benefit of residents and future generations.”*

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June 2019

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## 1. Introduction

This Basic Conditions Statement has been prepared by Crandall Parish Council to accompany the Crandall Parish Neighbourhood Plan 2017-2032 (the Crandall Plan or “Plan”) that has been submitted to Hart District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

The purpose of this statement is to demonstrate that the Crandall Plan meets the legal requirements for a Neighbourhood Plan.

Crandall Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own Parish. The Crandall Plan expresses policies that relate to the development and use of land only within the neighbourhood area.

The Plan relates to the area that was designated by Hart District Council as a Neighbourhood Area on 1 September 2016. The Plan relates only to this Area. No other Neighbourhood Development Plan has or is being made for the Area.

The Plan covers the period from 2017 to 2032.

The statement addresses each of the ‘basic conditions’ required of the Regulations and explains how the submitted Plan meets the requirements of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004).

The legislation and regulations state that a Neighbourhood Plan will be considered to have met the four basic conditions if:

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

## 2. Background

Work began on the Crandall Parish Neighbourhood Plan in 2016 with the formation of a Working Group made up of local residents. The Neighbourhood Plan was driven by the Working Group which comprised a cross-community group of residents and representatives of the Parish Council who were supported by Hart District Council and various technical experts.

The Crandall Plan has been prepared to be in general conformity with the relevant development plan policies. The “Hart District Local Plan and First Alterations (1996 - 2006): Saved Policies” is the current adopted plan for the District. It is however due to be superseded by the new Local Plan during 2019.

The Hart Local Plan Strategy and Sites 2016 – 2032 was submitted for examination by the District Council in June 2018 and includes strategic policies and a number of development site allocations as well as development management policies. The National Planning Practice Guidance advises that a neighbourhood plan must be in general conformity with the strategic policies of the development plan in force, if it is to meet basic conditions. Therefore, as detailed in Section 5, as it is likely that the new Local Plan will be in place shortly, this Plan has been significantly influenced by the policies and evidence supporting it, ensuring it has longevity.

A screening opinion request was made to Hart District Council as to whether Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA) and / or Habitats Regulations Assessment (HRA) were required. Hart District Council confirmed, following consultation with Natural England, Environment Agency and Historic England, that the Plan did require a SEA under the SEA Directive and Environmental Assessment of Plans and Programmes Regulations (2004). In June 2018, AECOM were commissioned to provide this. The draft SEA report was issued in October 2018 (for Regulation 14 consultation) and updated in May 2019 (for Regulation 15 submission).

With regards to the Habitats Regulations Assessment and whether an Appropriate Assessment was required, the Council concluded at that time that this was not required. However, this decision was subsequently rescinded following the ‘Sweetman Ruling’ by the European Court of Justice. AECOM were also commissioned to prepare an HRA report and this was produced in October 2018 (for Regulation 14 consultation). The HRA has been reviewed by AECOM and no update is required for Regulation 15 submission.

## 3. Conformity with National Planning Policies and Guidance

National planning policy is set out in the National Planning Policy Framework (NPPF). The original NPPF was published in March 2012. It was replaced in July 2018 by a revised and updated version and was further updated in February 2019. Accordingly, this Basic Conditions Statement confirms that it is appropriate to make the Crodall Plan having regard to the policies of the 2019 Framework.

The NPPF sets out more specific guidance on neighbourhood plans (Non-strategic policies) at paragraphs 28 to 30 and it allows communities to set out detailed policies for specific areas. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Crodall Parish Council has used its neighbourhood planning powers to develop a vision for the Neighbourhood Area and to set planning policies in the Plan. It also supports the policies within the Local Plan in accordance with paragraph 13 of the NPPF. The links between the Neighbourhood Plan and the Local Plan are explained at every relevant point in the Crodall Parish Neighbourhood Plan.

Set out below are the policies contained within the Crodall Regulation 15 Submission Plan, cross referenced to national policies and guidance, to demonstrate how they have had regard to this. It should be noted that the table below is not exhaustive and there may be other cross-references that are not included in the table below:

Policy No	Policy	NPPF Ref (para)	Comment
1	Spatial Plan	NPPF paras 11, 15, 16, 28 – 30,	The policy gives a broad indication of where development is and is not appropriate and what will be supported.
2	Housing Site Selection	NPPF paras 59-63, 68a, 69 ,78, 79	This policy allocates 4 development sites and, in each case, establishes the key development principles.
3	Housing Design	NPPF paras 124-126 Parking NPPF paras 105, 106	This policy provides locally specific design guidance that ensures that proposals reflect the distinct rural and historic character of the Parish. Para 125 of the NPPF states that Neighbourhood Plans can play an important role in identifying the special qualities of an area and how this should be reflected in development This policy also seeks the provision of appropriate levels of parking to avoid a worsening of on-street parking and ensures parking is well designed.
4	Local Gap	NPPF paras 124, 126, 130, 170	This policy seeks to protect the settlement identity by safeguarding an area of land that separates the two settlements. Gaps can correspond with key landscape features and can act as green infrastructure providing a corridor between communities as well as opportunities for recreation.

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5	Local Green Spaces	NPPF paras 96, 99, 100, 101	This policy proposes 5 important green spaces in the Parish to be protected from development by their designation as Local Green Spaces. The evidence document sets out how each specifically meets the criteria of the NPPF.
6	The Natural Environment	NPPF paras 170, 171, 174	This policy seeks to conserve and enhance key local features and define development principles for the matters that are especially important to local people, particularly flood risk. These policies should contribute to and enhance the local environment in accordance with NPPF para 170.
7	Conservation	NPPF paras 124, 125, 126, 127, 170, 192 and 197	This policy seeks to preserve or enhance the character or appearance of the Crandall Conservation Area to conserve the historic environment. This policy also protects the key views within the Parish in order to retain local character. Para 125 of the NPPF states that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development
8	Community Facilities	NPPF Paras 91, 92	This policy seeks to protect community facilities from unnecessary loss in recognition of their value to local people.
9	Recreation Areas	NPPF Paras 96, 97	This policy protects open spaces and leisure facilities to support the health and wellbeing of communities.

The Crandall Plan specifically supports the following objectives as set out in the NPPF.

Objective	Relevant Policy(ies)
Achieving sustainable development	Policy 1 Spatial Plan Policy 2 Housing Site Selection
Delivering a wide choice of high-quality homes	Policy 2 Housing Site Selection Policy 3 Housing Design
Promoting healthy communities	Policy 5 Local Green Spaces Policy 8 Community Facilities Policy 9 Recreation Areas
Requiring good design	Policy 3 Housing Design
Conserving and enhancing the natural environment	Policy 6 The Natural Environment
Conserving and enhancing the historic environment	Policy 7 Conservation

## 4. Contribution to Sustainable Development

The NPPF states that “the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

**ECONOMIC ROLE** – contributing to building 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 innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

**SOCIAL ROLE** – supporting strong, vibrant and healthy communities, by providing the supply of housing required 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 well-being.

**ENVIRONMENTAL ROLE** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The table below shows how the policies in the Crandall Plan contribute towards sustainable development.

Policy No	Policy	Eco	Soc	Env	Comment
1	Spatial Plan	↑	↑	↔	This policy will have a positive social effect in enabling the delivery of new homes but without causing negative environmental effects due to the spatial principles to which it has adhered. This policy will have a positive economic benefit through the development of brownfield sites
2	Housing Site Selection	↔	↑	↔	This policy has a positive social benefit in shaping the type and sizes of new homes to meet the needs of the community, especially in smaller starter dwellings.
3	Housing Design	↔	↑	↑	This policy has positive social and environmental benefits by promoting design principles that will at least sustain the distinct character of the Parish, while minimising climate impact
4	Local Gap	↔	↑	↑	This policy has positive social and environmental benefits in preserving

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Policy No	Policy	Eco	Soc	Env	Comment
					the distinct character and identity of the main settlements in the Parish
5	Local Green Spaces	↔	↑	↑	This policy has positive social and environmental benefits in protecting the most special open spaces in the Parish from development.
6	The Natural Environment	↔	↑	↑	This policy has a positive environmental benefit in managing flood risk and other harmful effects of climate change, as well as managing biodiversity and landscape changes.
7	Conservation	↔	↑	↑	This policy has positive social and environmental benefits in preserving the distinct character of the Crandall Conservation Area.
8	Community Facilities	↔	↑	↔	This policy has a positive social benefit by protecting community facilities from unnecessary loss.
9	Recreation Areas	↔	↑	↑	Great play opportunities and the occasions for residents to meet are vital to social cohesion and health through sport. Focussed recreation avoids incursions into the SPA.

KEY: ↑ positive      ↔/ neutral      ↓ negative

The impact of the plan on the environment has been assessed in considerable detail through Strategic Environmental Assessment which is included as part of the Regulation 15 submission.

## 5. General Conformity with the Strategic Policies of the Development Plan

The Neighbourhood Plan needs to be in general conformity with the strategic policies of the local development plan. The development plan currently consists of the following documents:

- Hart District Local Plan and First Alterations (1996 - 2006): Saved Policies –
- Hart Proposed Submission Local Plan 2016 – 2032 (as noted in Appendix 4 to that document)
- South East Plan ‘Saved Policy’ NRM6 Thames Basin Heaths Special Protection Area
- The Hampshire Minerals and Waste Plan 2013.

The table below explains how the Crandall Plan is in general conformity with the strategic policies of the current Hart District Local Plan and First Alterations (1996-20016) and those of the Hart Local Plan 2016-2032 due to be adopted in 2019.

Policy No	Policy	Hart Policies 1996-2006	Hart Policies 2016-2032	Comment
1	Spatial Plan	GEN1  CON1 CON2 CON22  RUR1 RUR2 RUR20	SS1 Spatial Strategy and Distribution of Growth.  NBE1 Development in the countryside	The policy updates the settlement boundary at Mill Lane and gives a broad indication of where development is and is not appropriate and what will be supported. The principle of development inside the settlement boundaries is accepted, provided proposals can demonstrate that they accord with all other relevant planning policies.
2	Policy 2 Housing Site Selection	GEN1 GEN4 ALT GEN13  CON1 CON2 CON3 CON13 CON22  RUR2 RUR20	SD1 Sustainable Development  SS1 Spatial Strategy and Distribution of Growth  H1 Housing Mix  H2 Affordable Housing  NBE4 Thames Basin Heath Special Protection Area	This policy allocates 4 development sites, each to be considered in a sustainable location and provides for the development of 42 dwellings of various types and sizes. One site provides for an appropriate allocation of affordable housing. All sites include a policy to meet the requirements for SPA mitigation and SANG allocation.
3	Policy 3. Housing Design	GEN1 GEN4	NBE10 Design  NBE11 Renewable and Low Carbon Energy	This policy provides locally specific design guidance that ensures that proposals reflect the distinct rural and historic character of the Parish. This

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				policy also seeks the provision of appropriate levels of parking to avoid a worsening of on-street parking and ensures parking is well designed.
4	Policy 4 Local Gap	CON21 CON22	NBE2 Gaps between settlements  NBE3 Landscape	This policy seeks to protect the settlement identity by safeguarding an area of land that separates the two settlements. The policy sets out specific landscape characteristics which are to be protected.
5	Policy 5 Local Green Spaces	N/A	NBE3 Landscape  I2 Green Infrastructure	This policy proposes 5 important green spaces in the Parish to be protected from development by the designation as Local Green Spaces.
6	Policy 6 The Natural Environment	GEN1  CON1 CON2 CON3	NBE5 Biodiversity  NBE6 Managing Flood Risk	This policy seeks to protect wildlife areas and to enhance biodiversity. This policy seeks to conserve and enhance key local features and define development principles for the matters that are especially important to local people, particularly flood risk.
7	Policy 7 Conservation	GEN1  CON13 CON22	NBE9 Historic Environment	This policy seeks to preserve or enhance the character or appearance of the Crandall Conservation Area and to conserve the historic environment.  This policy also protects the key views within the Parish in order to retain local character.
8	Policy 8 Community Facilities	N/A	I5 Community Facilities	This policy seeks to protect community facilities from unnecessary loss in recognition of their value to local people.
9	Policy 9 Recreation Areas	N/A	I4 Open Space, sport and recreation	This policy protects open spaces and leisure facilities to support the health and wellbeing of communities.

## 6. Compatibility with European Union Regulations

### Strategic Environmental Directive (SEA) and Habitats Directives (HRA)

In March 2018 Crandall Parish Council made a request to Hart District Council (as the responsible authority) to determine whether or not a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) were required for the NDP. Natural England, Historic England and the Environment Agency were consulted in accordance with the regulations. The District Council concluded that:

- On the basis of the Screening process it was determined that the Crandall Neighbourhood Plan required a SEA under the SEA Directive and Environmental Assessment of Plans and Programmes Regulations (2004). The SEA was prepared for Regulation 14 and updated for Regulation 15 to reflect the agreed minor changes in the Regulation 15 Plan and accompanies the Submission Plan.
- It was the conclusion of the initial HRA screening assessment that in light of the information available at the time that the Crandall Neighbourhood Plan would not give rise to significant effects on the Thames Basin Heaths SPA, provided it contains policy(s) consistent with Policy NRM6 of the South East Plan and the Hart Interim Avoidance Strategy. However, this decision was subsequently rescinded following the 'Sweetman Ruling' by the European Court of Justice. Hence an HRA was been prepared and accompanies the Plan Submission.

The Plan was found to meet these assessments. The requirements of the SEA and Habitats Directives are therefore considered to have been met.

### Water Framework Directive

The Hart Local Plan policy NBE7 requires that development protects the quality of the District's water environment and where possible contributes towards improvements that are necessary to meet statutory requirements for water quality.

### Annex A – Hart District Local Plan and first Alterations (1996-2001) Strategic Policies

Policy ID	Description	Crandall Plan Compliance
GEN1	General Policy for Development	Compliant
GEN3	General Policy for Landscape Character Areas	Compliant
GEN4	General Design Principles	Compliant
ALT GEN13	Affordable Housing	Compliant
CON1	European Designations	Compliant
CON2	National Designations	Compliant
CON3	Local Designations	Compliant
CON7	Riverine Environments	Compliant
CON11	Archaeological Sites and National Monuments	Compliant
CON12	Historic Parks and Gardens	No Impact
CON13	Conservation Areas General Policy	Compliant
CON19	Strategic Gaps General Policy	Compliant
CON21	Local Gaps	Compliant
CON22	Setting of Settlements and Recreation	Compliant
RUR1	Definition of Rural Settlements	Compliant
RUR2	Development in the Open Countryside General	Compliant
RUR20	Housing in Rural Settlements	Compliant
RUR22	Affordable Housing	Compliant
RUR32	Basingstoke Canal	No Impact
RUR35	Social Infrastructure & Services	No Impact
URB1	Definition of areas covered by Urban Policies	No Impact
URB12	Residential Development Criteria	No Impact
ALT URB14	Sheltered and supported accommodation	No Impact
URB15	Town, District & Local Centres	No Impact
T1	Land Use and Transport	No Impact
T5	Highway Network	No Impact
T14	Transport Development	No Impact
T15	Access	No Impact

### Annex B – Hart Local Plan Strategy and Sites 2016-2032 Appendix 4

Policy ID	Description	Crandall Plan Compliance
SD1	Sustainable Development	Compliant
SS1	Spatial Strategy: Scale and Distribution of Growth	Compliant
SS2	Hartland Village	No impact
SS3	New Settlement	Policy removed by Inspector
H1	Housing Mix	Compliant
H2	Affordable Housing	Compliant
H3	Rural Exception Sites	No impact
H4	Specialist Housing	No impact
H5	Gypsies Travellers and Travelling Show people	No impact
ED1	New Employment	No impact
ED2	Safeguarding Employment Land and Premises	No impact
ED3	The Rural Economy	Compliant
ED4	Town, District and Local Centres	No impact
NBE1	Development in the Countryside	Compliant
NBE2	Gaps between Settlements	Compliant
NBE3	Landscape	Compliant
NBE4	Thames Basin Heaths Special Protection Area	Compliant
NBE5	Biodiversity and Geodiversity	Compliant
NBE6	Managing Flood Risk	Compliant
NBE7	Water Quality	Compliant
NBE9	Historic Environment	Compliant
NBE11	Renewable and Low Carbon Energy	Compliant
NBE12	Pollution	Compliant
I1	Infrastructure	Compliant
I2	Green Infrastructure	Compliant
I3	Transport	Compliant
I4	Open Space, Sport and Recreation	Compliant
I5	Community Facilities	Compliant
I7	Phoenix Green Flood Alleviation	No impact
I8	Safeguarded Land for Education	No impact