

TITCHFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

Item 3

01.07.18.

Legal requirements

This statement has been prepared by Titchfield Executive Steering Group on behalf of the Titchfield Neighbourhood Forum. This is to accompany our submission to Fareham Borough Council of the Titchfield Neighbourhood Development Plan under section 16 of the Neighbourhood Planning Regulations 2012.

The Neighbourhood Plan has been prepared by the Neighbourhood Forum, a qualifying body, for the area covering the neighbourhood designated plan. This was designated by Fareham Borough Council in March 2017.

The Plan proposal related to planning matters (the use and development of land) in the designated neighbourhood area from autumn 2018 to 2036. It does not contain policies relating to excluded development as laid out in the regulations.

The following statement will address each of the four basic conditions required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.

The regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State
- Contributes to the achievement of sustainable development
- Is in general conformity with the strategic policies of the Development Plan for the area
- Is compatible with European Union and European Convention on Human Rights obligations

Introduction and Background

The Titchfield Neighbourhood Forum (TNF) was set up in January 2016 by a group of 25 people. The Forum consulted the residents to discover a range of things that were concerning them:

- The lack of affordable housing
- Traffic and parking
- Maintaining the historic ambience of the village
- Health and environment
- Access to the country park
- Presentation and promotion of the village

In March 2017 the Forum was recognised as a legal entity. The Forum then produced our Neighbourhood Plan (NP). The Plan is for everyone in the village regardless of their age, ethnicity, impairment or sexuality. Throughout the process we have constantly consulted with residents on the formation of the plan - see consultation statement.

Fareham Borough Council (FBC) has a draft local plan. In early spring 2018 the draft local plan was put out for consultation. However, due to changes in government guidelines on housing numbers this draft plan is now under review. It is hoped a revised plan will be put out for public consultation in spring/summer 2019. The Forum has worked closely with FBC during the preparation and consultation of the draft local plan.

All policies within the Neighbourhood Plan area are covered within the Compliance statements. However, a summary of these policies is shown below:

Titchfield Neighbourhood Plan - the key policies

Housing

During the life- time of the Plan, 10 dwellings per year will be needed, mainly for first time renters or first-time buyers. History shows us that approximately 10% of the housing demand is met by windfall sites (see glossary of terms p). Housing needs can be reviewed every 5 years.

Getting Around

Traffic policies and community tasks are proposed that are designed to help reduce the impact of traffic throughout the Plan area so that the safety and environmental needs of pedestrians are given priority.

Commercial and Economic Considerations

The area has a thriving local economy at its centre offering employment opportunities as well as services for residents. Policies are proposed that will ensure that existing business premises in High Street, The Square and South Street will not be converted into residential properties except in exceptional circumstances.

The Built and Natural Environment

Policies are proposed to ensure that Titchfield remains a village with an enhanced environment and valued open spaces.

Historic Titchfield

The objective of the Plan is to respect and preserve the history of the area for future generations while allowing the area to continue to develop and grow.

Having regard to National Policy

The Neighbourhood Plan has been prepared having regard to the policies set out in the National Planning Policy Framework of April 2012. It also gives regard to the 12 core planning principles in paragraph 17 of the National Planning Policy Framework (NPPF), alongside the National Practice Guidance published by the Government in April 2014 in relation to the formation of neighbourhood plans.

Compliance

National policies and advice

The National Planning Policy Framework (NPPF) in sections 183 - 185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity'

with the Strategic Policies of the Local Plan. This section demonstrates that Development Plan has regard to the twelve core planning principles in the NPPF (paragraph 14).

The twelve principles appear in shaded boxes followed by a brief note on compliance.

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.

The Titchfield Neighbourhood Development Plan is a community response to how proposals for development for the future within the Plan area should be managed in line with policy over the period up to 2036. The village is not opposed to development but wishes its priorities and concerns to be reflected in any proposals. Formal designation for the development of the plan was approved by Fareham Borough Council in March 2017. Detailed work then continued to develop the plan with constant consultation with FBC covering all aspects of neighbourhood life.

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.

The Neighbourhood Forum has provided opportunities for the whole community to express views as to how development should progress over the period. This has included various forms of consultation with residents, councillors, business, service providers and community groups - see consultation statement. Their views have been used to formulate the plan and are a positive force to indicate how the area wants to grow, be improved and enhanced. The plan in the future will be a tool for decision making and developers alike.

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.

The Titchfield Neighbourhood Development Plan seeks to develop the economic, social and physical well-being of the local population by appropriately and sustainably enhancing business and employment opportunities for its inhabitants. It is important that local business is protected to give accessibility to the Neighbourhood Plan area for the present and in the future. Services and facilities for the area are an important consideration when looking at future development.

Two of the major concerns surrounding development are:

- that the community gets the right quantity and mix of housing. A detailed Housing Survey carried out confirmed that some affordable housing is required. The Plan requires that any development in the future will include sufficient affordable houses to meet local needs.
- that housing development and employment opportunities are kept in balance and if possible, employment opportunities are promoted especially for local people. Ensuring that the area is a living area, where the need to travel is reduced, is seen to be central to the sustainability of development.

4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The Titchfield Neighbourhood Plan Area has a varied mixture of architectural styles, listed buildings and various green spaces used for sport, recreation or simply as open areas. There are two designated Conservation areas within the Boundary Plan area. The Plan policies are very clear in that the historic nature of the village, its setting within open country, its architecture and its green areas should not, in any way, be adversely affected by development. Indeed, any planning gain from development may be used to improve these facilities thus making a positive contribution to the form and character of the village. The Plan clearly states that any development in the future must be of good quality design which respects the existing style and scale of buildings within the village.

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.

Part of the appeal of the Titchfield Neighbourhood area is its rural setting between the two large conurbations of Portsmouth and Southampton. It is a Plan policy to ensure that any proposed development in the future does not compromise the character and beauty of this setting and that any development will be contained within the settlement boundary.

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).

Titchfield Neighbourhood Plan area has experienced flooding in certain areas in the past and the Plan seeks to mitigate this risk by preserving the flood plains and water meadows. The Plan expects any development proposals to measure and take account of the possible effects of flooding including the effects of climate change. Renewable energy development proposals are welcome subject to compliance with the policies of the Plan and the proposed FBC Local Plan. Any new building in the future must be constructed to environmental standards limiting their impact on CO2 emissions.

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.

Titchfield Neighbourhood Plan area is largely a rural area. Some of the land surrounding the village part of the Plan is agricultural land and this, where practicable, should be preserved in line with National Policy. The housing requirement for the Plan period will be within the line agreed by Fareham Borough Council and on brownfield sites where at all possible thus sparing agricultural land and protecting the strategic gap as well as areas containing habitats.

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.

Any future developments identified within the Titchfield Neighbourhood Plan area should wherever practical be on brownfield sites.

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).

Any future development in the Neighbourhood Plan area would be welcomed if there was mixed use development - such as for wild life, flood risks, recreation or agricultural food production echoing national and local policy of mixed use development.

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.

Titchfield village conservation areas have been appropriately addressed throughout the plan. The historic building of the village, the pattern of its streets, footpaths and public spaces will be conserved and enhanced. Key community facilities will, where appropriate in the future, be identified and protected under the Assets of Community Values Regulation 201.

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.

Titchfield is a village within the busy conurbations of Southampton and Portsmouth. It has the main road to these two areas, A27, running between the conservation areas of the village. Although not a designated freight route, some heavy vehicles deliver into the village and some use it as a cut through. Heavy vehicles cause damage to listed properties, road surfaces, verges, pavements and generate problems for pedestrians. Any development in the Neighbourhood Plan area will be expected to minimise and not exacerbate the adverse effects on pedestrians.

The Plan tasks seek work with HCC to address the parking issues within the village and any new development must provide adequate off-road parking in line with adopted standards.

The Plan aims through tasks and policies to reduce the need for villagers to travel and to enhance sustainable transport modes within the village eg cycleways and footpaths.

There are a number of established footpaths within the village and these should be retained and where possible enhanced.

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.

Titchfield Primary School provides educational services for use by the children of the village and surrounding area. The village also offers a wide range of formal and informal sporting and leisure facilities such as: football, tennis, boxing, bowls etc. The churches and community venues support many thriving social and community activities. The Plan aims to preserve and enhance these facilities and groups.

Contribution to achieving sustainable development

The Titchfield Neighbourhood Development Plan ensures that any development that occurs in the future does not prevent following generations from enjoying the same or better opportunities and the same or better environment. For this reason, the Titchfield Development Plan pursues a balanced approach where future development is steered to the least damaged of constrained sites.

The aim is to sustain the strong sense of community within the village.

The Plan also seeks, when looking at future developments, to ensure that people can live and work within the pleasant surroundings of the Neighbourhood Plan area - reducing the need to travel and encouraging mixed use developments.

General conformity with the draft Local Plan

A good working relationship has been consistently maintained with Fareham Borough Council following the approval of the Forum as a designated Forum.

Key Strategic Priorities drawn from the Fareham Draft Local Plan 2036

Key priorities in bold -

Address the housing and employment needs by the end of the Plan period in an appropriate and sustainable manner, creating places where people want to live or businesses can locate.

- the Neighbourhood Plan will identify possible sites in the future to meet anticipated indicative housing
- ensure sites meet a range of need and choice including affordable homes
- the NP will seek to ensure a mix of housing that meets the pattern of local housing needs
- the Plan recommends that for economic stability, business premises are not converted to residential use unless it has not been possible to sell the business for two years

Maximise development within the urban area and away from valued landscape and spaces that contribute to settlement definition

During recent consultation, 96% of residents voted in favour of the Forum's proposal to support the local plan development of 400 properties adjacent to the settlement boundary. The Titchfield NP plan does not support large development within the settlement boundary.

Ensure high quality design that responds to local character is integral to development proposals within the borough

TNP seeks to ensure that the historical setting and natural environment of the village is unharmed. The plan also proposes to protect and enhance key community facilities.

Ensure that infrastructure is planned prior to any development within the area and delivered at the appropriate point alongside the development to meet the changing needs of residents and business

The Plan supports the Community Infrastructure Levy (CIL) and section 106 agreements to provide or improve the Plan's infrastructure and local priorities in the case of future development

Create places that encourage healthy lifestyles and provide for the community through the provision of leisure, cultural, recreation, open space and the opportunity to walk and cycle

Through consultation, footpaths, play facilities and cycle path provision have been highlighted as tasks within the plan. This will create a reduction in the community's carbon footprint and improve sustainable transport and green energy.

Provide new housing which incorporates a mix of tenure, size and type to meet the Borough's needs

The NP states that future housing sites should meet a range of needs including smaller homes for older residents wishing to downsize and for young people and families wishing to get onto the housing ladder.

Protect and enhance the Borough's landscape features and valued landscape biodiversity and the local, national and international nature designations

The NP tasks include monitoring of the canal, footpaths, invasive species and protection of wildlife habitats.

The Plan also seeks to continually enhance the visual landscape of the village by, for example, entering the Village in Bloom competition

Manage and protect the Borough's historical assets including conservation areas, listed buildings and scheduled ancient monuments

The TNP seeks to contain future development within the current Limits of Development to ensure that the historical setting and natural environment of the village is unharmed. The Plan also proposes to protect and enhance key community facilities.

EU Regulations and Obligations

Fareham Brough Council has provided a Strategic Environment Assessment. The Plan does seek to address sustainability issues in a positive and inclusive manner. A Habitat Regulation Assessment was also carried out - letter, 13.07.18.

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

'Strategic Environmental Assessment - following analysis undertaken to assess the likely effects on the environment resulting from the Titchfield Neighbourhood Plan including the scale of development and policies proposed, it is considered significant effects on the environment are not likely. Therefore a SEA is considered to not be required.

Habitats Regulations Assessment - there are 6 designated European sites within 10km of Titchfield Neighbourhood Plan area and a further potential SPA which is currently under consideration for designation. Given the nature of the development which is likely to be facilitated by the Neighbourhood Plan which is limited to residential development within the urban area, it is considered that the impacts of the plan are to be fairly localised, and would not result in any likely significant effects on any European sites.

Human Rights

The TNP is in an epitome of the Human Rights Act. At all stages of the development of the Plan the residents have been consulted on areas such as:

- Housing - a public meeting solely on housing was organised and the residents were asked to vote on the suggested policies. 98% voted in favour.
- A traffic survey carried out by residents meant that some proposed policies on traffic and parking were not followed through
- The accessibility audit has highlighted the need for change both from a safety perspective and general improvement in the life for wheelchair users, disabled buggy drivers and parents with children in buggies
- The outcomes from the very first questionnaire asking residents what would make Titchfield a better place to live, work and play has informed the NP. In addition, the design and accessibility of the new country park has changed considerably to enable the above group to enjoy the facilities.

Residents have the right to:

- the most appropriate type of development for the area
- to be consulted
- be involved in decision making throughout production of the plan
- be involved in public consultation of plan before submission
- vote on the NP in referendum

CONCLUSION

The basic conditions as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 are considered to have been met by the Titchfield Neighbourhood Plan and the policies therein. The Titchfield Neighbourhood Development Plan therefore complies with paragraph 8(a) of Schedule 4B to the Act.

Ann Wheal

Chair

Titchfield Neighbourhood Forum

