

# Bramley

Neighbourhood  
Development  
Plan 2011 - 2029



## Basic Conditions Statement

May 2016

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Prepared for Bramley Parish Council by Urban Vision Enterprise, a Community Interest Company specialising in neighbourhood planning, regeneration, community engagement, urban design and heritage conservation.



# INTRODUCTION



## Basic Conditions

This **Basic Conditions Statement** has been prepared to accompany the Bramley Neighbourhood Development Plan (BNDP).

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that the Bramley Neighbourhood Development Plans (NDP) must

- (i) have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) contribute to the achievement of sustainable development;
- (iii) be in general conformity with the strategic policies contained in the local plan for the area; and
- (iv) be compatible with EU obligations, including human rights requirements.

## Regulatory requirements - Bramley Neighbourhood Development Plan

The Bramley Neighbourhood Development Plan 2011 – 2029 is a Neighbourhood Plan as defined in the Localism Act 2011. The plan deals with planning matters which specifically relate to the development and use of land.

The Bramley Neighbourhood Development Plan 2011 – 2029 has been submitted by Bramley Parish Council, which is a qualifying body as defined in the Localism Act 2011.

The Bramley Neighbourhood Development Plan will have effect until December 2029.

The Bramley Neighbourhood Development Plan does not contain policies that relate to “excluded development”.

## Neighbourhood Area

The Neighbourhood Plan covers the whole of the Parish of Bramley in the Borough of Basingstoke and Deane. The boundary of the Neighbourhood Area is shown in Illustration 1a in the Bramley Neighbourhood Development Plan.

Bramley Parish Council submitted the application to designate the Neighbourhood Area in 2012. In accordance with part 2 of the Regulations Basingstoke and Deane Borough Council, the local planning authority, publicised the Neighbourhood Area application from Bramley Parish Council over a consultation period beginning on 17<sup>th</sup> December 2012 and ending on 28<sup>th</sup> January 2013. The Cabinet of Basingstoke and Deane Borough Council designated the whole of the parish of Bramley as a Neighbourhood Area on 22<sup>nd</sup> March 2013.

Bramley Parish Council confirms that the Bramley Neighbourhood Development Plan relates only to the Parish of Bramley and to no other Neighbourhood Area. Bramley Neighbourhood Development Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.

# 1 HAVING REGARD TO NATIONAL POLICY



## 1.1 National Policy

The Bramley Neighbourhood Development Plan (BNDP) must have appropriate regard to national policy. The following section describes how the BNDP relates to the National Planning Policy Framework (NPPF, March 2012).

### Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF proposes three dimensions to sustainable development: economic, social and environmental. It requires the planning system, and thus the BNDP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and



- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

The NPPF establishes 12 core planning principles and 13 sustainability goals to deliver sustainable development. Sections 1.2 and 1.3 show how the Bramley Neighbourhood Plan meets its obligation to have appropriate regard to these.

## 1.2 Fit with the National Planning Policy Framework's Core Planning Principles

There are 12 core planning principles put forward in the NPPF (Paragraph 17). Table I, below, lists these core planning principles and maps them against the Bramley Neighbourhood Plan's Strategic Aims and Policies.

Table I: Mapping NPPF Core Planning Principles against BNDP Strategic Aims & Policies		
NPPF Core Principle	Bramley NDP Strategic Aim	Policies
Plan-led	All BNDP Strategic Aims apply.	The Plan provides a vision for Bramley to help deliver the community's aspirations.
Enhance and Improve Places	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p>	<p>The Plan includes a policy which facilitates proportionate levels of residential development within or immediately adjacent to the Bramley Settlement Policy Boundary (H1). Policy H2 ensures that new housing development includes a proportion of house types that will specifically satisfy local housing need.</p> <p>Policies D1 and D2 seek to ensure that the quality of new development serves to complement and enhance the local built environment (D1 and D2) whilst respecting the historic rural character of the parish.</p>
Economic development	<i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i>	The Plan includes a policy to facilitate the establishment of new small local businesses and the expansion of existing local businesses, and to enable improved broadband connectivity (E1).
High quality design and standard of amenity	<i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i>	The Plan includes policies which provide criteria to assess the design quality of new development proposals (D1 and D2) in relation to the local built environment, drawing on established principles of best practice including Building For Life 12.
Character	<p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of</i></p>	<p>The Plan includes a policy to protect and enhance the historic rural character of Bramley (D1), having regard to the character of the area within which, or adjacent to which, it is located.</p> <p>The Plan includes policies to preserve the rural setting of Bramley village by maintaining an Area</p>

	<i>the village and its natural environment and to minimize the environmental impact of new development.</i>	of Separation between Bramley and the adjoining village of Sherfield on Loddon (RE2), to protect designated areas of Local Green Space from inappropriate development (RE3), and to protect and enhance the natural environment (RE4).
Climate change and flood risk	<p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i></p> <p><i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i></p>	<p>The Plan includes a policy which focuses the majority of new development within or immediately adjacent to the Settlement Policy Boundary, minimising journey length and carbon emissions (H1).</p> <p>The Plan contains policies which seek to reduce and mitigate the risk of flooding (RE1), and to protect and enhance the natural environment (RE4).</p> <p>The Plan has a policy to improve the footpath and cycle way network in Bramley and provide better connectivity within the village (T1), which will encourage walking and cycling in preference to using motor vehicles.</p>
Conserving and Enhancing the natural environment	<i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i>	The Plan includes a policy to preserve the natural environment and to take opportunities to enhance it and improve its ecological maintenance and management (RE4).
Using brownfield land	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i></p>	The Plan includes a policy which focuses new development within or immediately adjacent to the Settlement Policy Boundary (H1), and policies which protect undeveloped land outside of the areas defined in H1 from development which would adversely affect it (RE2, RE3, and RE4).
Promoting mixed use	<i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i>	The Plan includes a policy to encourage the establishment of new small-scale local businesses, to enable improved broadband connectivity and to encourage the re-use of historic buildings for this purpose (E1).
Conserving heritage	<p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental</i></p>	<p>The Plan has a policy to protect and enhance the historic character and rural setting of Bramley and respect the important views identified in the Bramley Village Character Appraisal (D1). It also has a policy to ensure that new development responds to the traditional built character of Bramley and makes positive use of existing buildings (D2).</p> <p>Policy E1 encourages the re-use of historic</p>

	<i>impact of new development.</i>	buildings for employment purposes.
<b>Sustainable transport</b>	<p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i></p> <p><i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i></p>	<p>The Plan contains a policy which ensures most new development is within or immediately adjacent to the Settlement Policy Boundary minimising the need for car journeys (H1).</p> <p>It contains a policy which encourages good access to community facilities and public transport facilities and the provision of storage facilities for bicycles (D2).</p> <p>The Plan has a policy to improve the footpath and cycle way network in Bramley and provide better connectivity within the village (T1), which will encourage walking and cycling in preference to using motor vehicles.</p> <p>It contains a policy to improve road safety and mitigate traffic hazards particularly in the vicinity of the railway station (T2), which will encourage walking and the use of the rail service.</p>
<b>Health and social and cultural well being</b>	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i></p>	<p>The Plan contains a policy which ensures that new housing development includes a proportion of house types that will specifically satisfy local housing need (H2).</p> <p>It contains a policy that will protect community valued assets in Bramley and will enable them to be improved when opportunities arise (CVA1), and a policy to facilitate the provision of new community valued assets through appropriate planning agreements, levies or conditions (CVA2).</p> <p>Policy D2 supports walking and cycling and access to community services and facilities.</p> <p>Policy T1 facilitates walking and cycling by enabling improvements to be made to the footpath and cycle way network.</p> <p>Policy T2 seeks to improve road safety, and mitigate traffic hazards, which will encourage walking and cycling.</p>





### 1.3 Fit with the Sustainability Policies in the National Planning Policy Framework

The following section compares the sustainability policies of the NPPF (**bold numbered headings**) with those of the Bramley Neighbourhood Plan.

#### 1. Building a strong, competitive economy

Policy E1 in the Neighbourhood Plan enables the development of new small businesses in the parish as well as the expansion and diversification of existing small businesses. It also seeks to increase business competitiveness by facilitating the provision of fibre optic broadband.

#### 2. Ensuring the vitality of town centres

In 2011 Bramley village had a population of 4,233. The village shops, public house and services are located in the vicinity of the railway station. Policy H1 in the Neighbourhood Plan seeks to focus the majority of new development within or immediately adjacent to the Settlement Policy Boundary, optimising access to village shops and services. Policy D2 c) requires new developments to provide convenient access to community services and facilities.

#### 3. Supporting a prosperous rural economy

Policy E1 supports the development of new small businesses and the expansion and diversification of existing businesses in Bramley. It also encourages the re-use of vacant or redundant historic buildings for employment purposes.

The availability of fast broadband is often a problem in rural areas, disadvantaging businesses and home workers. Policy E1 seeks to facilitate the provision of fibre optic broadband in new employment development. Policy D2 m) requires all new development to help achieve a fibre optic connection.

#### 4. Promoting sustainable transport

The NPPF says “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.”

Policy D2 requires new development to have good access to public transport or otherwise reduce car dependency and provide convenient storage space for bicycles. Policy T1 requires new development to take opportunities to develop, improve and extend the footpath and cycle way network and improve connectivity in Bramley.

#### 5. Supporting high quality communications infrastructure

Policy E1 seeks to facilitate the provision of fibre optic broadband in new employment development. Policy D2 m) requires all new development to help achieve a fibre optic connection.

#### 6. Delivering a wide choice of high quality homes.

The NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed, (Paragraph 50).

The Bramley Neighbourhood Plan does not make any site allocations for new housing development, but policy H1 supports infill development within the Settlement Policy Boundary and new developments of up to 50 new dwellings on each suitable development site immediately adjacent to the Settlement Policy Boundary. Policy H2 requires each new development to include a proportion of housing specifically designed to meet expressed local needs, particularly older persons and smaller households, in addition to the larger family homes that the market readily provides.

Policies D1 and D2 sets out a range of design criteria which proposals for new development must satisfy, to ensure that new homes of a high quality design standard are delivered in Bramley.

## **7. Requiring good design.**

Policy D1 in the Bramley Neighbourhood Plan requires new development to protect, complement or enhance the character of the area in which it is located, as defined in the Bramley Village Character Assessment.

Policy D2 requires all new development to deliver good quality design by demonstrating that it responds to design criteria which have been developed principally from design guidance produced by Design Council CABE and the Building For Life 12 Standard.

## **8. Promoting healthy communities**

Health can be considered from different perspectives – physical, mental and social. The Bramley Neighbourhood Plan contains policies which seek to improve pedestrian facilities, thereby encouraging walking (D2 and T1). Policy T2 aims to improve road and pedestrian safety in the village. Policy RE3 seeks to protect valuable local green spaces, which contribute significantly to local people's sense of well-being. Policy CVA1 seeks to protect existing community valued facilities and services, and policy CVA2 seeks to take opportunities to improve or provide new community services and facilities.

## **9. Protecting Green Belt land**

The Bramley Neighbourhood Area does not include any designated green belt.

## **10. Meeting the challenge of climate change, flooding and coastal change**

Climate change is addressed in various parts of the Bramley Neighbourhood Plan.

Policy H1 focuses most new development within the Settlement Boundary, thereby minimising the need for car journeys to access village facilities and services.

Policy D2 requires new development to improve connectivity with its surroundings, thereby making walking more attractive, to provide convenient access to community facilities and public transport, to provide storage space for recycling and bicycles, and to achieve a fibre optic connection, thereby supporting home working and reducing the need for commuting.

Policy RE1 requires new development proposals to provide an assessment of flood risk in relevant situations and to include measures to ensure the development is not exposed to the risk of flooding and also does not increase the risk of flooding elsewhere.

Policy RE4 requires new development to protect the existing natural environment and to provide landscaping which reinforce and reflect local biodiversity.

## **11. Conserving and enhancing the natural environment**

The NPPF requires the planning system to contribute to and enhance the natural and local environment.

Policy D2 in the Bramley Neighbourhood Plan requires new development to make positive use of local topography, landscape and water features, trees and plants, and wildlife habitats.

Appendix E to the Neighbourhood Plan identifies important trees, hedgerows and woodland in Bramley which host valuable ecosystems and / or have significant amenity value. Policy RE4 requires new developments to demonstrate that they will cause no harm to the natural environment, and to introduce arrangements for ecologically balanced maintenance and management of the natural environment where appropriate.

## **12. Conserving and enhancing the historic environment.**

The historic settlement of Bramley Village and Bramley Green are a designated Conservation Area, and there are some 50 statutorily listed buildings in the parish. There are two scheduled monuments within the parish: Bullsdown Iron Age Plateau Fort in the east and a moated site at Cufau Farm in the south west.

Policy D1 requires new development to protect, complement or enhance the relevant local historic environment, especially with regard to scale, form, density, materials and impact on important views.

### **13. Facilitating the sustainable use of minerals**

Mineral extraction is excluded development and is therefore not dealt with in the Bramley Neighbourhood Plan.



## 2 ACHIEVING SUSTAINABLE DEVELOPMENT



### 2.1 Requirement

The Bramley Neighbourhood Plan must contribute to the achievement of sustainable development (as defined in the NPPF and summarised in section 1.1 of this Basic Conditions Statement). Paragraph 7 of the National Planning Policy Framework says that there are three dimensions to sustainable development:

- to contribute to building a strong, responsive and competitive economy,
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment.

This section shows how the Bramley Neighbourhood Plan helps achieve sustainable development.

### 2.2 Fit of BNDP Strategic Aims with Sustainable Development

**Table II: Mapping BNDP Strategic Aims against the three dimensions of Sustainable Development**

NPPF Dimension	Bramley Neighbourhood Plan Strategic Aims
Economic	<i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i> <i>BAS6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i>

<p><b>Social</b></p>	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i></p> <p><i>BSA7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i></p>
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<p><b>Environmental</b></p>	<p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i></p> <p><i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i></p> <p><i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i></p>
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## 2.3 Bramley Neighbourhood Development Plan: Achieving Sustainable Development

The following table sets out the purposes of each policy in the Bramley Neighbourhood Development Plan and its intended outcome with regard to the achievement of sustainable development.

Table III: Contribution of Bramley Neighbourhood Plan Policies to Sustainable Development		
Policy	Purpose	Outcome
H1	<p>To provide opportunities for future housing development in the eventuality that the Borough Council does not have a 5 year housing land supply, providing it does not adversely affect the rural character of the village nor encroach into open rural areas, with certain defined exceptions.</p> <p>To ensure that new development contributes towards local services and facilities and includes sufficient green space to integrate the development successfully with the rural setting and provides outdoor amenities for residents as required by the Borough Council's Green Space Standards.</p>	<p>Ensures that Bramley remains a compact settlement and most new development is within walking distance of villages facilities and services.</p> <p>Protects the surrounding countryside and agricultural land.</p> <p>Provides a contribution towards local services and facilities.</p>
H2	<p>To ensure that new housing development in Bramley includes the kind of homes which meet the expressed needs of the local community, including smaller homes suitable for older people wishing to downsize and young people seeking an affordable first home for themselves or their families.</p> <p>To make affordable housing available to persons with a strong local connection.</p>	<p>Supports the rural community.</p> <p>Ensures local housing needs are met.</p>
CVA1	To protect existing community-valued local assets and ensure that new development does not adversely affect them and, where possible, enhances them.	<p>Supports the local community.</p> <p>Ensures community facilities are maintained and, if possible, improved.</p>
CVA2	To take advantage of opportunities provided by development proposals to provide new community facilities in accordance with prioritised local community needs.	<p>Supports the local community.</p> <p>Takes opportunities to provide new community facilities.</p>
D1	<p>To protect and enhance the distinctive rural character and historic environment of Bramley.</p> <p>To ensure that important views in Bramley are not adversely affected or impaired by future development.</p>	Preserves and enhances the value, significance and character of Bramley's historic rural environment.
D2	To ensure that all new development in Bramley is designed to a high standard based on established design principles.	Provides practical tests to ensure that new development is designed to be well connected to its surroundings, to provide convenient access to community facilities, to incorporate existing



	To ensure that all new development in Bramley responds and contributes to the distinctive built character of its setting.	landscape, water features and wildlife habitats, and to provide storage space for recycling and bicycles.
RE1	To ensure that new development proposals in Bramley on sites which require a Flood Risk Assessment incorporate measures which attenuate and / or reduce rainwater run-off.	Provides a means to ensure new development is not unnecessarily exposed to the risk of flooding, and does not increase the risk of flooding elsewhere, by requiring that appropriate mitigation measures are taken.
RE2	To ensure that Bramley does not merge with the settlement of Sherfield on Loddon.  To preserve the setting of the Scheduled Ancient Monument, Bullsdown Iron Age Plateau Fort.  To protect the agricultural land between the village of Bramley and Sherfield on Loddon, maintaining the open character of the countryside around the village of Bramley.	Ensures the agricultural land between Bramley and Sherfield on Loddon remains undeveloped.  Protects the countryside on the east side of the village.
RE3	To protect the open character and amenity value of areas of local green space in and around Bramley village which are of particular importance to the local community.	Provides special protection for designated local green spaces in the village which have particular value for the local community.
RE4	To protect, to enhance and to maintain the ecological balance of the natural environment in Bramley.  To facilitate access to the natural environment in the parish of Bramley.	Protects and sustains the existing natural environment in the parish and improves biodiversity when opportunities arise.
T1	To improve the footpath and cycle way network in Bramley and provide better connectivity within the village.  To give pedestrians and cyclists better access to the countryside and surrounding areas.	Encourages walking and cycling.  Improves access to the countryside.
T2	To improve road safety in Bramley.	Encourages walking and cycling.
E1	To enable existing and new small businesses in Bramley to grow and develop.  To facilitate the provision of high speed broadband for relevant business users.	Supports a balanced rural community.  Encourages the development of new small businesses and the expansion of existing businesses, providing local employment and reducing the need for commuting.  Provides a mechanism to improve broadband connectivity, thereby supporting local businesses and home working and reducing the need to commute to work.

### 3 CONFORMITY WITH LOCAL STRATEGIC POLICY



#### 3.1 Requirement

The Bramley Neighbourhood Development Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. During the preparation of this Neighbourhood Plan the development plan currently in force for the Bramley Neighbourhood Area was the Basingstoke and Deane Borough Local Plan 1996-2011 (Adopted July 2006), through Adopted Local Plan policies which the Secretary of State directed should be saved in a letter of June 2009.

Concurrently with the production of this Neighbourhood Plan a new Local Plan was prepared by Basingstoke and Deane Borough Council and was submitted to the Planning Inspectorate for independent examination in October 2014. The Inspector's report was published in April 2016 and his conclusion was that, with the recommended main modifications set out in Appendix 1 of his report, the Basingstoke and Deane Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the Framework. On 26 May 2016 the Borough Council adopted the Basingstoke and Deane Local Plan 2011-2029. The new Local Plan is now the strategic development plan for the Borough, superseding the former Local Plan 1996 – 2011, adopted in 2006.

The Bramley Neighbourhood Plan was prepared in the light of the strategic policies and site allocations in the new Local Plan, as well as the policies of the former Local Plan saved in 2009. Sections 3.2 and 3.3 following consider the conformity of the Bramley NDP with the old Local Plan 1996-2011; Sections 3.4 and 3.5 consider the conformity of the Bramley NDP with the new Local Plan 2011-2029.

#### 3.2 Fit of the Strategic Aims of Bramley Neighbourhood Development Plan with the Local Plan 1996 - 2011

The Local Plan 1996-2011 contains 7 objectives. Table IV below correlates relevant former Local Plan objectives against the strategic aims of the Bramley Neighbourhood Plan.

**Table IV: Local Plan 1996-2011 Objectives and BNDP Strategic Aims**

Former Local Plan Objective	Neighbourhood Plan Strategic Aims
(1) To improve the economic, social and environmental well being of residents, workers and visitors to the Borough and to optimise quality of life.	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i></p> <p><i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i></p>
(2) The Council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities and are planned and provided in tandem with new housing and other development.	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i></p>
(3) The Plan will provide opportunities for decent homes, by identifying sustainable locations for up to an additional 8,203 new dwellings between 2005 and 2011. The Plan will also ensure that new residential development provides a mix of house types and sizes, particularly affordable and key worker housing.	<p><i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p>
(4) The Plan promotes a strong and dynamic local economy to provide a range of jobs for local people mainly by identifying and protecting key employment locations and encouraging the regeneration of appropriate employment sites for employment use and the diversification of the rural economy.	<p><i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i></p>
(5) The Plan will protect and enhance the Borough's natural and built environment for the enjoyment of all, promoting opportunities to secure the regeneration and renewal of the built and natural environments.	<p><i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i></p> <p><i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i></p> <p><i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i></p> <p><i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway</i></p>



	<i>station level crossing and nearby shops and businesses.</i>
(6) Walking, cycling, the use of public transport and appropriate levels of car use will be promoted by ensuring that development is located in accessible locations, consistent with priorities in the Local Transport Plan. Furthermore, in both urban and rural areas, alternative modes of transport to the car will be promoted through the development of safe, accessible and attractive transport networks, including securing directly related improvements from new development schemes.	<p><i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i></p> <p><i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i></p>
(7) The Council will strive to ensure that it maximises community involvement and engagement in the planning system.	<i>No directly correlated aim, but the Neighbourhood Planning process is geared to engage the local community from the outset in the preparation of the Neighbourhood Plan.</i>



### 3.3 Fit of the Policies of Bramley Neighbourhood Plan with the Local Plan 1996-2011

Table V maps the relevant saved strategic policies in the Local Plan 1996-2011 against relevant policies in the Bramley Neighbourhood Plan.

**Table V: Local Plan 1996-2011 Saved Policies and Bramley Neighbourhood Plan Policies**

<b>Old Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
D5 Residential and Other Development within Settlements	H1 New Housing Development	Policy H1 allows appropriate new housing development within the Settlement Policy Boundary
D6 New Residential Development in the Countryside	H1 New Housing Development	<p>The Bramley Neighbourhood Plan policy H1 allows new housing developments of up to 50 dwellings on suitable sites immediately adjacent to the Settlement Policy Boundary (SPB), but not in the wider countryside. Policy H1 takes account of greatly changed circumstances regarding strategic housing need which have arisen since the Adopted Local Plan was approved in 2006.</p> <p>The new Basingstoke and Deane Local Plan 2011-2029 has responded to new requirements for strategic housing growth by including housing allocations for sites outside Settlement Policy Boundaries, including at Bramley.</p> <p>In December 2014 the Borough Council acknowledged the need to increase the housing supply in approving planning applications for residential development for 200 homes on a site at Minchens Lane.</p> <p>Subsequently further planning permissions have been granted for 65 houses on land off The Street and 50 houses at Strawberry Fields. All sites are outside but immediately adjacent to the Bramley SPB.</p>
D8 Rural Exceptions	H1 New Housing Development	Policy H1 in the Neighbourhood Plan says that "New housing development outside and not immediately adjoining the Bramley Settlement Policy Boundary will only be permitted if it is in accordance with relevant Local Plan policies for new housing in the countryside."
D9 Rural Brownfield Sites	<p>H1 New Housing Development</p> <p>E1 Employment Development</p>	<p>Policy H1 in the Neighbourhood Plan says that "New housing development outside and not immediately adjoining the Bramley Settlement Policy Boundary will only be permitted if it is in accordance with relevant Local Plan policies for new housing in the countryside."</p> <p>Policy E1 allows the re-use of vacant or</p>

		redundant historic buildings for employment purposes, including those located in the countryside.
E1 Development Control	D1 Protecting and enhancing the historic character and rural setting of Bramley D2 Design of new development	Policies D1 and D2 in the Neighbourhood Plan provide additional detailed guidance based on nationally recognised design principles to support the delivery of good design which respects its setting, provides attractive and safe public spaces, and includes landscaping that integrates the site with the surrounding landscape.
E2 Buildings of Architectural or Historic Interest	D1 Protecting and enhancing the historic character and rural setting of Bramley	Policy D1 requires new development to protect, complement or enhance the local historic environment, and the character of the surrounding area.
E3 Areas of Architectural or Historic Interest	D1 Protecting and enhancing the rural character and historic setting of Bramley  RE2 Area of Separation	Policy D1 requires new development to protect, complement or enhance the local historic environment, and the character of the surrounding area.  Policy RE2 ensures that the setting of the Scheduled Monument Bullsdown Iron Age Plateau Fort will not be affected by any development which affects its significance.
E6 Landscape Character	RE2 Area of Separation  RE4 Protection and enhancement of the natural environment	Policy RE2 ensures there will be no development in the open landscape between Bramley and Sherfield on Loddon which would detract from the open and undeveloped character of the area.  Policy RE4 supports Adopted Local Plan policy E6 by identifying important elements of the natural environment in Bramley and requiring new developments to ensure they are not harmed.
E7 Nature / Biodiversity Conservation	RE4 Protection and enhancement of the natural environment	Policy RE4 supports Adopted Local Plan policy E6 by identifying important elements of the natural environment in Bramley and requiring new developments to ensure they are not harmed.
C1 Section 106 Contributions	H1 New Housing Development  CVA1 Bramley Community-Valued Assets  CVA2 Provision of New	Policy H1 requires a developer contribution towards maintaining or improving community facilities and open green space.  Policy CVA1 seeks to take opportunities to improve or enhance local community facilities with developer contributions.  Policy CVA2 seeks to take opportunities to provide new community facilities with the

	<p>Community Facilities</p> <p>RE3 Protection of Local Green Space</p> <p>T1 Improving the Footpath and Cycle Way Network</p> <p>T2 Improving Road Safety in Bramley</p>	<p>aid of developer contributions.</p> <p>Policy RE3 seeks to take opportunities to enhance or increase areas of Local Green Space when they arise.</p> <p>Policy T1 seeks to utilise developer contributions to develop, improve and extend the footpath and cycle way network.</p> <p>Development proposals which may adversely affect known traffic hazards will be required to provide mitigation in the form of physical works or financial contributions towards such works.</p>
C2 Affordable Housing	H2 Provision of Housing to meet Local Needs	Policy H2 requires the first occupancy of all affordable homes to be offered to persons with a strong local connection to the parish of Bramley.
C3 Housing Mix	H2 Provision of Housing to meet Local Needs	Policy H2 requires all proposals for new housing to demonstrate how provision is being made for smaller dwellings designed for smaller households, including accessible purpose-designed accommodation for older persons, or one or two-bedroom accommodation suitable for younger persons and small families.
C4 Housing for the Elderly and People with Special Needs	H2 Provision of Housing to meet Local Needs	Policy H2 requires all proposals for new housing to demonstrate how provision is being made for smaller dwellings designed for smaller households, including accessible purpose-designed accommodation for older persons.
C7 The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities and Open Spaces	CVA1 Bramley Community Valued Assets	Policy CVA1 protects identified community valued assets in Bramley and stipulates that proposals which result in the loss of, or adversely affect, such assets will not be acceptable unless satisfactory alternative facilities are provided.
C8 Protection of Essential Services	CVA2 Provision of New Community Facilities	Policy CVA2 seeks to take opportunities to provide new community facilities needed by the local community by means of planning agreements or levies.
C9 New Leisure Facilities or Open Spaces	CVA2 Provision of New Community Facilities	Policy CVA2 seeks to take opportunities to provide new community facilities needed by the local community by means of planning agreements or levies.



	H1 New Housing Development	Policy H1 requires new housing development of 10 dwellings or more to provide public green space within the site in accordance with the Borough Council's Green Space Standard.
A2 Alternatives to the Car / Public Transport	T1 Improving the Footpath and Cycle Way Network  D2 Design of New Development	Policy T1 seeks to take opportunities to develop, improve and extend the footpath and cycle way network in Bramley.  Policy D2 requires new development to provide convenient storage space for bicycles.

The following saved policies in the Local Plan 1996-2011 are strategic or place-specific, but do not affect the Bramley Neighbourhood Area:

- D2 - Phasing of Residential Development for strategic sites
- D3.1 to D3.21 – Strategic site allocations, all outside of Bramley parish
- EC3 – Office and High-Tech Employment Uses

The following strategic policies in the Local Plan 1996-2011 apply to Bramley, but the Neighbourhood Plan does not propose to change them or add anything to them:

- D4 - Sub-division and Loss of Dwellings
- EC1 and EC2 - Employment Areas
- EC4 – Loss of Local Employment Opportunities
- EC5 – Live/Work Units
- EC6 – Re-use of Buildings in the Countryside
- EC7 – Farm Diversification
- EC8 – Rural Tourism
- EC9 – Retail and Commercial Leisure
- EC10 – A3, A4 and A5: Food and Drink
- EC11 – Hotels
- C5 – Gypsy Sites / Travelling Show People
- C6 – Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries
- A1 – Car Parking
- A3 – Infrastructure Improvements
- A4 – Telecommunications Development
- A5 – Recycling
- A6 – Renewable Energy
- A7 – Water and Sewerage Infrastructure

### 3.4 Fit of the Strategic Aims of Bramley NDP with the new Local Plan 2011 - 2029

The Local Plan 2011-2029 contains 15 objectives, grouped under three headings – Prosperous and Thriving, Connected and Vibrant, and Environmentally Responsible and Distinctive. Table VI below correlates relevant Local Plan 2011 – 2029 objectives against the strategic aims of the Bramley Neighbourhood Plan.

**Table VI: Local Plan 2011 - 2029 Objectives and BNDP Strategic Aims**

Adopted Local Plan Objective	Neighbourhood Plan Strategic Aims
<b>PROSPEROUS AND THRIVING</b>	
A) Maintain and enhance the borough's position as a prosperous economic centre with a diverse economy by supporting a range of employment sectors through the availability of employment land and premises of the right quality, type, location and size. This will be delivered through the protection and regeneration and/or redevelopment of the established strategic employment areas (such as Basing View) and the allocation of a new employment sites through a future DPD.	<i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i>
B) Reduce the need to travel, providing sustainable and fully accessible transport opportunities, and promoting walking and cycling across the borough. Work in partnership to address issues around junction 6 of the M3 and the delivery of strategic transport infrastructure.	<i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i>
C) Facilitate a well-educated and highly skilled local population and workforce with strong connections to the local business community and opportunities to access high quality education and jobs with lifelong learning for all.	<i>No directly correlated aim, but the Neighbourhood Plan facilitates small-scale local employment.</i>
D) Strengthen Basingstoke Town Centre's role as a destination of choice, for residents, workers and those living outside the borough for retail, culture and leisure. Progress the Central Area Vision and the new Town Centre Programme to achieve a well-connected, vibrant and attractive town centre, while supporting a distinctive cultural and historic area at the Top of the Town.	<i>No directly correlated aim as this objective relates specifically to the principal centre in the Borough.</i>
E) Promote a thriving rural economy with a network of vibrant towns and villages which provide homes, services, jobs and infrastructure to respond to the needs and aspirations of local communities.	<i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i>  <i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.</i>  <i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i>  <i>BAS7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i>

## CONNECTED AND VIBRANT

F) Focus the provision for new housing and supporting infrastructure within a number of development sites around Basingstoke town, with local level housing provision in our other main settlements, and homes which respond to local needs in smaller settlements.

*BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.*

G) Ensure that infrastructure is planned for prior to development and delivered alongside development to meet the changing needs of our residents and employers, including the broader infrastructure needs of an increasingly ageing population. This will include the provision of flexible accommodation that responds to varying needs and supports mixed and inclusive communities with the opportunity for social interaction.

*BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.*

H) Provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all, including older people and downsizers, smaller households, families, and resident gypsy and travellers.

*BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.*

I) Promote and support successful regeneration and renewal schemes to improve social, built and natural environments, and improve housing and employment areas of poor quality. This will be delivered through a partnership approach and close working with local communities and businesses to address existing pockets of deprivation and reduce inequalities at a neighbourhood level.

*No directly correlated aim as this objective relates specifically to areas of the Borough in need of regeneration and renewal.*

J) Promote healthy lifestyles by maintaining and enhancing the quality and value of community, health, cultural, leisure and recreational facilities and open spaces that support and provide opportunities for participation in social and physical activity in local communities and good access to health services.

*BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.*  
*BSA5: To improve pedestrian & cycle connections within Bramley and to surrounding destinations.*

## ENVIRONMENTALLY RESPONSIBLE AND DISTINCTIVE

K) Minimise our contribution to climate change and its effects through more efficient use of energy and natural resources and increased use of renewable and low carbon energy infrastructure, as well as mitigating and adapting to climate change.

*BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.*  
*BSA5: To improve pedestrian & cycle connections within Bramley and to surrounding destinations.*

L) Ensure high quality and locally distinctive design which responds to local character to create inclusive, well connected and safe neighbourhoods by reducing the fear of crime and anti-social behaviour.

*BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the village.*

	<i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i>
M) Conserve, manage and monitor the borough's waterways, reducing the risk of flooding and consequences of pollution through partnership working, active flood management and appropriate mitigation approaches.	<i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i>
N) Protect and enhance the borough's biodiversity and the locally distinctive character of our priority habitats and landscapes, such as the North Wessex Downs AONB, through protection, partnership working, conservation and active management.	<i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i>
O) Proactively manage the borough's rich historic and built environment to protect and enhance its quality and distinctiveness while accommodating change. This highly varied resource ranges from conservation areas, to listed buildings including the large country houses to numerous brick, flint and timber framed farm buildings and cottages distinctive of our rural areas.	<i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i>

### 3.5 Fit of the Policies of Bramley NDP with the Local Plan 2011-2029

Table VII maps the relevant strategic policies in the Local Plan 2011-2029 against relevant policies in the Bramley Neighbourhood Plan.

<b>Table VII: Local Plan 2011-2029 Policies and Bramley Neighbourhood Plan Policies</b>		
<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
SS1 - Scale and Distribution of New Housing	H1 New Housing Development	Policy H1 allows appropriate new housing development within the Settlement Policy Boundary. If the Borough Council cannot demonstrate a five year housing land supply, proposals for new housing development up to 50 dwellings per site will be supported where these are immediately adjacent to the Settlement Policy Boundary and can satisfy other relevant Neighbourhood Plan and Local Plan policies.
Policy SS2 – Regeneration	No relevant Neighbourhood Plan policy	The Bramley Neighbourhood Area does not contain any of the regeneration priority areas identified in the Local Plan



		2011-2029.
<p>Policy SS3 – Greenfield Site Allocations</p> <p>Policy SS3.3 - Razor’s Farm</p> <p>Policy SS3.8 – Upper Cufaude Farm</p>	No relevant Neighbourhood Plan policy	The Bramley Neighbourhood Plan acknowledges the two strategic housing allocations at Razor’s Farm and Upper Cufaude Farm which respectively are mostly and wholly within the Bramley Neighbourhood Area.
Policy SS4 - Ensuring a supply of deliverable sites	H1 New Housing Development	Policy H1 in the Neighbourhood Plan would take effect if the Borough Council can no longer demonstrate a 5 year housing land supply. In these circumstances policy H1 would support proposals for new housing development which do not exceed a maximum of 50 dwellings for each site, providing other relevant policy requirements can be met.
Policy SS5 – Neighbourhood Planning	H1 New Housing Development	Local Plan Policy SS5 focuses on the delivery of housing allocations, which in the case of Bramley is “at least 200 new dwellings” over the plan period. To date planning permission has been granted for 325 new dwellings in Bramley since the start of the plan period (2011), which is far in excess of the requirement of the Local Plan 2011-2029. Consequently no housing site allocations or related policies are necessary for the Bramley Neighbourhood Area.
Policy SS6 – New Housing in the Countryside	H1 New Housing Development	Policy H1 in the Neighbourhood Plan ensures that all housing development outside and not immediately adjoining the Bramley Settlement Policy Boundary will only be permitted if it is in accordance with relevant Local Plan policies, the only exception being if the Borough Council can no longer demonstrate it has a 5 year housing land supply.
Policy SS7 - Nuclear Installations – Aldermaston and Burghfield	No relevant Neighbourhood Plan policy.	Neither Aldermaston or Burghfield are within the Bramley Neighbourhood Area.
Policies SS8 – SS11	No relevant Neighbourhood Plan policies.	None of the sites referred to in Local Plan policies SS8 to SS11 lie within the Bramley Neighbourhood Area.
Policy CN1 – Affordable Housing	Policy H2 Provision of Housing to Meet Local Needs	The Neighbourhood Plan recognises that the amount of affordable housing provided with new housing development will be determined by the relevant Local Plan policy. Neighbourhood Plan policy H2 seeks to ensure that people with a

		strong local connection to Bramley parish will be prioritised in the allocation of new affordable housing.
Policy CN2 – Rural Exceptions for Affordable Housing	Policy H1 – New Housing Development	Neighbourhood Plan policy H1 ensures that housing development outside and not immediately adjoining the Bramley Settlement Policy Boundary will only be permitted if it is in accordance with relevant Local Plan policies.
Policy CN3 – Housing Mix for Market Housing	Policy H2 Provision of Housing to Meet Local Needs  Policy D1 Protecting and Enhancing the Historic Character and Rural Setting of Bramley	Policy H2 complements Local Plan policy CN3 by helping tailor the kind of housing provided by new housing developments to suit local needs, with respect to size and type of housing, and the way in which the occupancy of new affordable homes is prioritised to meet local needs.  Policy D1 will help ensure that any new development will protect, complement or enhance the relevant character areas in Bramley village with regard to scale, form, density, important views, and the historic environment.
Policy CN4 - Housing for older people / Specialist housing	Policy H2 Provision of Housing to Meet Local Needs	Policy H2 ensures that new housing development will include housing that meets specific local needs for accessible purpose-designed accommodation for older persons, or one or two-bedroom accommodation suitable for younger persons and small families.
Policy CN5 – Gypsies, Travellers and Travelling Show People	No relevant Neighbourhood Plan policy.	None of the sites identified in policies SS3.9, SS3.10, SS3.11 and SS3.12 in the Local Plan 2011-2029 for this purpose are within the Bramley Neighbourhood Area.
Policy CN6 – Infrastructure <i>(includes services and facilities)</i>	Policy H1 – New Housing Development  Policy CVA1 – Bramley Community Valued Assets  Policy CVA2 – Provision of New Community Facilities  Policy R1 – Reducing Flood Risk  Policy R4 – Protection and Enhancement of the Natural Environment  Policy T1 – Improving the Footpath and Cycleway Network  Policy T2 – Improving Road Safety in Bramley	Policy H1 requires new housing developments to make a proportionate contribution towards the provision or improvement of local services and facilities, and to provide public green space with developments of 10 houses or more.  Policy CVA1 requires development proposals affecting defined community-valued assets to improve or enhance those assets.  Policy CVA2 seeks the provision of new facilities and amenities of community value with new development proposals.  Policy R1 requires development proposals to include sustainable urban drainage

	Policy E1 – New Employment Development	<p>systems or other mitigation measures to be integrated within the layout of affected development.</p> <p>Policy R4 requires new development proposals to facilitate public access to the natural environment.</p> <p>Policy T1 requires new developments to make a contribution proportionate to their scale towards the provision or improvement of the pedestrian and cycle way network.</p> <p>Policy T2 requires new developments which adversely affect known traffic hazards to provide mitigation measures which support road safety.</p> <p>Policy E1 requires new employment development to make provision for connective ducting for the installation of fibre optic cables.</p>
CN7 – Essential Services and Facilities	<p>Policy CVA1 – Bramley Community Valued Assets</p> <p>Policy CVA2 – Provision of New Community Facilities</p> <p>Policy T1 – Improving the Footpath and Cycleway Network</p>	<p>Policy CVA1 requires development proposals affecting defined community-valued assets to improve or enhance those assets.</p> <p>Policy CVA2 seeks the provision of new facilities and amenities of community value with new development proposals.</p> <p>Policy T1 requires new developments to make a contribution proportionate to their scale towards the provision or improvement of the pedestrian and cycle way network.</p>
CN8 – Community, Leisure and Cultural Facilities	<p>Policy CVA1 – Bramley Community Valued Assets</p> <p>Policy CVA2 – Provision of New Community Facilities</p>	<p>Policy CVA1 requires development proposals affecting defined community-valued assets to improve or enhance those assets.</p> <p>Policy CVA2 seeks the provision of new facilities and amenities of community value with new development proposals.</p>
CN9 – Transport	Policy T1 – Improving the Footpath and Cycleway Network	<p>Policy T1 supports the provision of more sustainable modes of transport, namely an improved footpath and cycleway network.</p> <p>Policy T2 will ensure that new developments affecting known traffic hazards are designed to improve highway safety</p>
EM1 - Landscape	Policy H1 – New Housing Development	Policy H1 requires new housing developments of 10 or more dwellings to

	<p>Policy D1 – Protecting and Enhancing the Rural Character and Historic Setting of Bramley</p> <p>Policy D2 – Design of New Development</p> <p>Policy RE2 – Area of Separation</p> <p>Policy RE3 – Protection of Local Green Space</p> <p>Policy RE4 – Protection and Enhancement of the Natural Environment</p>	<p>provide public green space within the site concerned, in order to integrate the development successfully with the rural setting, and to provide outdoor amenities for residents.</p> <p>Policy D1 requires new development to protect, complement or enhance important views identified in the Neighbourhood Plan.</p> <p>Policy D2 requires new development to make positive use of the local topography, landscape and water features, trees and plants, and wildlife habitats.</p> <p>Policy RE2 aims to ensure that new development does not result in the coalescence of Bramley and the nearby village of Sherfield on Loddon.</p> <p>Policy RE3 protects areas identified as Local Green Space in the Neighbourhood Plan, and ensures that new development must complement or enhance, and not adversely affect them.</p> <p>Policy RE4 aims to ensure that new development will cause no harm to important trees, hedgerows or woodland of arboricultural, ecological, amenity or historic value, or to Sites of Importance for Nature Conservation, protected species, important wetland or grassland habitats, or areas of geodiversity.</p>
EM2 – Strategic Gaps	Policy RE2 - Area of Separation	Policy RE2 reinforces Local Plan policy EM2 by strengthening the protection of the open countryside between Bramley and Sherfield on Loddon, in view of the fact that the area concerned also forms the setting for a Scheduled Monument.
EM3 – Thames Basin Heaths Special Protection Area	No relevant Neighbourhood Plan policy.	Bramley parish does not lie within 5km of the SPA boundary.
Policy EM4 – Biodiversity, Geodiversity and Nature Conservation	Policy RE4 - Protection and Enhancement of the Natural Environment	Policy RE4 aims to ensure that new development will cause no harm to important trees, hedgerows or woodland of arboricultural, ecological, amenity or historic value, or to Sites of Importance for Nature Conservation, protected species, important wetland or grassland habitats, or areas of geodiversity.
Policy EM5 – Green Infrastructure	<p>Policy H1 – New Housing Development</p> <p>Policy RE3 – Protection of Local</p>	Policy H1 requires new housing developments of 10 or more dwellings to provide public green space within the site concerned, in order to integrate the



	<p>Green Space</p> <p>Policy RE4 - Protection and Enhancement of the Natural Environment</p> <p>Policy T1 – Improving the Footpath and Cycle Way Network</p>	<p>development successfully with the rural setting, and to provide outdoor amenities for residents. The policy will be applied in accordance with the Borough Council's Green Infrastructure Strategy.</p> <p>Policy RE3 protects areas identified as Local Green Space in the Neighbourhood Plan, and ensures that new development must complement or enhance, and not adversely affect them.</p> <p>Policy RE4 protects trees, woodland and hedgerows that are identified in the Neighbourhood Plan as an important part of the green infrastructure in the Borough.</p> <p>Policy T1 seeks to develop, improve and extend the footpath and cycle way network in Bramley village.</p>
Policy EM6 - Water Quality	Policy RE1 – Reducing Flood Risk	Policy RE1 requires new developments in areas at risk from flooding to integrate sustainable drainage systems within the design and layout of the development.
Policy EM7 – Managing Flood Risk	Policy RE1 – Reducing Flood Risk	Policy RE1 developments in Bramley which are located within an area at risk from flooding to explain the mitigation measures that will be taken to ensure surface water run-off will not be increased and if possible reduced, and to ensure the development will not increase the risk of flooding elsewhere.
Policy EM8 – Commercial Renewable/Low Carbon Energy Generation	No directly relevant Neighbourhood Plan policy.	The environmental impacts of development proposals of this nature will be also assessed in the light of relevant Neighbourhood Plan policies, including policies D1, D2, RE2, RE3, RE4 and E1.
Policy EM9 – Sustainable Water Use	No relevant Neighbourhood Plan policy.	The Neighbourhood Plan does not add anything to this Borough-wide strategic local policy.
Policy EM10 - Delivering High Quality Development	<p>Policy D1 – Protecting and Enhancing the Rural Character and Historic Setting of Bramley</p> <p>Policy D2 – Design of New Development</p>	<p>Policy D1 seeks to ensure that new development protects, complements or enhances the rural and historic character of Bramley.</p> <p>Policy D2 requires new development to respond to a checklist of key factors which determine its design quality.</p>
Policy EM11 – The Historic Environment	Policy D1 – Protecting and Enhancing the Rural Character and Historic Setting of Bramley	Policy D1 seeks to ensure that new development protects, complements or enhances the historic character of Bramley.

Policy EM12 - Pollution	No directly relevant Neighbourhood Plan policy.	<p>Policy RE3 ensures that new development proposals do not adversely affect designated Local Green Spaces</p> <p>Policy RE4 ensures that new development does not cause harm to important trees, hedgerows or woodland of arboricultural, ecological, amenity or historic value, or to Sites of Importance for Nature Conservation, protected species, important wetland or grassland habitats, or areas of geodiversity</p>
Policy EP1 – Economic Growth and Investment	No directly relevant Neighbourhood Plan policy.	This Local Plan policy focuses on the provision of <u>new</u> strategic employment sites, of which there are none in Bramley parish.
Policy EP2 – Employment Land and Premises (B-Use Classes)	No directly relevant Neighbourhood Plan policy.	This Local Plan policy seeks to protect existing strategic employment sites and other employment sites within Settlement Policy Boundaries, unless certain criteria are met. None of the policies in the Bramley Neighbourhood Plan conflict with this.
Policy EP3 – Town, District and Local Centres	No directly relevant Neighbourhood Plan policy.	Bramley parish does not contain a town, district or local centre.
Policy EP4 – Rural Economy	Policy E1 – New Employment Development	Policy E1 supports proposals for new small-scale businesses so that existing and new small businesses in Bramley can grow and develop, providing there is no adverse environmental effect and opportunities are taken to re-use vacant or redundant historic buildings where appropriate.
Policy EP5 – Rural Tourism	No directly relevant Neighbourhood Plan policy.	Policy E1 supports proposals for new small-scale businesses, providing there is no adverse environmental effect and opportunities are taken to re-use vacant or redundant historic buildings where appropriate.

## 4 Compatibility with European Union Obligations



### 4.1 Environmental Impact and Habitat Regulations

Basingstoke and Deane Borough Council has screened the Bramley Neighbourhood Plan to determine whether Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) are required. A formal Screening Opinion was provided with a letter dated 16 October 2014 which confirmed that

*“The screening process undertaken concludes that in order to meet the ‘basic conditions’ for neighbourhood planning an Environmental Assessment is considered to be required to accompany the Bramley Neighbourhood Plan but it would not need to be subject to HRA. The consultation bodies have all agreed with the conclusion reached.”*

The Borough Council’s Screening Opinion is appended to this Basic Conditions Statement (Appendix A).

Bramley Parish Council commissioned planning consultants AECOM to prepare a Strategic Environmental Assessment of the Consultation Draft Bramley Neighbourhood Development Plan, which is submitted as a separate document to accompany the Bramley Neighbourhood Development Plan.

## 4.2 Human Rights

The vision of the Bramley Neighbourhood Development Plan is

*“In 2029 Bramley will be an attractive village with a strong historic character, an unspoiled rural setting, excellent and conveniently located community facilities, a range of high quality homes fulfilling local needs, safe and convenient access to transport services and green spaces, and good opportunities for locally based employment.”*

Thus the overall purpose of the Neighbourhood Plan is to improve the quality of life for all people living and working in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people’s views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified.

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

**The Act defines “Protected characteristics” as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.**

In order to confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups the strategic aims and the policies in the Neighbourhood Plan have been systematically scrutinised to examine their impact on potentially vulnerable groups.

This section assesses the Submission Draft of the Bramley Neighbourhood Development Plan to ensure that Bramley Parish Council is satisfying its statutory duties in this regard.

An assessment has been made on whether the strategic aims and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. Each of the strategic aims and the policies in the Neighbourhood Plan are considered, and the likely outcome for persons with protected characteristics is assessed.

Table VI: Impact of Strategic Aims of BDNP on Persons with Protected Characteristics	
Strategic Aim	Outcome for persons with Protected Characteristics
<i>BSA1: To make provision for new housing development which satisfies local strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i>	<p>Enables local housing needs to be met and supports the provision of housing specially designed for older people.</p> <p>Enables the provision of infrastructure needed to improve local services which will be of particular benefit to persons with limited mobility.</p> <p>Favours a compact settlement, which shortens journeys for persons who have limited mobility or need to access local services.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<i>BSA2: To ensure that all new developments are proportionate in size, well designed, and complement and enhance the rural and historic character of the</i>	<p>Supports good urban design in new developments, which will improve connectivity and makes access to services and community facilities more convenient for persons with limited mobility.</p> <p>Broadly positive impact for persons with certain protected</p>



village.	characteristics.
<i>BSA3: To maintain and enhance the range of community and recreational amenities, services and facilities appropriate for Bramley.</i>	<p>Protects existing local community facilities and assets and encourages their enhancement when opportunities arise, ensuring their continued availability for persons with limited mobility and older persons.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<i>BSA4: To protect and enhance the historic character and rural setting of the village and its natural environment and to minimize the environmental impact of new development.</i>	<p>Preserves and enhances the value and significance of the historic environment; minimises the impact of new development on the local rural environment.</p> <p>Broadly positive for all; neutral impact on persons with protected characteristics.</p>
<i>BSA5: To improve pedestrian &amp; cycle connections within Bramley and to surrounding destinations.</i>	<p>Supports the provision of better footpaths and improved connectivity to important local community services and facilities, which would benefit persons with limited mobility and those needing to access medical or other facilities.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<i>BSA6: To resolve problems of on-street parking, congestion and safety associated with the railway station level crossing and nearby shops and businesses.</i>	<p>Improves road safety in the vicinity of known traffic hazards associated with facilities near the centre of the village, which would benefit persons with limited mobility.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<i>BSA7: To provide opportunities for suitable new small-scale local employment development in Bramley.</i>	<p>Supports the provision of small local businesses, which would benefit persons with limited mobility and young mothers who may need to work from home.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>



**Table VII: Impact of Policies of Bramley Neighbourhood Plan on Persons with Protected Characteristics**

Policy	Purpose	Outcome
H1	<p>To provide opportunities for future housing development which do not adversely affect the rural character of the village nor encroach into open rural areas, with certain defined exceptions.</p> <p>To ensure that new development contributes towards local services and facilities and includes sufficient green space to integrate the development successfully with the rural setting and provides outdoor amenities for residents as required by the Borough Council's Green Space Standards.</p>	<p>Ensures that Bramley remains a compact settlement and most new development is within walking distance of villages facilities and services. Provides a contribution towards local services and facilities.</p> <p>This would benefit persons with limited mobility, older persons and mothers with young children.</p> <p>Policy H1 has a broadly positive impact for persons with certain protected characteristics.</p>
H2	<p>To ensure that new housing development in Bramley includes the kind of homes which meet the expressed needs of the local community, including smaller homes suitable for older people wishing to downsize and young people seeking an affordable first home for themselves or their families.</p> <p>To make affordable housing available to persons with a strong local connection.</p>	<p>Ensures local housing needs are met and supports the provision of housing specially designed for older people.</p> <p>This would be of particular benefit to older persons.</p> <p>Policy H2 has a broadly positive impact for persons with certain protected characteristics</p>
CVA1	<p>To protect existing community-valued local assets and ensure that new development does not adversely affect them and, where possible, enhances them.</p>	<p>Protects existing local community facilities and assets and encourages their enhancement when opportunities arise.</p> <p>This ensures the continued availability of community facilities for persons with limited mobility, mothers with young children and older persons.</p> <p>Policy CVA1 has a broadly positive impact for persons with certain protected characteristics.</p>
CVA2	<p>To take advantage of opportunities provided by development proposals to provide new community facilities in accordance with prioritised local community needs.</p>	<p>Enables opportunities to be taken to provide new community facilities.</p> <p>This facilitates the improvement of local community facilities and the enlargement of the range of facilities available, which benefits persons with limited mobility, older persons and mothers with young children.</p> <p>Policy CVA2 has a broadly positive impact for persons with certain protected characteristics.</p>

D1	<p>To protect and enhance the distinctive rural character and historic environment of Bramley.</p> <p>To ensure that important views in Bramley are not adversely affected or impaired by future development.</p>	<p>Preserves and enhances the value, significance and character of Bramley's historic rural environment.</p> <p>Policy D1 has a neutral impact on persons with protected characteristics.</p>
D2	<p>To ensure that all new development in Bramley is designed to a high standard based on established design principles.</p> <p>To ensure that all new development in Bramley responds and contributes to the distinctive built character of its setting.</p>	<p>Provides practical tests to ensure that new development is designed to be well connected to its surroundings, to provide convenient access to community facilities, is safer for pedestrians, and facilitates the provision of good broadband connectivity.</p> <p>This benefits persons with limited mobility, older persons and mothers with young children.</p> <p>Policy D2 has a broadly positive impact for persons with certain protected characteristics.</p>
RE1	<p>To ensure that new development proposals in Bramley on sites which require a Flood Risk Assessment incorporate measures which attenuate and / or reduce rainwater run-off.</p>	<p>Provides a means to ensure new development is not unnecessarily exposed to the risk of flooding, and does not increase the risk of flooding elsewhere, by requiring that appropriate mitigation measures are taken.</p> <p>Policy RE1 has a neutral impact on persons with protected characteristics.</p>
RE2	<p>To ensure that Bramley does not merge with the settlement of Sherfield on Loddon.</p> <p>To preserve the setting of the Scheduled Ancient Monument, Bulldown Iron Age Plateau Fort.</p> <p>To protect the agricultural land between the village of Bramley and Sherfield on Loddon, maintaining the open character of the countryside around the village of Bramley.</p>	<p>Ensures the agricultural land between Bramley and Sherfield on Loddon remains undeveloped and protects the countryside on the east side of the village.</p> <p>Policy RE2 has a neutral impact on persons with protected characteristics.</p>
RE3	<p>To protect the open character and amenity value of areas of local green space in and around Bramley village which are of particular importance to the local community.</p>	<p>Provides special protection for designated local green spaces in the village which have particular value for the local community.</p> <p>Policy RE3 has a neutral impact on persons with protected characteristics.</p>
RE4	<p>To protect, to enhance and to maintain the ecological balance of the natural environment in Bramley.</p> <p>To facilitate access to the natural environment in the parish of Bramley.</p>	<p>Protects and sustains the existing natural environment in the parish and improves biodiversity and access to the natural environment when opportunities arise.</p> <p>Policy RE4 could enable improved access to the natural environment for persons with limited mobility.</p> <p>Policy RE4 has a broadly positive impact for persons with certain protected characteristics.</p>
T1	<p>To improve the footpath and cycle</p>	<p>Facilitates the provision of better footpaths and a more</p>

	<p>way network in Bramley and provide better connectivity within the village.</p> <p>To give pedestrians and cyclists better access to the countryside and surrounding areas.</p>	<p>extensive footpath network, and Improves access to the countryside, all of which benefits persons with limited mobility, older persons and mothers with young children.</p> <p>Policy T1 has a broadly positive impact for persons with certain protected characteristics.</p>
T2	<p>To improve road safety in Bramley.</p>	<p>Encourages walking and cycling, and helps create a safer environment for pedestrians, which benefits persons with limited mobility, older persons and mothers with young children.</p> <p>Policy T2 has a broadly positive impact for persons with certain protected characteristics.</p>
E1	<p>To enable existing and new small businesses in Bramley to grow and develop.</p> <p>To facilitate the provision of high speed broadband for relevant business users.</p>	<p>Encourages the development of new small local businesses and improved broadband connectivity, which supports home working. This helps persons with limited mobility and young mothers to have access to employment.</p> <p>Policy E1 has a broadly positive impact for persons with certain protected characteristics.</p>

Certain protected characteristics are not affected by the Bramley Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics the Neighbourhood Plan has a neutral effect. Where policies in the Neighbourhood Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

## APPENDIX A

SEA and HRA Screening Decision by Basingstoke and Deane Borough Council





Bramley Parish Council  
Bramley Village Hall  
Bramley  
Hampshire

16 October 2014

Dear Sir or Madam

### **Bramley Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion**

This letter sets out the borough council's screening opinion concerning the need for SEA and HRA in relation to the Bramley Neighbourhood Plan. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and English Heritage).

The screening process undertaken concludes that in order to meet the 'basic conditions'<sup>1</sup> for neighbourhood planning **an Environmental Assessment is considered to be required to accompany the Bramley Neighbourhood Plan but it would not need to be subject to HRA.** The consultation bodies have all agreed with the conclusion reached. The reasons for the decision are set out below:

#### **Strategic Environmental Assessment**

Whilst the neighbourhood plan does include a policy which would restrict the size of housing sites which may come forward, there is no cap on the total number of houses which could be provided using this policy. Therefore, the cumulative environmental impact of such development could be significant.

Furthermore, it is worth noting that the approach to providing new housing is similar to that adopted in relation to the Tattenhall Neighbourhood Plan, where an SEA was required in relation to that plan<sup>2</sup>. This is especially pertinent given that Tattenhall is a

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<sup>1</sup> Requirement (f), that the making of the order or neighbourhood plan does not breach, and is otherwise compatible with EU Obligations. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

<sup>2</sup> Please see examiners report, page 8.

[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/tattenhall\\_and\\_district\\_neighb.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

smaller settlement and had a lower limit on the size of sites (which was set at 30 units, compared with the 50 proposed in this instance).

Therefore, in light of the assessment set out in the screening report it is considered that an SEA is required in relation to the Bramley Neighbourhood Plan.

### **Habitats Regulations Assessment**

There is one European site within a 10 km buffer zone of the neighbourhood area, namely the Thames Basin Heath SPA. However, the SPA is still over 5 km away from the neighbourhood area. Given the nature of the development which is likely to be facilitated by the neighbourhood plan, which is predominantly housing sites, the size of which is capped at 50 units, it is considered that the impacts of the plan are likely to be fairly localised, and would not impact on the Thames Basin Heath SPA, or any other European site.

The Environment Assessment will need to meet the relevant legal requirements set out in the [Environmental Assessment of Plans and Programmes Regulations 2004](#). Further guidance on the requirements for carrying out the Environment Assessment is set out in the [National Planning Practice Guide](#) and [the Strategic Environmental Assessment Directive: guidance](#). In addition, please feel free to contact the borough council (planning policy team) if you require any additional advice regarding how to complete the Environmental Assessment.

Yours Sincerely

Andrew Rushmer  
Senior Planning Policy Officer