



**Cliddesden Neighbourhood Plan  
Basic Conditions Statement  
October 2023**

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## 1.0 Introduction

- 1.1 This Statement has been prepared by Cliddesden Parish Council to accompany its submission of the Cliddesden Neighbourhood Development Plan (CNP) to Basingstoke and Deane Borough Council under Regulation 15 (1) (d) of the Neighbourhood Planning (General) Regulations 2012.
- 1.2 Regulation 15(1)(d) of the Neighbourhood Planning (General) Regulations 2012, states that when a Plan proposal is submitted to the local planning authority it must include a statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town & Country Planning Act 1990 (TCPA)
- 1.3 Schedule 4B was inserted into the TCPA by section 116 of, and Schedule 10 to, the Localism Act 2011. It applies to Neighbourhood Development Orders, but paragraph 8 of Schedule 4B is also applied - with some modifications - to Neighbourhood Plans, by section 38A(3) of the Planning and Compulsory Purchase Act 2004 (PCPA). (Sections 38A-38C are inserted into the PCPA by paragraph 7 of Schedule 9 to the Localism Act 2011.)
- 1.4 A draft Neighbourhood Plan is considered to meet the Basic Conditions if the plan:
  - a) has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
  - b) has special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
  - c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
  - d) contributes to the achievement of sustainable development,
  - e) 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),
  - f) does not breach, and is otherwise compatible with, retained EU obligations, and
  - g) meets prescribed conditions in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.5 Paragraph (b) above applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or its setting. This is not applicable to the CNP as this is a Neighbourhood Plan not a Neighbourhood Development Order seeking to grant planning permission.
- 1.6 Paragraph (c) above applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or its setting. This is not

applicable to the CNP as this is a Neighbourhood Plan not a Neighbourhood Development Order seeking to grant planning permission.

- 1.7 The CNP has avoided including policies that duplicate the current adopted Local Development Plan or national policies that are already being used to determine planning applications. The policies defined within the CNP seek to support and deliver national planning objectives and complement Local Plan policies by defining locally distinctive elements.
- 1.8 The purpose of this statement is to demonstrate to the Examiner that the CNP meets the above requirements and conditions.

## 2.0 Compliance with paragraph 8(1) of Schedule 4B to the Town & Country Planning Act 1990

- 2.1 The Neighbourhood Plan has been prepared by Cliddesden Parish Council, as the qualifying body, for the Neighbourhood Area, which is contiguous with the boundary of the Parish of Cliddesden and which was designated by the Borough Council on 5th June 2018. The Parish Council has consulted the local community, the statutory bodies and other stakeholders throughout the preparation of the Neighbourhood Plan, as required by the Regulations. This is detailed in the Consultation Statement, which is published separately as part of the submission documentation. The designated neighbourhood area can be seen in figure 1 below.
- 2.2 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The CNP does not include provision about development that is excluded development. Excluded development includes development defined as a county matter, mainly involving mineral extraction and waste development, and nationally significant infrastructure projects.
- 2.3 The Cliddesden Neighbourhood Plan is the only Neighbourhood Plan to be developed for the Neighbourhood Area.
- 2.4 The Neighbourhood Plan specifies the period for which it will have effect, this is clearly set out on the front page with the plan period 2022 – 2039. This plan period has been selected as it reflects the point in time when a draft Neighbourhood Plan was made public (Regulation 14) and to align with the current proposed plan period for the Local Plan Update being prepared by Basingstoke and Deane Borough Council. The Parish Council recognise that Basingstoke and Deane is in the process of preparing a Local Plan update and that the Neighbourhood Plan may need to be modified in line with this once adopted.

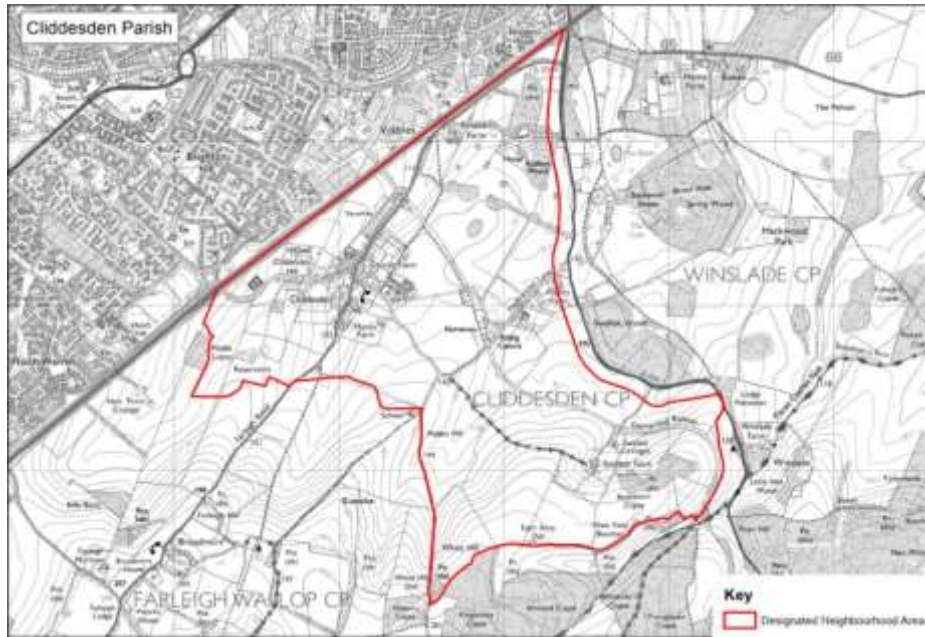


Figure 1 - Cliddesden Designated Neighbourhood Plan Area

### 3.0 Overview

- 3.1 Cliddesden is a small village adjacent to Basingstoke and is within the administrative area of Basingstoke and Deane Borough Council. It sits at the start of the Hampshire Downs and there is a dramatic contrast between the densely developed townscape of Basingstoke and the area to the south-east of the M3 with thinly scattered villages and hamlets such as Cliddesden, Winslade, Farleigh Wallop and Ellisfield, and occasional isolated farms such as Swallick. The village and its environs sit within the wider landscape, comprising the ridge of higher land to the south and east, the M3 Motorway running from south-west to north-east and Hackwood Park to the east.
- 3.2 The development of the Cliddesden Neighbourhood Plan started in earnest in June 2018 when the Cliddesden Neighbourhood Plan area was designated by the local planning authority, Basingstoke and Deane Borough Council.
- 3.3 The decision to prepare a Neighbourhood Plan in Cliddesden has been driven by the desire to plan for the future of the parish in the light of community concerns over inappropriate development within the plan area, and an awareness that Basingstoke and Deane Borough Council (B&DBC) were in the process of updating the adopted Local Plan which indicated that there might be a modest allocation of housing for the parish. Whilst the CNP has not sought to allocate land to meet the housing requirement set, it has established a range of other policies which seek to influence development in the Parish and ensure that any future development reflects the aspirations of local people.
- 3.4 A Steering Group was formed comprising residents and Parish Council representatives. The group has been delegated authority by the Parish Council to prepare the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Neighbourhood Plan on 7<sup>th</sup> October 2023

- 3.5 The Parish Council has consulted local communities extensively in the preparation of the Neighbourhood Plan, at Parish meetings, a drop-in event and other engagement activities, which are described in the separate Consultation Statement. It has also worked closely with officers of B&DBC and has taken on board comments made by the Borough Council at Regulation 14, and subsequent comments made in the preparation of the Regulation 15 Plan.
- 3.6 The CNP contains 20 land use policies which seek to influence future development and allow the Local Planning Authority to take decisions relating to land use which will reflect the views and aspirations of the wider community. The plan also contains three community aspirations, which will be matters for the Parish Council and other relevant stakeholders to progress.

#### 4.0 Conformity with National Planning Policy and Guidance

- 4.1 The Examiner will consider whether it is appropriate to ‘make’ the Cliddesden Neighbourhood Development Plan, with regard to alignment with national planning policies and advice. National planning policy is set out in the revised National Planning Policy Framework (NPPF), published in September 2023
- 4.2 The table below shows how Cliddesden Parish Council has taken account of the NPPF in preparing its Neighbourhood Development Plan (NDP). It matches the policies in the NDP against the relevant paragraphs in the NPPF and demonstrates how the requirement of Paragraph 8(2) a) of Schedule 4B has been met.

Neighbourhood Plan Policy	NPPF Paragraph	Commentary regarding CNP conformity
Entire Plan	13	The NDP supports the delivery of the strategic policies in the adopted Basingstoke and Deane local plan (2011 – 2029). The development of the CNP has also taken into consideration the emerging Local Plan update, including the evidence base for the Local Plan update. Whilst the CNP does not allocate land for housing Policy HD1 clearly demonstrates how the Plan seeks to support the strategic policies contained within the development plan by setting out the Parish Councils intention to work with the Planning Authority to identify appropriate sites to meet current and future housing demand.
Entire Plan	16	As shown in section 5 of this Statement the CNP supports sustainable development, and it is deliverable. As demonstrated in the Consultation Statement, throughout the preparation of the NDP there has been extensive engagement with communities, local organisations, businesses, and statutory consultees. The policies are clearly written and unambiguous, and their wording follows advice from a Planning Consultant, Basingstoke and Deane Borough Council and Aecom consultants. It has been ensured that the NDP policies avoid unnecessary duplication of NPPF and Local Plan policies.
Entire Plan	18,21	The NDP contains only ‘non-strategic’ policies. The Parish Council have been careful to ensure that the CNP does not seek to address strategic matters, but to add locally relevant policy context, to allow future decision making to reflect the

		aspirations of the local community and the particular local context for Cliddesden.
Entire Plan	29	The CNP provides the vision statement: “to be secure in its identity as a small and thriving rural settlement physically and distinctly separate from Basingstoke. A community surrounded by fields and woodland which is interwoven with “green fingers” of open landscape”. The CNP does not promote less development than is set out in the current adopted Basingstoke and Deane Local Plan. The NDP does not allocate any sites for development. However, neither does the plan prevent opportunities for growth. The other policies in the plan have evolved to address the comments raised in Regulation 14 consultation, allowing for opportunities for the parish to grow in an organic and appropriate manner.
Entire Plan	31	Policies in the NDP are supported by evidence papers published on the Cliddesden Neighbourhood Plan webpage and referenced accordingly under each policy.
Entire Plan	37	This ‘Basic Conditions Statement’ demonstrates how the NDP meets the basic conditions defined in the Town and Country Planning Act.
Entire Plan	66,67	The NDP does not allocate any sites for development because it is anticipated that the Basingstoke and Deane Local Plan update will identify sites to meet the housing requirement set out in Policy SS5 and any future development need identified through the local plan update. The plan makes clear the Parish Councils intention to support the Borough Council in identifying sites to meet future demand. In addition, it should be noted that Planning Practice Guidance does not require NDPs to allocate land to delivery housing.
Policy H1	127, 190, 194	‘Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’ (paragraph 127). This policy seeks to provide ‘clarity about design expectations’ within the Cliddesden Conservation Area. More generally, the policy approach refers to the Cliddesden Design Code and follows that of the new National Model Design Code in Conservation Area Appraisal which identify the key attributes of the villagescape and ‘the desirability of new development making a positive contribution to local character and distinctiveness’ (paragraph 190c). The policy also seeks to prevent any detrimental impact or the loss of key heritage assets which aligns closely with Paragraph 194 of the NPPF.
Policy HD1	Paragraph: 104 Reference ID: 41-104-20190509 Paragraph 68	As has been previously stated the CNP does not allocate land for housing development to meet the housing requirement set by Policy SS5. As stated in Planning Practice Guidance the scope of neighbourhood plans is up to the neighbourhood planning body. Where strategic policies set out a housing requirement figure for a designated neighbourhood area, the neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement. The CNP does not seek to identify sites, but Policy HD1 sets out the Parish

		Council commitment to working with the Local Planning Authority to identify a sufficient supply and mix of sites in the parish, taking into account their availability, suitability and likely economic viability as well as their suitability for Cliddesden.
HD2	62	Policy HD2 of the CNP seeks to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. This approach aligns closely with paragraph 62 of the NPPF which tasks plans to provide a mix of the size, type and tenure of housing needed for different groups in the community.
HD3	7, 62	Policy HD3 recognises the need for households to extend or create annexes to existing dwellings to meet the needs of expanding families or other family situations. The CNP seeks to support these needs but ensure they do not undermine the local character and appearance of the village. This policy recognises that sustainable development to meet the needs of this generation without compromising the needs of future generations may require the expansion of homes in Cliddesden to meet local needs, without undue harm to the surrounding landscape through further development. This policy will also address the aims of Paragraph 62, providing an appropriate mix of housing in the village.
HD4	62, 127	The replacement dwelling policy is seeking to avoid situations where redevelopment of existing dwellings results in the loss or one or more smaller dwellings, usually replaced by one large dwelling. This further exacerbates the situation regarding the loss of smaller homes, making it difficult for young people to buy homes and remain in the village. The policy accords with policy 62 of the NPPF which seeks to ensure an appropriate mix of homes is provided to meet the needs of the community. In addition, the design guide highlights the importance of the plot to dwelling ratio and the contribution it makes to the character of the village. This policy seeks to maintain that character and aligns with the ambitions of Policy 127.
DD1	125, 128, 129	A key aspect of the CNP is to ensure future development complements and contributes to the character of the built environment in the village. Cliddesden has a clear and distinctive settlement pattern and character which has been negatively impacted by planning decisions in the past. The CNP includes a design code which provides a local framework for ensuring future development compliments this distinctive character. The design code has been prepared with extensive community engagement and reflects the local aspirations for future development. It has taken account of the National Design Guide and National Model Design Code.
DD2	125, 126, 128, 130	Policy DD2 sets out the critical aspects of design which make a contribution to the setting and character of the village. The policy seeks to ensure an appropriate density for any new development that will complement the existing pattern and low density nature of development. The policy seeks to ensure appropriate materials are used in new development that will



		complement existing development and 'fit' with the current appearance of the village. The policy requires development to include attractive architecture, appropriate layout and effective landscaping. Critically this policy encourages development to accord with the 10 characteristics set out in the National Design Code, and to address the residential character areas of the Design Code.
DD3	130 (c), (d)	Policy DD3 seeks to conserve the predominantly linear character of the area, which has been defined clearly in the Design Code. The policy encourages future development to be sympathetic to the local character and history of the village, and to support the strong sense of place which is underpinned by the linear character of the village.
DD4	152, 153, 155 (a), 156	Policy DD4 encourages the provision of domestic energy generating infrastructure. This policy aligns closely with the general approach set on in Chapter 14 of the NPPF in particular paragraph 156 which encourages community led initiatives for renewable energy. The CNP takes a positive and proactive approach to mitigating and adapting to climate change as set out in paragraph 153 of the NPPF
DD5	159, 169	Flooding is a major problem in the centre of Cliddesden. The village sits in a valley and suffers from run off of surface water from the surrounding hills. The CNP seeks to ensure future development takes these matters into consideration when siting development and ensuring appropriate and adequate drainage solutions. As set out in Paragraph 169 of the NPPF the CNP seeks to encourage the implementation of Sustainable Urban Drainage Schemes wherever possible.
LW1	92, 93	Policy LW1 seeks to protect the valued community facilities in the village. The policy has incorporated flexibility to ensure that appropriate measures are considered when assessing whether a community facility is viable and needed locally. The policy aligns closely with Paragraph 93 of the NPPF, in particular part c which seeks to avoid the unnecessary loss of valued facilities.
LW2	92, 93	Policy LW2 supports proposals for the provision of additional community facilities or improvements to existing facilities. This aligns closely with paragraph 93 of the NPPF, in particular part a.
TM1	110, 111, 112, 113	Policy TM1 seeks to ensure that any development that will result in an increase in traffic does not have a detrimental effect on the safety of cyclists and pedestrians or result in exacerbating the existing parking problems in the village. The approach of this policy aligns closely with the intentions of paragraph 112 of the NPPF
TM2	106 (d), 110 (a), 112 (a)	Policy TM2 requires any new development to encourage the provision of infrastructure to support active travel, including walking and cycling. It seeks to encourage connection with the existing PROW network and where possible enhance and add to the network. This aligns close with the intentions of paragraph 112 of the NPPF
ENV1	120 (b), 130 (c) 174	The Local Gap is a very important matter locally and was one of the key issues raised throughout the public consultation. The

		intentions of this policy align closely with the statement in paragraph 120b of the NPPF which recognises that undeveloped land can perform many functions which are valuable to sustainable communities. In addition, paragraph 174 of the NPPF encourages planning policies to enhance the natural and local environment by protecting key features of locally valued landscape and recognising the intrinsic character and beauty of the countryside. Paragraph 130(c) of the NPPF recognises the importance of the landscape setting, the identified gap in Cliddesden plays an important role in retaining the landscape setting of the village. More information and justification for the identification and designation of the Local Gap can be found in the <a href="#">Local Gap background paper</a> .
ENV2	84 (d)  93(a)  101  102	The policy supports the protection of important local green spaces, including the pub garden, which is an important local asset, this aligns closely with the intention of paragraph 84(d) of the NPPF.  The policy plans for the protection of important open spaces such as the village pond and surrounds which is of benefit to the local community, aligning with the intentions of policy 93(a) of the NPPF.  The key purpose of policy ENV2 is to identify and designate important Local Green Space which are of particular importance to the local community. The CNP has been prepared with extensive community engagement, this has resulted in the identification of the most important green areas in the parish. These have been put forward as Local Green Spaces. A more detailed analysis of the Local Green Spaces and their contribution to the specific tests set out in paragraph 102 of the NPPF can be found in the <a href="#">Local Green Space Background paper</a> .
ENV3	131, 174 (b)179, 180	The intention of Policy ENV3 is to conserve and enhance the rich biodiversity of the parish, in particular to protect and where possible enhance important local trees, woodland, hedgerow and wildlife corridors. This aligns closely with a number of paragraphs in the NPPF, perhaps the most relevant are paragraphs 174b which recognises the value of natural capital and ecosystem services, in particular those offered by trees and woodland. Paragraphs 179 and 180 focus on protecting and enhancing biodiversity, which is the intention of Policy ENV3. Extensive work has been carried out by the CNP team to identify the most important biodiversity features in the parish, and the CNP seeks to protect and enhance these with this policy, as directed by paragraph 179 (a) and (b). More information and justification for the conserving and enhancing local biodiversity and wildlife can be found in the <a href="#">trees, woodlands, hedgerow and wildlife corridors background paper</a> .
ENV4	126, 130 (d), 174	The rural nature of the village and surrounding open countryside mean that there are many valued and important views, both into and out of the settlement. The CNP team have worked hard to identify those most valued by the local community and seek to protect these through planning policy. The policy has been

		<p>drafted to ensure flexibility and not to resist development in view areas entirely, but to ensure any development doesn't have a detrimental impact on a view. This policy aligns with policy 126 of the NPPF which encourages the creation of high-quality places. ENV4 also aligns with the intentions of paragraph 130, in particular part d which encourages planning policies ensure development maintains the sense of place and creates attractive, welcoming and distinctive places to live. The views both into and out of the settlement play a crucial role in providing the sense of place in Cliddesden and create an attractive environment in which to live and work and opportunities for people to visit for recreation and relaxation. In addition to these parts of the NPPF, Policy ENV4 also aligns with the intentions of paragraph 174, in particular part a and b which seeks to protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. More information and justification the identified views can be found in the <a href="#">important local views background paper</a>.</p>
ENV5	174	<p>Policy ENV5 identifies the wider valued landscape which surrounds the village. This is an important local matter, which has been a strong feature in community feedback. The policy aligns closely with paragraph 174 of the NPPF, in particular part a which encourages planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. This is precisely what this policy is seeking to achieve. The policy has been drafted positively to ensure it contributes to the delivery of sustainable development. The policy does not seek to resist entirely any form of development, but instead sets out what form of development will be supported in the valued landscape area and how development can contribute to this landscape. More information and justification for the valued landscape designation can be found in the <a href="#">valued landscape background paper</a>.</p>
ENV6	185	<p>Policy ENV6 seeks to minimise light pollution from new development and to contribute to protecting and enhancing the dark night sky in the parish. This is a relatively new policy approach; however, it is reflected in paragraph 185 of the NPPF which seeks to limit the impact of light pollution from artificial light on local amenity, dark landscapes and nature conservation. A significant part of the parish is considered to be a dark landscape and this policy seeks to protect and enhance that. Further information and justification for Policy ENV6 can be found in the <a href="#">Dark Skies and Light pollution background paper</a>.</p>

## 5.0 Contributing to achieving Sustainable Development

- 5.1 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). At a similarly high level, members of the United Nations – including the United

Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

5.2 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c. an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.3 A Sustainability Appraisal is often used by Neighbourhood Planning groups to demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. However, this is a significant undertaking and often not proportionate for the scope of a neighbourhood plan such as the CNP. Sustainability Appraisals are often prepared incorporating Strategic Environmental Assessment (SEA). All Neighbourhood Plans are required to be assessed to determine whether an SEA is required. In addition, all Neighbourhood Plans are to be screened to determine whether a Habitats Regulation Assessment (HRA) is required. Basingstoke and Deane Borough Council provided a Strategic Environmental Assessment and Habitats Regulation Assessment screening opinion in October 2021. The screening opinion has concluded that an Environmental Assessment is not required to accompany the Cliddesden Neighbourhood Plan, and it would not need to be subject to HRA. The screening opinion was reviewed by the Borough Council in May 2023 to consider nutrient neutrality matters, the Borough Council have confirmed the assessment and concludes that in order to meet the ‘basic conditions’ for neighbourhood planning an Environmental Assessment is not required to accompany the Cliddesden Neighbourhood Plan, and it would not need to be subject to HRA.

5.4 The following table demonstrates how the policies in this Neighbourhood Plan meet the objectives defined in NPPF paragraph 8 and promote Sustainable Development.

5.5 Economic Objective

Policy HD1, HD2, HD3, HD4, DD4, ENV1, ENV2, ENV3, ENV4, ENV5

The CNP policies covering housing and residential development are seeking to allow an appropriate level of growth and development within the village to ensure people can continue to live and work within or close to the village. The local economy consists of small local businesses, which require local people to fill jobs and provide important local services, the

provision of an appropriate level of development, and development of the right type of homes supports the economic aspects of sustainable development. The CNP also includes a relatively novel policy relating to the provision of domestic renewable energy technology. This is in response to the current climate emergency declared by the Borough Council and recognised by the Parish Council. In addition to adapting to and mitigating the impacts of climate change, this policy offers an opportunity for businesses to respond to increased demand for this type of technology, given the policy support. The CNP does not include policies which directly address economic matters, for example the provision of employment land allocations, or policies relating to local business center. This is not because the CNP team and wider community do not feel this is important, more because the parish consider that these matters are addressed adequately in National and Borough level policies. A key part of the local economy is related to agriculture, the support for this important sector of the economy is demonstrated through the policies clauses of ENV1 which seeks to retain the important local gap, but allows for essential agricultural forms of development, recognising the important role this industry plays locally. The other policies within the Environment section also play a role in maintaining the local economy. A reason many people visit Cliddesden is because of its rural character, pleasant views or rolling downland landscape. This suite of policies seeks to conserve and where possible enhance this, so that future generations can enjoy, both as residents and visitors who support the local economy and invest in local businesses both within the village and beyond.

## 5.6 Social Objective

Policy HD1, HD2, HD3, HD4, DD1, DD2, DD3, DD4, DD5, LW1, LW2, TM1, TM2

The majority of the policies within the CNP contribute to the social objective. The policies listed above are those which are considered to make the most significant contribution. However, it should be recognised that the environmental policies play a significant role in fostering well-designed, beautiful, and safe places and providing open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The policies listed above clearly contribute to the social objectives to create and support strong, vibrant and healthy communities. The suite of housing policies are intended to ensure a range of homes to meet the needs of the current and future generations and allow for homes to adapt to meet family needs, without the need to move away from the village. The Design policies in the CNP want to encourage the development of well designed, beautiful, and safe places. The leisure and wellbeing policies are intended to ensure an adequate provision of services and facilities to meet the needs of the community and protect the important cultural and social fabric of the village by providing meeting places and social environments where people can interact and avoid social isolation. The CNP includes two policies dedicated to ensuring that all future development does not further exacerbate traffic issues and that more opportunities are created to enable active travel. A good network of public rights of way enables people to access the wider countryside, services and facilities without the need to use a private car, this enables an active healthy lifestyle whilst ensuring people can access services in the village. Our policies on Local Green Spaces, and the wider suite of environment policies seek to protect open spaces that reflect not only the current needs of the community but future needs for open space for leisure, recreation and allow space for people to take exercise for mental and physical benefits. The landscape policies seek to protect the important landscape surrounding the village, which provides an important backdrop to the village and offers opportunities for quiet enjoyment of the countryside, which carries a range of health

benefits, not only for those living in Cliddesden, but for visitors from Basingstoke seeking the space and tranquility of the countryside.

#### 5.7 Environmental Objective

Policy ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, DD1, DD2, DD4, DD5, TM2

The focus of the CNP has been to protect and enhance the natural environment within which the village lies. This is a key aspect of sustainable development, and the suite of environment policies will make a significant contribution to tackling the effects of climate change and creating a sustainable village, which provides for wildlife as well as residents and visitors. Environment Policies seek to protect the important local biodiversity whilst other environmental policies protect the wider landscape. Together the policies seek to ensure there will be a well-connected network of biodiverse areas across the parish that allow wildlife to thrive and move around the parish. Policy ENV6 seeks to protect the Dark Skies in the village, which are crucial to ensure that we can sustain the nocturnal species in the village. An extensive amount of research has gone into identifying the most valued habitats in the village, including hedgerows, trees, woodland, and wildlife corridors. The policy protection afforded to these important places has not been strong enough historically, and the CNP team have sought to strengthen the evidence to support future decision making to protect these vital features, which sustain not only local wildlife but the ecosystem services we all need to survive.

#### 5.8 Further information on how the CNP contributes to achieving sustainable development is set out in the Neighbourhood Plan in paragraphs 16-22.

### 6.0 Conformity with the adopted Local Plan (The Development Plan)

6.1 The Neighbourhood Plan has been prepared in close consultation with officers at Basingstoke and Deane Borough Council to ensure its general conformity with the development plan for the Borough, that is the adopted Basingstoke and Deane Local Plan 2011 to 2029. In May 2019 the Borough Council agreed to launch the preparation of an updated Local Plan. The preparation of the CNP has been carried out in the context of this Local Plan Update. However, the CNP will be tested at Examination for its conformity with the adopted Local Plan. Therefore, the policies in the CNP seek to be in general conformity with the adopted Local Plan. The group have endeavored to take into consideration the evolving Local Plan update when drafting the CNP. The Issues and Options Consultation carried out in late 2020, gave the CNP team a chance to understand and consider the key issues for the Borough and ensure these were reflected in the CNP. It is anticipated that the CNP will be examined before the Regulation 18 consultation of the Local Plan update, which is scheduled for January 2024. Therefore, the CNP has focused the following conformity check with the adopted local plan.

6.2 A key matter for the CNP has been the consideration of the existing Settlement Policy Boundary, and the provision of new housing for the settlement. The adopted Local Plan defines a settlement boundary for Cliddesden, which the CNP does not seek to change. Policy SS5 identifies a requirement for a minimum of 10 dwellings to be developed in the Parish, at sites allocated through the Local Plan update process or alternative mechanisms. Whilst the alternative mechanisms could include the preparation of a Neighbourhood Plan, the Parish Council have taken the decision not to allocate sites for housing development in the CNP. The Parish Council have made clear in Policy HD1 and supporting text to that policy that it will

work closely with the Local Planning authority to identify appropriate sites to meet this housing requirement and any future housing requirement identified through the Local Plan Update process.

6.3 The following table sets out how the CNP is in general conformity with the policies of the adopted local plan.

Neighbourhood Plan Policy	Local Plan Policy	Commentary regarding CNP conformity
Whole Plan	SD1	The CNP has taken the decision not to allocate land to meet the housing provision required by Policy SS5. However, the CNP includes a policy (HD1) to set out the Parish Councils commitment to identify an appropriate site(s) to meet the housing requirement set by Policy SS5 and any future housing requirement identified through the Local Plan Update process. In terms of the other aspects of Sustainable Development the CNP also includes policies to conserve and enhance the natural environment of the parish, including local biodiversity and landscape. The CNP also includes a range of policies to protect and where possible enhance the social conditions in the Parish.
H1	EM11	The Heritage Assets policy will ensure development proposals in the Cliddesden Conservation Area will take account of the sensitive nature of the area and ensure any proposals do not have a detrimental impact on the conservation area or heritage assets within it. This aligns closely with the policy objectives of EM11 of the adopted local plan, but provides the local detail intended to be set out in Neighbourhood Plans to compliment the wider more strategic policy. The policies seek the same overall objective but with the CNP policy providing the local detail.
HD1	SS1, SS5	Policy HD1 aligns with the approach set out in Policy SS1. Policy SS1 seeks to provide an appropriate provision of dwellings in the plan period through a number of mechanisms. Policy HD1 supports the identification of sites within or adjacent to the Settlement Boundary to contribute to Policy SS1. The policy goes on to confirm that any future applications for development within or adjacent to the existing settlement boundary should be considered against the relevant policies of the adopted Local Plan. Policy SS5 identifies provision of 150 homes to be delivered on sites within or adjacent to the settlement policy boundary of settlements with identified Settlement Policy Boundaries. Cliddesden is one of these settlements and is required to identify sites or opportunities to deliver at least 10 homes. However, it should be made clear that National Policy and Guidance does not require Neighbourhood Plans to allocate sites to meet any housing provision identified in Local Plans. This is reflected in the adopted Local Plan itself. Paragraph 4.64 makes clear that the Council will work with local communities to identify the most appropriate means of delivering the

		identified levels of development. Policy HD1 sets out the Parish Councils commitment to engage with the Borough Council and identify a means of delivering the identified level of development, and therefore is considered to be in general conformity with the adopted Development Plan.
HD2	CN1, CN3	Policy HD2 seeks to address the imbalance in housing stock which exists in the Parish. Cliddesden is faced with a problem many rural communities face across the Borough and beyond, the shortage of affordable housing stock. This issue in Cliddesden is further exacerbated by a high proportion of four and five bedroom homes and limited supply of smaller homes. Policy HD2 aligns closely with the intention of Policy CN3 to address the imbalance of housing stock towards larger homes, by encouraging future development to provide a mix of dwelling types and sizes. Policy HD2 also contributes to the local plan objective relating for prosperous and thriving communities, in particular to deliver homes in the smaller settlements which meet local needs. The adopted local plan's objective to support connected and vibrant communities seeks to provide new housing which incorporates a mix of housing tenure, size and type, which aligns closely with the intention of Policy HD2. In addition to alignment with CN3 the policy also seeks a mix of housing types or tenures this aligns with the intentions of policy CN1 and seeks to support the overall objectives of the Local Plan to provide housing to meet the needs of local communities.
HD3	EM10	Policy HD3 seeks to influence the building of extensions or annexes where they require planning permission. The adopted Local Plan does not include a specific policy to address this matter, which is why the CNP team felt it was important, as a matter that raised a lot of response through the consultation programme. The policy is ultimately seeking to encourage development which is in keeping with the existing settlement pattern and character of surrounding development. This aligns closely with the intention of EM10, in particular part 2 of the policy which is relevant to household extensions. EM10 part 2 seeks to address very similar matters, however, given the strength of feeling on this matter locally, it was felt appropriate to address this in the CNP. Policy EM10 specifically references 'community documents' as a possible source of information when preparing development proposals, the CNP is responding to this policy criteria, in particular footnote 29 of the Local Plan. In addition to policy conformity, HD3 also contributes to the Local Plan objective to ensure environmentally responsible and distinctive development. In particular, high quality and locally distinctive design which responds to local character.
HD4	SS6, EM10	Policy HD4 concerns the replacement of existing dwellings outside the settlement boundary. This is a matter addressed in Policy SS6 of the adopted local plan. Whilst the CNP policy addresses many of the same matters it is considered that it applies a finer grain of detail ensuring that the replacement of



		<p>dwellings will be appropriate to the plot and surrounding landscape. This policy deliberately provides links to the relevant parts of the Design Code, and therefore provides an additional level of detail over and above that which is set out in the adopted local plan. The policy aligns with the intention of SS6 and EM10 and provides more local detail to assist applicants and decision takers.</p>
DD1	EM10, EM11, Design and Sustainability SPD	<p>Policy DD1 ensures that the Design Code is a material consideration in the determination of planning applications. The Design Code provides a detailed assessment of the importance local characteristics of the built environment and the importance of the settlement pattern and wider countryside. It aligns closely with National Design Code and the Government's intention to ensure high quality design. The Design Code will ensure high quality design which is a key objective of Policy EM10 and the adopted Design and Sustainability SPD. The policy also aligns with a number of other policies in the adopted plan where the design of development is important, such as development within historic environment, the provision of infrastructure, economic development or the development of renewable energy schemes.</p>
DD2	EM10	<p>Policy DD2 sets out the critical aspects of design which make a contribution to the setting and character of the village. The policy seeks to ensure an appropriate density for any new development that will complement the existing pattern and low density nature of development. The policy seeks to ensure appropriate materials are used in new development that will complement existing development and 'fit' with the current appearance of the village. The policy requires development to include attractive architecture, appropriate layout and effective landscaping. All matters which are reflected in policy EM10, again this is another example of the Local Plan providing the strategic broader policy perspective and the CNP providing the finer level of detail at the local level. The policy aligns closely with the Development Plans objectives around high quality design.</p>
DD3	EM10	<p>Policy DD3 seeks to conserve the predominantly linear character of the area, which has been defined clearly in the Design Code. The policy encourages future development to be sympathetic to the local character and history of the village, and to support the strong sense of place which is underpinned by the linear character of the village. Again, this aligns closely with the objectives of EM10 in particular to ensure that development contributes positively to the local distinctiveness, sense of place and existing street scene.</p>
DD4	EM8	<p>On September 10<sup>th</sup> 2019 Basingstoke and Deane Borough Council declared a climate emergency. The emerging Local Plan update will clearly address these important matters, but given the importance of these issues locally the CNP felt it important that a policy was included in the plan to address the</p>

		<p>opportunities for domestic renewable energy technology. The current adopted local plan includes a policy on commercial renewable energy generation and although this policy will apply to all types of renewable energy and low carbon technology (paragraph 6.68), it is not clear whether this would support the provision of domestic installations. The policy as drafted does go beyond the scope of the adopted local plan, but the team have worked closely with the Borough Council to ensure future compliance with the emerging local plan update. The policy aligns closely with the intentions of Policy EM8 and also addresses the emerging aspirations of the Issues and Options paper, which dedicated its entire Chapter 5 to tackling the climate emergency. This policy is setting out the Parish Councils support to address the Climate Emergency, through planning policy, one which we believe is supported by the Borough Council and their emerging Local Plan. It should also be noted that all the site specific policies of the adopted local plan (SS3) incorporate policy criteria addressing this issue, and seek the development to incorporate or promote renewable or local carbon energy technologies. Policy DD4 is seeking to apply these principles in Cliddesden where it is appropriate.</p>
DD5	EM7, CN6	<p>Flooding is a major problem in the centre of Cliddesden. The village sits in a valley and suffers from run off of surface water from the surrounding hills. The CNP seeks to ensure future development takes these matters into consideration when siting development and ensuring appropriate and adequate drainage solutions Policy EM7 of the adopted local plan sets out the criteria which development will be required to address in areas at risk of flooding. Policy DD5 requires major development (sites of more than 10 dwellings) to be accompanied by a drainage strategy and incorporate Sustainable Urban Drainage Systems, these are matters which align closely with the requirements set out in EM7. Policy DD5 also required development proposals to consider foul drainage and any necessary infrastructure provision necessary. This aligns with the approach set out in policy CN6, with the detail of what infrastructure includes set out at paragraph 5.48 of the adopted local plan.</p>
LW1	CN7, CN8	<p>Policy LW1 seeks to protect the valued community facilities in the village. The policy has incorporated flexibility to ensure that appropriate measures are considered when assessing whether a community facility is viable and needed locally. The policy aligns closely with the objectives of both policy CN7 and CN8, the valued community facilities in the CNP include a mix of the types of facilities listed in both CN7 and CN8.</p>
LW2	CN7, CN8	<p>Policy LW2 supports proposals for the provision of additional community facilities or improvements to existing facilities. This aligns closely with both policy CN7 and CN8 of the adopted local plan, policies in both plans seek to secure the provision of new facilities wherever that is appropriate.</p>

TM1	CN9	Policy TM1 seeks to ensure that any development that will result in an increase in traffic does not have a detrimental effect on the safety of cyclists and pedestrians or result in exacerbating the existing parking problems in the village. The approach of this policy aligns closely with policy CN9 of the adopted local plan. Policy CN9 is also concerned with ensuring that development proposals do not result in inappropriate traffic generation or compromise highway safety. Part c and h of the policy also addresses parking matters and TM1 aligns with the approach set out in the adopted local plan.
TM2	CN9	Policy TM2 requires any new development to encourage the provision of infrastructure to support active travel, including walking and cycling. It seeks to encourage connection with the existing PROW network and where possible enhance and add to the network. This aligns closely with the intentions of policy CN9 in particular the second paragraph of Policy CN9 which requires development to minimise the need to travel and promote opportunities for sustainable transport modes.
ENV1	EM1, EM2	The Local Gap is a very important matter locally and was one of the key issues raised throughout the public consultation. The intentions of this policy align closely with the policy objectives of EM1. Policy EM1 is clear that development will only be permitted where regard is given to qualities identified in the council's landscape character assessment, visual amenity and scenic quality and the setting of settlement amongst other matters. The gap identified by the CNP serves many of these functions. It provides an important gap between the settlement of Basingstoke and the rural village of Cliddesden, it makes a significant contribution to the setting of the settlement and provides an important scenic and visual quality from the village. Policy EM1 goes on to state that development should respect the sense of place and maintain the integrity of existing settlements and prevent their coalescence. This is a key point, Policy EM1 sets out the strategic policy objective of preventing inappropriate coalescence and maintaining the integrity of existing settlements. Policy ENV1 seeks to implement that aspect of the policy by identifying an important gap that serves that very function. Not only is it considered that ENV1 aligns closely with and conforms to policies within the development plan, it serves to provide the local detail to allow the successful implementation of that policy. Whilst policy EM2 identifies specific strategic gaps, this policy sets out the importance and value of gaps, the policy has been used to guide the approach of ENV1, and therefore conforms with the Borough's approach to conserving and enhancing important gaps which seek to prevent coalescence.
ENV2	EM5, SS5, CN8	The adopted local plan does not have a specific policy on Local Green Spaces (LGS). However, the purpose of designating local green spaces, to protect important local green spaces from inappropriate development, is supported by a number of policies in the adopted local plan. Policy EM5 recognises the

		<p>importance of public and private open spaces and resists the redevelopment of these spaces. The LGS seek to conserve these types of spaces in the village and its wider countryside setting. Policy SS5, whilst primarily concerned with the provision of housing delivered via NDPs also states that the Borough Council will support the development of NDPs, a key aspect of preparing NDPs is the identification and designation of LGS, therefore Policy ENV2 aligns closely with both these local plan policies. In addition, policy CN8 concerns itself with important and valued local community facilities, this includes recreation areas, which is one of the identified LGS. Whilst the Local Plan was not prepared at a time when LGS were in existence it recognises the important role these spaces play in creating sustainable communities, it is clear that the identification and designation of the LGS in Policy ENV2 aligns with the intention of the policies of the adopted local plan.</p>
ENV3	EM4, EM5	<p>The intention of Policy ENV3 is to conserve and enhance the rich biodiversity of the parish, in particular to protect and where possible enhance important local trees, woodland, hedgerow and wildlife corridors. This aligns closely with the objectives of Policy EM4 which seeks to prevent harm to biodiversity. In particular policy clause e states that there should be no loss or deterioration of a key habitat type. The CNP team have identified the most crucial biodiversity features in the parish and the approach of EM3 is to add important local detail to supplement the strategic policy in the adopted local plan. In addition to EM4 policy ENV3 aligns closely with the objectives of EM5 which seeks to avoid the fragmentation of the green infrastructure network. The wildlife corridors and hedgerows play a critical role in connecting the green infrastructure within and beyond the parish, and this policy seeks to contribute to the aims and objectives of the Local Plan policy.</p>
ENV4	EM1	<p>The rural nature of the village and surrounding open countryside mean that there are many valued and important views, both into and out of the settlement. The CNP team have worked hard to identify those most valued by the local community and seek to protect these through planning policy. The policy has been drafted to ensure flexibility and not to resist development in view areas entirely, but to ensure any development doesn't have a detrimental impact on a view. This policy aligns with the intention of policy EM1, in particular policy clause (c) which requires development to have particular regard to the setting of a settlement including the important views to, across and within and out of settlement. This is another example of the CNP providing the local detail to supplement the strategic policy of the adopted local plan, demonstrating conformity and the important role the CNP plays as part of the development plan.</p>
ENV5	EM1	<p>Policy ENV5 identifies the wider valued landscape which surround the village. This is an important local matter, which</p>

		has been a strong feature in community feedback. The policy aligns closely with the principles of EM1 which seeks to conserve and enhance the character and visual amenity of the landscape. The valued landscape policy does not seek to restrict development entirely, more to ensure that any development is not detrimental to the character of the valued landscape. The policy seeks to conserve and respect the sense of plan, sense of tranquillity and quiet enjoyment of the landscape from public rights of way, which aligns closely with the intentions of Policy EM1. Paragraph 6.11 provides an excellent summary of the very purpose of ENV5, it states that the borough is largely rural in character with many locally distinctive high-quality landscapes which is greatly valued by local residents and visitors. The local plan policy seeks to conserve and where possible enhance these landscapes while accommodating the changes needed to address social and economic objectives. Policy ENV5 takes this approach, which is clearly demonstrated through the second part of the policy.
ENV6	EM12	Policy ENV6 seeks to minimise light pollution from new development and to contribute to protecting and enhancing the dark night sky in the parish. This is a relatively new policy approach; however, its objectives are aligned with the intentions of policy EM12 of the local plan which seeks to resist pollution, including light pollution. Policy EM12 stresses the importance of resisting pollution which is likely to pose unacceptable risks to health or the natural environment or is detrimental to the quality of life, this is the very intention of Policy ENV6

## 7.0 Compatibility with EU Legislations as incorporated into UK law

7.1 A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives which are of particular relevance to neighbourhood planning:

- Directive **2001/42/EC** on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive)
- Directive **92/43/EEC** on the conservation of natural habitats and of wild fauna and flora and Directive **2009/147/EC** on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders.
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order

- 7.2 **Strategic Environmental Assessment (SEA)** The Parish Council believes it has met its obligations in relation to the requirements of an SEA, as the Borough Council has screened the draft Neighbourhood taking into account the views of the Environment Agency, Historic England and Natural England and determined that an SEA in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 is not required.
- 7.3 **Habitats Regulation Assessment (HRA)** The Parish Council believes it has met its obligations in relation to the requirements of an HRA. The Borough Council has also screened the draft Neighbourhood Plan for effects in relation to the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017. Its screening opinion taking into account the views of the Environment Agency, Historic England and Natural England concluded that an HRA is not required.
- 7.4 **European Convention on Human Rights.** The vision, objectives and policies have been drafted in response to the community's needs and aspirations through the extensive programme of public consultation and evidence gathering in the Parish. The overall purpose of the Neighbourhood Plan is to improve the quality of life for all people living and working in Cliddesden from an environmental, social and economic point of view. The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in the process of preparing the Neighbourhood Plan. A separate Equalities Impact Assessment has also been prepared which has assessed each of the policies in the CNP and provided commentary of their compliance with the Human rights Act. The Parish Council considers that the Neighbourhood Plan, its vision, objectives and policies comply with the Human Rights Act.
- 7.5 It is not considered that the other European directives listed above apply to the particular circumstances and scope of the Cliddesden Neighbourhood Plan