

# Winchfield Neighbourhood Development Plan

## Basic Conditions Statement

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Dated 14<sup>th</sup> June 2016

## **Introduction**

This Basic Conditions Statement has been prepared by the Winchfield Neighbourhood Development Plan (or WNDP) Committee on behalf of Winchfield Parish Council to accompany the submission version of the Winchfield Neighbourhood Development Plan. This document and the Consultation Statement will be submitted together, to comply with Regulation 15 of the Neighbourhood (General) Planning Regulations 2012, to Hart District Council.

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. The Winchfield Neighbourhood Development Plan as defined in the Act is submitted by Winchfield Parish Council, which is a qualifying body as defined by the Localism Act 2011.

The Plan applies to the entire Parish of Winchfield and this is known as the Neighbourhood Area. In accordance with its requirements Hart District Council, the local planning authority, publicised the application from Winchfield Parish Council and advertised a consultation which ended on 31 October 2014. The application was approved and Winchfield Parish designated as the Neighbourhood Area on 8 January 2015. The Winchfield Neighbourhood Development Plan relates only to the Parish of Winchfield and to no other Neighbourhood Areas. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area. The Neighbourhood Development Plan sets out policies in relation to the development and use of land in the whole or any part of the defined neighbourhood area.

The Plan will run concurrently with the Hart Local Plan (once in place) and apply until 2032. Winchfield Parish Council will be responsible for maintaining and revisiting the Plan to ensure relevance, and to monitor delivery. The Plan will be reviewed by Winchfield Parish Council periodically and revised when necessary to ensure it continues to meet the needs of Winchfield residents and the relevant District and National planning regulations.

Winchfield Parish Council and the formally designated plan sub-committee have sought advice and guidance from Hart District Council throughout the preparation of this Plan.

The Plan does not relate to excluded development, e.g. mineral extraction and waste development.

The Plan meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and as summarised from National Planning Policy Framework (NPPF) planning guidance paragraph 065 as required by legislation for consideration by an independent examiner.

A neighbourhood development plan must be in general conformity with the Local Plan Strategic Priorities. HDC is currently drafting the Local Plan for 2015 – 2032. We have used Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policies, Hart's Core Strategy 2011-2029 and Hart's District Local Plan 2011 – 2032 'Draft Vision and Strategic Priorities' consultation document, these being the most current formal documents that indicate the council's direction for the emerging Local Plan.

In preparing these policies, we have consulted the appropriate national and local policies and guidance, a list of which is contained in the bibliography of our Evidence Base and also included in this document in the table on pages 9 to 13. The in-force 'Hart District Local Plan (Replacement) 1996-2006: Saved Policies' are fully embraced in this plan.

Each Winchfield NDP policy first seeks to review the relevant in-force Hart General (GEN), Rural (RUR) and Conservation (CON) Policy, and then demonstrates the rationale for why a further NDP policy is appropriate. Overwhelmingly, we support and embrace the Hart Rural policies, and agree with the overriding principles that:

- *“Any new development in rural areas however should be small in scale and related to local needs”.*
- *“The location of major new development in rural areas establishes the need to travel to reach many services, and encourages reliance on the private car.”* Hence, we are not proposing any new major developments, but instead the plan and policies propose a more distributed sustainable development for Winchfield.
- *“The countryside of the district is an important resource for recreation, providing opportunities for informal activities such as walking and cycling for the residents of surrounding urban areas”.*

### **Neighbourhood Development Plan Process - Summary**

On 11 August 2014, WPC appointed Clare Worley to lead the neighbourhood development plan process for Winchfield. A sub-committee of nine resident volunteers formed the main plan committee, and a Liaison Officer from WPC appointed. A number of additional resident volunteers and experts including Hart District Council planning team, were consulted as different skills, advice and guidance were required to undertake plan tasks. The inaugural plan committee meeting (26 August 2014) and the first public consultation and engagement meeting (31 August 2014) identified the areas of concern to Winchfield residents. Ninety four comments were received and these defined the topics which would be addressed by the survey. Once drafted, independent external consultants reviewed the comprehensive survey structure and questions to ensure responses would provide usable data to develop the draft Plan.

Winchfield currently comprises 242 houses with approx. 660 residents. Extensive communication and consultation with residents ensured that the vision and objectives were derived from survey results and community feedback. This information was used to build our evidence base and then to define the plan policies. Once drafted each policy was tested for compliance against the NPPF basic conditions, then against appropriate national and local policies and advice to ensure general conformity.

A further six public update and engagement meetings were held; prior to each key session a formal notice was given to every home and business inviting them to attend and contribute. Methods of communications included: flyer delivered by hand to every home, e-mail, notices at the village hall, local web site and WPC notice protocols.

Between 50 and 100 people attended each session, where residents were invited to review the Vision and Objectives and to add written comments on the evolving draft policies. The plan committee met once or twice each month to collectively write and review the draft plan; additional working groups were formed as necessary to focus on specific areas. Many Winchfield residents took on the tasks of researching and supplying information about all aspects of life in the village,

historical and current. Some of this information was used to develop plan policies and all submissions are included in the evidence section.

Survey responses indicated that the challenges for Winchfield are:

1. Inappropriately sized or located or designed development not in keeping with the size and scale of the village.
2. Risk of coalescence; losing the green space separation between the existing Winchfield village settlements and the local gaps between Winchfield and adjoining villages and towns.
3. How to respect the heritage of Winchfield alongside sustainable development.
4. Losing the natural green landscape valued by residents and visitors for varied recreational activities
5. Supporting and retaining the farmed landscape in Winchfield.
6. Preserving the tree-lined narrow lanes whilst accommodating increased road usage in Winchfield and the surrounding villages.

Once the challenges had been defined the vision for Winchfield was articulated as:

*“To plan a future for Winchfield of sympathetic and sustainable development, achieving managed growth with incremental supporting infrastructure that maintains the essential characteristics of this Domesday listed village.”* and the main objective as:

*“In 2032 our overall objective is that Winchfield remains a rural village still with its own unique character and ambience, and has succeeded in accommodating its share of new housing development in a way that complements both its built heritage and its natural topography and history.”*

We then identified the policy areas as:

1. Housing
2. Character of the Village
3. Conservation
4. History
5. Roads

Further objectives were documented under each policy heading and each policy was drafted to articulate:

- The background to the policy and the policy objective
- How the policy respects and complies with National Policies and the current NPPF Basic Conditions
- How the policy links to any ‘Saved Hart Policy’ and the justification for additional planning conditions specific to Winchfield
- How the policy is in general conformity with Hart District Council Strategic Policies

The table on page 9 – 13 illustrates how each plan policy relates to, and is in general compliance with, national and local policies.

Our plan supports an appropriate level of sustainable, well designed development for Winchfield which will meet the specific housing needs of the local community and will:

- Retain the rural nature of the village.
- Enable and encourage younger families to become part of the community, particularly those who have a family connection with the village.

- Conserve, enhance and safeguard the character and beauty of our built and natural environment of the neighbourhood area, its history, buildings, heritage assets and the diversity of its protected areas of nature and wildlife.
- Encourage managed growth that will improve our lives but not mean a worse life for future generations: sustainable development.

The 14 month plan preparation period (August 2014 – October 2015) culminated in a final village engagement session where the Vision, Objectives and draft Policies were unanimously endorsed by attendees.

### **Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)**

In December 2015, the draft plan was submitted to Hart DC for a formal screening as to whether a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) were required for the plan. This was arranged by Hart District Council as the relevant Local Planning Authority (LPA). This screening determination was undertaken by independent consultants 'BASE – Town Planning Urban Design Environment' under Article 9 of the SEA Regulations 2004 & 102 of the Conservation of Habitats & Species Regulations 2010 (as amended) January 2016. Their report states:

*'.. it is concluded that the Winchfield Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a SEA Report. Similarly, the screening assessment concludes that no likely significant effects are likely to occur with regards to the integrity of any European sites and a full HRA is not required.'*

From 16 December 2015 to 22 January 2016 a consultation was undertaken by Hart on this screening report with Natural England, the Environment Agency and Historic England. Consultation responses were received from all three bodies and on the basis of the information provided, all three consultation bodies agreed with the draft screening conclusions. Hart, as the LPA, then formally confirmed:

*'On the basis of the contents of the draft Neighbourhood Plan and following consultation with the relevant statutory bodies, Hart District Council has determined that an SEA or HRA assessment is not required for the Winchfield Neighbourhood Plan'.*

### **Pre-submission health check**

The draft plan was then sent for a pre-submission Health check, as recommended by Hart District Council, via the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) in January 2016. The Health check is an independent desk-based review designed to help the qualifying body and the local planning authority to identify any issues that may cause delay or failure at submission or examination stages. By its very nature, the health check is less comprehensive than a formal examination, but it does try and pick-up on any obvious weaknesses in the draft neighbourhood development plan. The report from Ann Skippers MRTPI, independent planning consultant and member of NPIERS Panel, was received on 4 February 2016 and helped us to refine the draft plan ready for mandatory Pre-Submission Consultation.

## **Pre-submission consultation**

The draft Winchfield Neighbourhood Development Plan was submitted for the statutory period of six weeks pre-submission consultation on 18 March 2016.

Comments received during the pre-submission consultation have been considered and addressed; these are recorded in the Consultation Statement which is submitted with our Plan.

## **Submission to Local Planning Authority**

For our NDP to be submitted to our local planning authority, Hart District Council, and then be put forward for independent examination we must demonstrate that our plan meets each of the 'NPPF basic conditions' and other legal requirements. There are five criteria against which we carefully considered and tested each policy to ensure general conformity and alignment:

1. NPPF Basic Conditions relevant to a Neighbourhood Plan
2. NPPF Three Dimensions of Sustainability
3. NPPF Core Planning Principles
4. Local Planning Authority (Hart District Council) Strategic Priorities (draft, 2015)
5. Local Planning Authority (Hart District Council) 1996-2006 Saved Policies

### **1. NPPF. Basic Conditions relevant to a neighbourhood plan:**

- a. has regard to national planning policy and advice;
- b. contributes to the achievement of sustainable development;
- c. is in general conformity with the strategic policies contained in the development plan for the area of the authority;
- d. is not in breach of and is compatible with EU obligations.
- e. prescribed conditions are met (not applicable to our Plan)

### **2. NPPF. The Three Dimensions of Sustainability.**

The NPPF describes three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an 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;
- a 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; and
- an 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.

### **3. NPPF. Core Planning Principles**

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

1. be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
2. not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
3. proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
4. always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
5. 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;
6. support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
7. contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
8. encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
9. 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);
10. conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
11. actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
12. take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

### **4. Strategic Priorities of our Local Planning Authority**

1. To deliver all the objectively assessed housing need for Hart in planned locations across the District between 2011 and 2032.
2. To continue to work with Rushmoor and Surrey Heath on meeting the objectively assessed housing need for the Housing Market Area as a whole, for example through the provision of SANG that can facilitate housing in those areas. In order to comply with statutory requirements, when it is clear what (if any) the level of unmet need is across the housing market area, we will seek to help to meet this in a way that fits into our strategy.

3. To provide new homes of a mix of sizes and tenures to meet the current and future needs of Hart's residents, including a viable mix of affordable housing, and new homes to meet the needs of an ageing population.
4. To support economic growth and the vitality and viability of Hart's settlements by:
  - a. Providing for local shopping need in town, district and local centres to serve the needs of existing and future residents; and
  - b. Protecting and providing a range of size and types of employment land and buildings, including those supporting the rural economy, to meet future needs and to contribute to economic growth in Hart and the wider area.
5. To ensure that transport, social and physical infrastructure required to support new development is delivered in a timely and coordinated manner. Through partnership working with the education authority (Hampshire County Council) to plan for the provision of sufficient primary and secondary school places, including new schools where required.
6. To conserve and enhance the distinctive built and historic environment in Hart including the protection of heritage assets and their settings, and the protection of the character and identity of settlements, including through protection from coalescence.
7. To protect and enhance:
  - a. The natural environment including landscape character;
  - b. Water quality, water supply, and groundwater and minimise the probability and impacts of flooding in the District, including through directing development away from areas most at risk and ensuring appropriate mitigation measures such as Sustainable Drainage Systems are included within the design of new developments; and,
  - c. Biodiversity in Hart including ensuring appropriate mitigation is in place to avoid any adverse impact of new development upon the Thames Basin Heaths Special Protection Area.
8. To promote healthy and sustainable local communities through protecting and enhancing community, sport, recreation and leisure facilities, and the delivery of a multi-functional green infrastructure network across the District.
9. To maximise opportunities for sustainable transport infrastructure alongside new development, including facilities for walking, cycling and public transport, and the delivery of measures to minimise, or accommodate the impact of new development on the existing network.
10. To ensure new development is well —designed creating safe, inclusive environments and taking account of character, local distinctiveness and sustainable design principles.
11. To provide measures for adapting to the impacts of climate change and reduce the contribution of new and existing development to the causes of climate change including more efficient use of energy and natural resources and increased use of renewable low carbon energy infrastructure.

(from: Hart District Local Plan 2011 – 2032 Draft Vision and Strategic Priorities for Hart)

#### **5. Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policies**

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan%20-%20Saved\\_Policies.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf)

*The full version of the NPPF can be found here:*

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

The following table shows how our NDP policies relate to and align with these legal requirements.

Winchfield NDP Policy	NPPF References	HDC Draft Strategic Priority	HDC Saved Policy
<b>HOUSING</b>			
<b>A1. Housing preference for people with a strong connection to Winchfield</b>	6, para 50,54,55	3	RUR 1/2/3/22
A1 specifies that 50% of affordable housing will be first offered to people with a local connection to Winchfield and encourages open market housing to be offered to local people prior to wider marketing.  <i>Contributes to economic, social and environmental dimensions of sustainability.</i>			
<b>A2. Size and location of new developments</b>	6, para 55 7, para 57-61	1, 3 10	GEN 1/3/4 RUR 1/2/3/20 Interim Housing Delivery Strategy (IHDS) planning principle 2
A2 outlines when appropriate applications for development beyond the existing settlement boundaries will be considered.  <i>Contributes to economic, social and environmental dimensions of sustainability.</i>			
<b>A3. Residential parking, gardens and utility space</b>	4 para 39 6, para 55 7 para 58	6, 10	Parking Provision Adopted Interim Guidance (August 2008)
A3 specifies the requirement for sufficient car parking spaces and utility space, both of which must be off road to ensure safety on our rural lanes. Adequate garden space must be provided as Winchfield has no public play areas or allotments.  <i>Contributes to social and environmental dimensions of sustainability.</i>			
<b>A4. Height and Type of housing</b>	6, para 55 7, para 57-61	3, 10	GEN 1/3/4 RUR 1/2/3/20
A4 details that housing should not be higher than two storeys (ground and first floor) to be harmonious with the existing look and feel of our rural village.  <i>Complies with economic, social and environmental dimensions of sustainability.</i>			
<b>A5. Design</b>	7, para 57-61	3, 10	GEN 1/3/4 RUR 1/2/3/20
A5 specifies that new housing should be traditional in design and in keeping with the character of the village  <i>Contributes to social and environmental dimensions of sustainability.</i>			
<b>A6. Density</b>	7, para 57-61	6, 10	GEN 1/3 RUR 1/2/3/20
A6 defines acceptable density of new developments  <i>Contributes to social and environmental dimensions of sustainability.</i>			

<b>Winchfield NDP Policy</b>	<b>NPPF References</b>	<b>HDC Draft Strategic Priority</b>	<b>HDC Saved Policy</b>
AW1 (watch point) Assets of Community Value		8, 9, 10	
AW1. Development applications which might result in the loss of, or cause harm to, registered ACVs will be resisted. <i>Contributes to social and environmental dimension of sustainability.</i>			
AW2. (watch point) Community Infrastructure Levy (CIL) Monies		5, 8, 9,10	
AW2. Provides examples of how CIL monies might be spent to the benefit of residents <i>Contributes to economic, social and environmental dimensions of sustainability</i>			
<b>CHARACTER OF THE VILLAGE</b>			
<b>B1. Rural look and feel – significant views and topography</b>	11, para 109,113,114, 117	6, 7, 10	GEN 1/3 RUR 2/3 CON 7/10/22
B1 defines areas where the open spatial nature of Winchfield must be protected. <i>Contributes to social and environmental dimensions of sustainability.</i>			
<b>B2. Rural look and feel, lanes and Public Rights of Way</b>	8, para 75	6, 7, 8, 9, 10	GEN 3 RUR 2 RUR 3 CON 8
B2 provides guidance for preservation of narrow lanes and hedgerows, existing public rights of way and encourages creation of new public rights of way. <i>Contributes to social and environmental dimensions of sustainability.</i>			
<b>B3. Local Gaps</b>		6	CON 21/22
B3 requests that local gaps be observed to prevent coalescence with five neighbouring villages. <i>Contributes to social and environmental dimensions of sustainability.</i>			
<b>B4. Local Green Space</b>	8, para 69,73,75-77	6, 7, 8	n/a
B4. Local Green Space is a new designation and as future development takes place areas of importance to the inhabitants for sport, leisure and recreation will be identified; Winchfield Parish Council will seek to have them designated as LGS in NDP revisions. Our first LGS will create a diversion for a public right of way which currently follows a dangerous narrow lane which has no footpath <i>Contributes to social and environmental dimensions of sustainability.</i>			

Winchfield NDP Policy	NPPF References	HDC Draft Strategic Priority	HDC Saved Policy
<b>B5. Light Pollution</b>	8, para 125	7, 10, 11	GEN 1 (xiii)
<p>B5 specifies that proposals for external building lights or street lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Engineers; every effort will be made to maintain Winchfield as an area of dark skies.</p> <p><i>Contributes to social and environmental dimensions of sustainability.</i></p>			
<b>CONSERVATION</b>			
<b>C1. Local Ecology, Wetlands, Flood Risk Areas</b>	8, para 109,113,114, 117,118	7	CON 1-3, 5, 7, 8, 10, 13, 22, 23
<p>C1 requires new development to co-exist with and maintain all protected natural environment, wetlands and flood risk areas which are vital habitats for wildlife, flora and fauna in Winchfield.</p> <p><i>Contributes to social and environmental dimensions of sustainability.</i></p>			
<b>HISTORY</b>			
<b>D1. Historic Environment and Assets</b>	12, para 126,129, 132	6, 7, 10	CON 11, 17, 18
<p>D1 seeks to ensure that no new development encroaches on the setting of, or is detrimental to, the landscape surrounding any of the listed buildings or heritage assets.</p> <p><i>Contributes to social and environmental dimensions of sustainability.</i></p>			
<b>ROADS</b>			
<b>E1. Development Access</b>	4, para 29	10	T15
<p>E1 specifies that access to new development should be via existing access points.</p> <p><i>Contributes to environmental dimension of sustainability.</i></p>			
EW1 (watch point) Traffic Management		5, 10, 11	GEN 1 Hampshire County Council Traffic Management Team
<p>EW1. Hampshire County Council will be requested to review various road junctions and introduce reduced speed limits in the village to improve safety for all road users.</p> <p><i>Contributes to social and environmental dimensions of sustainability.</i></p>			