

EAST MEON

Neighbourhood
Development
Plan
2017 - 2032

Basic Conditions Statement

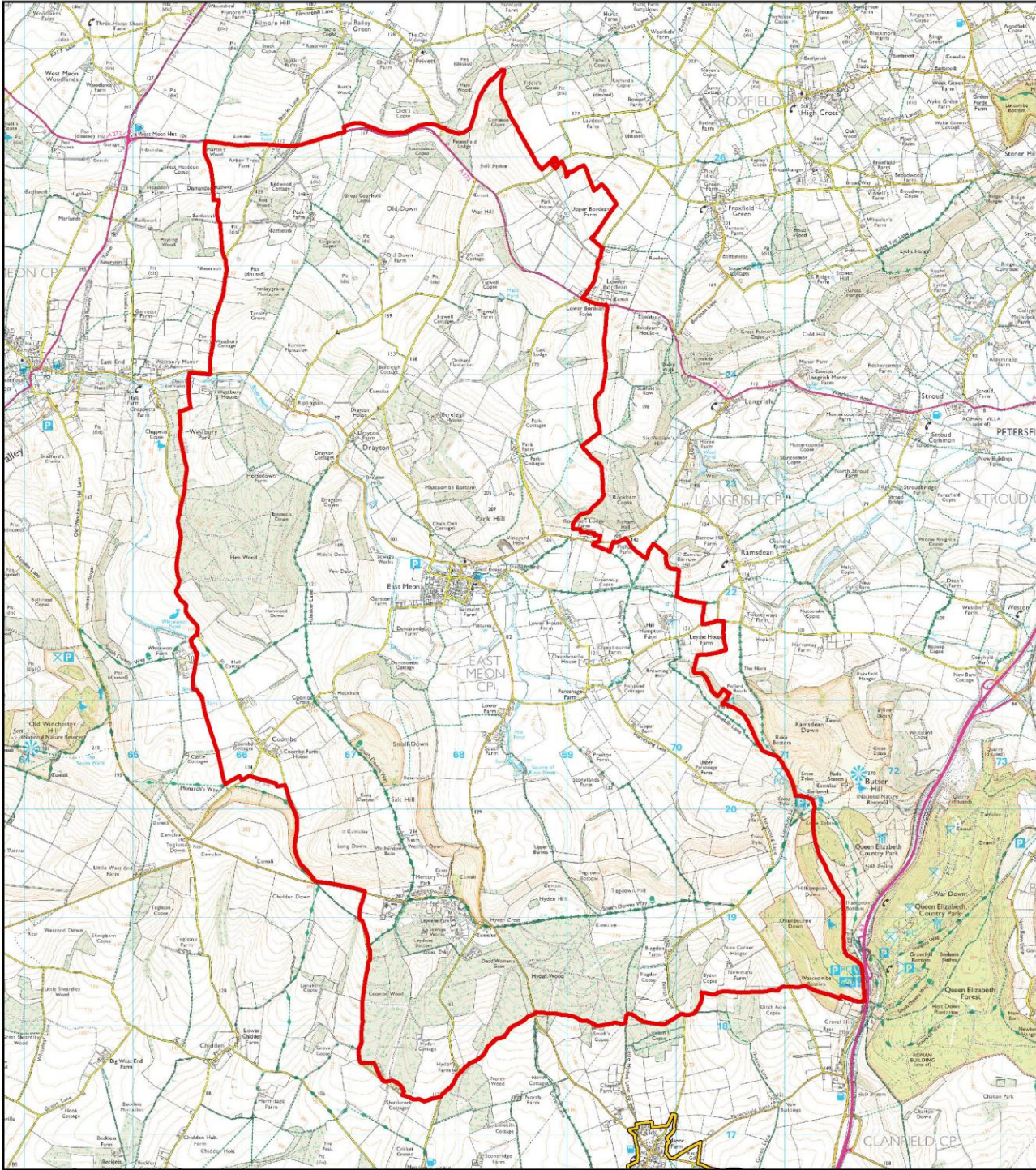
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1.1 Introduction

- 1.1 This Statement has been prepared by East Meon Parish Council (“the Parish Council”) to accompany its submission of the East Meon Neighbourhood Development Plan (“the Plan”) to the local planning authority, South Downs National Park (SDNP), under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of East Meon (see Map, section 1.6).
- 1.3 The policies described in the Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Plan is from the 1st February 2017 to 31st December 2032 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the submitted Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.6 Neighbourhood Plan Area Designation



2. Background

- 2.1 The Parish Council commenced preparation of the Plan in 2013. The key drivers of that decision were that the Plan would:
- allow the residents of East Meon Parish to have a very real influence on how their environment and the places in which they live and work will change over time.
 - help to ensure any future development is sympathetic to both the village/parish setting. This would include both the natural landscape and the balance of new housing needs to maintain the present healthy socio-economic mix.
- 2.2 The Parish Council formed a Neighbourhood Plan Steering Group comprising a number of Councillors, a Leadership Group consisting of representatives from different areas of the village and a number of working groups.
- 2.3 The Steering and Leadership Groups were delegated authority by the Parish Council to make decisions on the Plan as the project reached specific approval milestones, for example publishing:
- the Draft Neighbourhood Plan,
 - the Pre-Submission Neighbourhood Plan (and its Regulation 14 Schedule) and
 - the Submission Neighbourhood Plan.
- 2.4 The Parish Council and the Steering and Leadership Groups worked with officers of the SDNP during the preparation of the Plan in order to help ensure the correct positioning of the Neighbourhood Plan in respect of the emerging SDNP Local Plan, which proposes to establish a clear policy framework for neighbourhood plans.
- 2.5 A number of saved policies of the East Hampshire District Local Plan: Joint Core Strategy 2014 continue to provide a valid policy framework for the Plan and these have been referenced alongside each proposed policy in section 4.
- 2.6 For the most part, the plan has deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications. This has allowed the Plan to focus on a relatively small number of policies.

3. Conformity with National Planning Policy

- 3.1 The Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the draft National Planning Practice Guidance (NPPG) in respect of formulating Neighbourhood Plans.
- 3.2 Compliance with the key objectives of the NPPF ensures that the Neighbourhood Plan promotes Sustainable Development.
- 3.3 The East Meon NDP has regard to relevant policies within the NPPF in relation to:
- Conserving and enhancing the natural environment, including landscape.
 - Delivering a wide choice of high quality homes;
 - Requiring good design;
 - Promoting healthy communities;
 - Meeting the challenge of climate change, flooding and coastal change;

Conserving and enhancing the natural environment, including landscape

- 3.4 The East Meon NDP sets out the following policies that seek to conserve and enhance the natural environment

Policy EM5	Protection of Valued Views
Policy EM10	Local Green Spaces and Recreation

- 3.5 These policies meet the aims of the NPPF by recognising the importance of the intrinsic character and beauty of the countryside, including designated landscapes.

Delivering a wide choice of high quality homes

- 3.6 The East Meon NDP sets out the following policies that aim to deliver a wide choice of high quality homes:

Policy EM1	East Meon Housing Allocation to 2032
Policy EM2	Development Within the Settlement Policy Boundary
Policy EM3	Size of Dwellings
Policy EM4	Allocation of Affordable Housing
Policy EM14	Site A3 - Land at Hill View
Policy EM15	Site B2 - Land south of Coombe Road opposite Kews Cottages and Coombe Cottages
Policy EM16:	Site B3/4 - Land north of Coombe Road between Garston Farm and Garston Farm Cottages
Policy EM17	Site B9 - Land on the south-east corner of Coombe Road

- 3.7 These policies meet the aims of the NPPF by seeking to allocate land for the provision of a mixture of new homes.

Requiring good design

3.8 The East Meon NDP sets out the following policies that aim to ensure that design is of a high quality

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Policy EM6	Design Policy –Layout and Form
Policy EM7	Design Policy –Materiality and Detailing
Policy EM8	Design Policy- Outbuildings and Enclosure
Policy EM9	Design Policy- Extensions and Alterations

3.9 These policies meet the aims of the NPPF by seeking to ensure that new development responds to the local character of the built and natural environment

3.10 Additionally, East Meon has a Conservation Area and a number of listed buildings. Part of the vision for East Meon is to "...value, protect and enhance the Parish of East Meon by respecting its.....historic built environment and supporting the sustainable growth of the existing thriving community in a manner that is sympathetic to its historic form...." The policies set out in this plan aim to achieve this.

Promoting healthy communities

3.11 The East Meon NDP sets out the following policies that promote a healthy community:

Policy EM10	Local Green Spaces and Recreation
Policy EM11	Retention of Community Uses

3.12 These policies meet the aims of the NPPF by recognising the challenges posed by an ageing population and providing opportunities to increase health care and leisure opportunities for all.

Meeting the challenge of climate change, flooding and coastal change

3.13 The East Meon NDP sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

Policy EM12	Sewerage and Drainage
Policy EM13	Surface Water Management

3.14 These policies meet the aims of the NPPF by recognising the need to deal with flooding from the land.

4. General conformity with the strategic policies of the development plan for the area.

- 4.1 The Neighbourhood Plan policies are in conformity with the policies of the emerging SDNP Local Plan (LP) and the strategic intent of the East Hampshire District Local Plan: Joint Core Strategy (JCS) 2014 and its specific policies.
- 4.2 A full Sustainability Appraisal was deemed not required by SDNPA (see Evidence Base) but the sustainability attributes of each policy have also been assessed in the table below.

Policy No.	Policy Title	SDNP Preferred Options LP Sept 2015	EHDC Local Plan JCS 2014	Social	Economic	Environmental
EM1	East Meon Housing Allocation to 2032	SD22, SD23	CP2, CP10	+	+	0
EM2	Development Within the Settlement Policy Boundary	SD5, SD7, SD22	CP2, CP10	+	+	0
EM3	Size of Dwellings	SD23	CP11	+	+	+
EM4	Allocation of Affordable Housing	SD24	CP11, CP13	+	+	+
EM5	Protection of Valued Views	SD5, SD7, SP11	CP19, CP20, CP30	+	0	+
EM6	Design Policy – Layout and Form	SD6, SD11, SD31	CP24, CP26, CP27, CP29	+	0	0
EM7	Design Policy – Materiality and Detailing	SD6, SD11, SD31	CP24, CP26, CP27, CP29	+	0	0
EM8	Design Policy- Outbuildings and Enclosure	SD6, SD11, SD31	CP24, CP26, CP27, CP29	+	0	0
EM9	Design Policy- Extensions and Alterations	SD6, SD11, SD31	CP24, CP26, CP27, CP29	+	0	0
EM10	Local Green Spaces and Recreation	SD35, SD36	CP18, CP28	+	0	+
EM11	Retention of Community Uses	SD35	CP16, CP17	+	+	0
EM12	Sewerage and Drainage	SD17, SD31	CP25, CP26, CP27	+	0	+
EM13	Surface Water Management	SD17, SD31	CP25, CP26, CP27	+	+	+
EM14	Site A3 - Land at Hill View	SD5, SD7, SD23, SD31	CP10, CP11, CP24	+	+	0

EM15	Site B2 - Land south of Coombe Road opposite Kews Cottages and Coombe Cottages	SD5, SD7, SD23, SD31	CP10, CP11, CP24	+	+	0
EM16:	Site B3/4 - Land north of Coombe Road between Garston Farm and Garston Farm Cottages	SD5, SD7, SD23, SD31	CP10, CP11, CP24	+	+	0
EM17	Site B9 - Land on the south-east corner of Coombe Road	SD5, SD7, SD23, SD31	CP10, CP11, CP24	+	+	0

Sustainability Attributes Key: + = positive; 0 = neutral; - = negative

5. Compatibility with EU Legislation

- 5.1 The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 The East Meon Neighbourhood Plan area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.