

**BASSETT NEIGHBOURHOOD PLAN - PUBLICATION
VERSION**

BASIC CONDITIONS STATEMENT

JANUARY 2015

1. Legal Requirements

- 1.1 This Statement has been prepared by the Bassett Neighbourhood Forum to accompany the submission of the Bassett Neighbourhood Development Plan (“the Neighbourhood Plan”) to Southampton City Council as the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Neighbourhood Plan has been prepared by the Bassett Neighbourhood Forum, a qualifying body, for the Neighbourhood Area covering the Bassett Ward. The boundaries and area covered by this Plan and the Bassett Neighbourhood Development Forum that developed the Plan were both approved and designated by Southampton City Council in December 2013 following public consultation.
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan is from 2014 to 2029 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 by the Regulations and explains how the Neighbourhood 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.

Introduction and Background

- 1.6 In May 2011, the concept of producing a development plan was promoted by Bassett local Councillor Les Harris. Contact was made with all the local residents associations to enquire if they wished to support the production of a neighbourhood plan, and if they were willing to help in its production.
- 1.7 Following a subsequent meeting of representatives from these associations, and their unanimous agreement to take part, a Steering Committee was formed to oversee the process. This Committee consisted initially of representatives from 12 local residents associations, and a few other residents who wished to be involved.
- 1.8 This Neighbourhood Plan seeks to address the challenges that a vibrant community will place on the area. It will outline the vision and aspirations of the local community in maintaining the distinctive, spacious but urban character of the area, whilst taking into account the demands for development. Bassett area is renowned for its green spaces and abundance of trees, which encourage a large variety of wildlife. The Plan will look to encourage all sections of society into the area, particularly growing families. The plan accepts that there will be development and change, and seeks to ensure this is to the benefit of both the area and its residents.

2. Conformity with National Planning Policy

- 2.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in March 2014 in respect of formulating neighbourhood plans. Policies within the Plan which directly reference the NPPF include BAS 1 – New Development, BAS 2 – Consultation and BAS 14 – Drainage.
- 2.2 It should be noted that this Neighbourhood Plan is compliant with NPPF Paragraph 16 which makes it clear that those producing neighbourhood plans (or Orders) should support the strategic development needs set out in Local Plans, including policies for housing and economic development. It is also compliant with NPPF Paragraph 184 whereby it is stated that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan and that neighbourhood plans (or Orders) should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 2.3 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The correlation between selected paragraphs of the NPPF and the Plan's policies is given below, though this is not intended to be an exhaustive description of all aspects of conformance to the NPPF:

Table 1: Conformity of Neighbourhood Plan (NP) policies to the NPPF

NP Policy Number and Title	NPPF Policy / Paragraph	Comment on Conformity
BAS 1 – New Development	Policy 6 (Paragraph 50) and Policy 7 (Paragraphs 58 and 59)	<p>The overall intention of the policy is to support new development proposals that provide a wide range of quality homes with particular support being given for family houses and large family homes. Part 1 of the policy therefore reflects the general intention behind the NPPF Policy 6 (Delivering a Wide Choice of High Quality Homes) to increase the supply of housing. It will also contribute towards meeting NPPF Para 50 in delivering a wide choice of high quality homes.</p> <p>Part 2 of the policy is considered to reflect the intentions of NPPF Policy 7 (Requiring Good Design).</p> <p>The policy is considered to meet NPPF Paragraph 58 in developing robust and comprehensive policies that set out the quality of development that will be expected for the area.</p> <p>The policy is considered to meet NPPF Paragraph 59 by following national guidelines regarding overall scale, density, massing, height and landscape in relation to neighbouring buildings and the local area more generally.</p>
BAS 2 – Consultation	Paragraphs 53 and 189	<p>NPPF para 189 refers to encouraging applicants to engage with the local community before submitting their planning applications. NPPF para 53 also refers to the adoption of policies to resist inappropriate development of residential gardens where development would cause harm to the area. The intentions of Policy BAS 2 would help towards achieving these objectives.</p>
BAS 3 – Windfall Sites	Policy 6 and Paragraph 48	<p>The policy reflects the contribution towards NPPF Policy 6 – Delivering a Wide Choice of High Quality Homes.</p>
BAS 4 – Character and Design	Paragraph 17 and Policy 7 (Paragraph 58)	<p>The policy reflects NPPF Core Principles set out in para 17 (bullet points 4 and 5) which inter alia, promote high quality design and a good standard of amenity while taking account of the different roles and characters of different areas. It also complements Policy 7 (Requiring Good Design) which recognises that good design is a key aspect of sustainable development and that (para 58) Local Plans and NPs should develop robust and comprehensive policies that establish the quality of development expected based on an understanding of an areas characteristics.</p>
BAS 5 – Housing Density	Paragraph 17 and Policy 7	<p>The policy balances the requirement set out in NPPF Core Principles set out in para 17 to secure high quality design and a good standard of amenity while</p>

NP Policy Number and Title	NPPF Policy / Paragraph	Comment on Conformity
	(Paragraph 58)	taking account of the different character of areas (bullet points 4 and 5) with the requirement to encourage the effective use of land (bullet point 8). It also reflects NPPF Policy 7 (Requiring Good Design) which recognises that good design is a key aspect of sustainable development and that (para 58) Local Plans and NPs should develop robust and comprehensive policies that establish the quality of development expected based on an understanding of an areas characteristics. The policy avoids unnecessary prescription and concentrates on guiding, inter alia, the overall density of development in line with NPPF guidance.
BAS 6 – Houses of Multiple Occupation	Policy 6	The policy does not preclude changes of use to HMOs provided there are environmental safeguards and local amenity is protected, and is therefore consistent with NPPF Policy 6 (Delivering a Wide Choice of High Quality Homes) which promotes the creation of inclusive, mixed communities.
BAS 7 – Highways and Traffic	Policy 4 (Paragraph 36) and Policy 7 (Paragraph 58)	<p>The policy reflects the encouragement given to creating safe and accessible environments and attractive streetscapes and comfortable living environments outlined in para 58 NPPF Policy 7 (Requiring Good Design).</p> <p>Part e) of the policy also recognises the role of Travel Plans in promoting the use of sustainable transport modes and reducing the use of the motor car outlined in para 36 NPPF Policy 4 (Promoting Sustainable Transport).</p>
BAS 8 – Bassett Green Village	Paragraph 17 and Policies 8, 11 and 12	The policy reflects a number of the NPPF Core Principles set out in para 17 namely conserving and enhancing the natural environment (bullet point 7) and conserving heritage assets (bullet point 10). It also contributes toward the creation of healthy communities by ensuring the retention of a valued open space in line with NPPF Policy 8 (Promoting Healthy Communities), and toward the conservation and enhancement of both the natural and historic environment in line with NPPF Policy 11 (Conserving and Enhancing the Natural Environment) and Policy 12 (Conserving and Enhancing the Historic Environment).
BAS 9 – Trees	Paragraph 17 and Policies 8 and 11	The policy accords with one of the NPPF Core Principles to conserve and enhance the natural environment (para 17 bullet point 7). The retention of as many trees as possible within the built up area will also contribute toward the creation of healthy communities/improved quality of life and the conservation and enhancement of the natural environment in line with NPPF Policy 8 (Promoting

NP Policy Number and Title	NPPF Policy / Paragraph	Comment on Conformity
		Healthy Communities) and Policy 11 (Conserving and Enhancing the Natural Environment).
BAS 10 – Grass Verges	Paragraph 17 and Policies 8 and 11	The policy accords with one of the NPPF Core Principles to conserve and enhance the natural environment (para 17 bullet point 7). The retention and enhancement of grass verges will also contribute toward the creation of healthy communities by creating safer environments/improved quality of life and toward the conservation and enhancement of the natural environment in line with NPPF Policy 8 (Promoting Healthy Communities) and Policy 11 (Conserving and Enhancing the Natural Environment).
BAS 11 – Local Shops	Paragraph 37 and Policy 8	The policy reflects NPPF Policy 8 (Promoting Healthy Communities) which seeks to guard against the loss of valued community facilities and services, including shops. It will also meet NPPF para 37 by supporting a balance of land uses so that people can be encouraged to minimise journey lengths for shopping and other noted activities.
BAS 12 – Business and Industry	Policy 1 and Paragraph 37	The policy reflects NPPF Policy 1 (Building a Strong, Competitive Economy) by supporting continued economic growth on an established employment site. It will also meet NPPF para 37 by supporting a balance of land uses so that people can be encouraged to minimise journey lengths for employment amongst other noted activities.
BAS 13 – Southampton Sports Centre and Southampton City Golf Course	Policy 8 (Paragraph 74)	The policy reflects NPPF Policy 8 (Promoting Healthy Communities) which supports the retention of open spaces and opportunities for sport and recreation which make an important contribution to health and well-being unless they are demonstrably surplus to requirements or alternative provision is being made. The policy meets part of NPPF para 74 whereby existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it relates to development proposals for sporting and recreational facilities.
BAS 14 – Drainage	162	NPPF para 162 refers to how local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure including for flood risk management and its ability to meet forecast demands and take account of the need for strategic infrastructure in their areas. Compliance with this will help to overcome problems with surface water flooding that are experienced within the Ward.

3. General conformity with the strategic Policies of the development plan

- 3.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the Amended Local Plan Review (2010) and Adopted Core Strategy (2010).
- 3.2 Table 2 below sets out how each policy is in general conformity with the Amended Local Plan (2010) and Adopted Core Strategy (2010).

Table 2: Conformity of Neighbourhood Plan policies with the strategic development plan policies

Neighbourhood Plan Policy Number and Title	Relevant Core Strategy and Local plan Policy (if applicable)	Comment on conformity
BAS 1 – New Development	Core Strategy Policies CS 4 and CS 16	The policy does not allocate any further sites for housing to those allocated through the Local Plan. However, the Neighbourhood Area includes housing allocations and is therefore compliant with Core Strategy Policy CS 4 – Housing Delivery. The policy generally conforms with Core Strategy Policy CS 16 – Housing Mix and Type which promotes the provision of new family homes. It also conforms with Policy 12 of the PUSH South Hampshire Strategy (October 2012) through the provision of family homes.
BAS 2 – Consultation	n/a	The policy is additional to those which are included within the Amended Local Plan (2010) and Adopted Core Strategy (2010). However, it is compliant with the Council’s Statement of Community Involvement (April 2013).
BAS 3 – Windfall Sites	Core Strategy Policy CS 4 Local Plan Policy H1	The policy generally conforms with Core Strategy Policy CS 4 – Housing Delivery which acknowledges the contribution of housing that may be made by windfall sites which come forward unexpectedly. The policy also generally conforms with Local Plan Policy H1 – Housing Supply in relation to windfall sites and identifies a range of considerations to be taken into account in considering windfall proposals.
BAS 4 – Character and Design	Core Strategy Policy CS 13 Local Plan Policies SDP 6, SDP 7, SDP 8, SDP 9 and NE 6.	The policy generally conforms with and supplements CS13 – Fundamentals of Design. The policy complements Local Plan Policies SDP 6 – Urban Design Principles, SDP 7 – Context, SDP 8 – Urban Form and Public Space and SDP 9 – Scale, Massing and Appearance, and NE 6 – Protection / Improvement of the Character of the Northern Approach to the City.
BAS 5 – Housing Density	Core Strategy Policy CS 5	Proposed density thresholds differ from those established in CS 5 – Housing Density. This does

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		not necessarily mean the policy cannot be in general conformity with the Core Strategy since the written justification acknowledges that appropriate densities will vary across the city. It is noted that the justification for the policy is linked to the objective of preserving the character of the area and is supported by evidence in an annex which considers the form and character of different zones in relation to density within the NDP area.
BAS 6 – Houses of Multiple Occupation	Core Strategy Policy CS 16	The policy generally conforms with and supplements CS 16 – Housing Mix and Type and Local Plan Policy H 4 – Houses in Multiple Occupation. It is also compliant with the HMO SPD (2012) through the reference to proposals complying with the current provisions of the adopted SDP Houses of Multiple Occupancy Policy.
BAS 7 – Highways and Traffic	Core Strategy Policy CS 18	The policy complements Core Strategy Policy CS18 – Transport: Reduce – Manage - Invest by identifying specific measures to reduce the need to travel by car, promote home zone design principles, support traffic management measures and improve the quality of residential environments. The policy will also complement Core Strategy Policy CS 19 – Car and Cycle Parking whereby parking for all development must have regard to the Council’s maximum car parking and minimum cycle parking standards which will be set out in a Supplementary Planning Document.
BAS 8 – Bassett Green Village	Core Strategy Policies CS 14, CS 21 and CS 22 Local Plan Policy HE1	The policy generally conforms with Core Strategy Policy CS 14 – Historic Environment which aims to safeguard the character of areas of acknowledged importance including conservation areas. It also conforms with Core Strategy CS 21 – Protecting and enhancing Open Space which seeks to retain and improve the city’s open spaces, and Core Strategy Policy CS 22 – Promoting Biodiversity and Protecting Habitats which aims to safeguard and extend the existing network of open space within the city. The policy also complements Local Plan Policy HE1 – New Development in Conservation Areas.
BAS 9 – Trees	Core Strategy Policies CS 21, CS 22	The policy complements CS 21 – Protecting and enhancing Open Space which seeks to retain and improve the city’s open spaces and CS 22 –

Neighbourhood Plan Policy Number and Title	Relevant Core Strategy and Local plan Policy (if applicable)	Comment on conformity
	Local Plan Policies SDP 12 and NE 6	<p>Promoting Biodiversity and Protecting Habitats which aims to safeguard and extend the existing network of open space within the city.</p> <p>The policy complements Local Plan Policies SDP 12 (Landscape and Biodiversity), and NE 6 (Protection and Improvement of the Character of the Northern Approach to the City).</p>
BAS 10 – Grass Verges	Core Strategy Policies CS 21 and CS 22	The policy complements CS 21 (Protecting and enhancing Open Space) which seeks to retain and improve the city’s open spaces and CS 22 (Promoting Biodiversity and Protecting Habitats) which aims to safeguard and extend the existing network of open space within the city.
BAS 11 – Local Shops	Core Strategy Policy CS 3 Local Plan Policy REI 6	The policy aims to ensure the retention of local shopping facilities which fall outside the scope of CS 3 (Town, District and Local Centres, Community Hubs and Community Facilities) and Local Plan Policy REI 6 (Local centres) although it ignores the issue of viability. While CS 3 establishes a hierarchy of shopping and other facilities and aims to ensure that new development maintains the viability and vitality of existing centres it does not specifically identify local shopping facilities. Similarly although CS3 seeks to resist the loss of community facilities (subject to viability testing) local shopping facilities are not included in the list of ‘community facilities’ protected by the policy.
BAS 12 – Business and Industry	Core Strategy Policy CS 7 Local Plan Policy REI 11	The policy conforms with the general aim of CS 7 (Safeguarding Employment Sites) to protect all existing employment sites and allocations (through future Local Plan documents) and with Local Plan Policy REI 11 (Light Industry).
BAS 13 – Southampton Sports Centre and Southampton City Golf Course	Core Strategy Policies CS 21, CS 22 Local Plan Policy CLT 8	<p>The policy conforms with CS 21 (Protecting and enhancing Open Space) which seeks to retain and improve the city’s open spaces, and CS 22 (Promoting Biodiversity and Protecting Habitats) which aims to safeguard and extend the existing network of open space within the city.</p> <p>The policy complements Local Plan Policy CLT 8 (Southampton Sports Centre including Municipal Golf Course).</p>
BAS 14 – Drainage	Core Strategy Policies CS 20, CS 23, CS 25	The policy is broadly compliant with but more specific on the drainage requirements for new dwellings in comparison to Core Strategy Policies

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	Local Plan Policy SDP 21	CS 20, CS 25 and Local Plan Policy SDP 21. It will also help towards reducing and managing flood risk which will be in accordance with the intentions of Core Strategy Policy CS 23 – Flood Risk.

4. Contribution to Achieving Sustainable Development

- 4.1 This Bassett Neighbourhood Plan supports sites for development, as outlined in the Southampton Local Plan, and has been subject to Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), and Habitat Regulations Assessment (HRA) screening, by Southampton City Council's Planning Policy Team.
- 4.2 An updated SA of the policies published within the publication Plan can also be viewed in the accompanying Bassett Neighbourhood Plan Publication Version SEA and HRA Formal Screening Opinion and Sustainability Appraisal of Policies document (January 2015). This further SA work has been undertaken in order to demonstrate that the Neighbourhood Plan has taken account of the need to contribute towards the delivery of sustainable development.
- 4.3 The issue of sustainability has been considered at all stages of the consultation process and taken into account. The Ward does not contain sensitive natural or heritage assets that may be affected by the proposals in the plan; in fact the plan aims to conserve and enhance all the area's assets.
- 4.4 The Bassett Plan does not have any significant environmental effects that have not already been considered and dealt with through the Sustainability Appraisal and Strategic Environmental Assessment in the adopted Southampton Core Strategy and Local Plan Review.

Economic Sustainability

- 4.5 PUSH (Partnership for Urban South Hampshire) gives the following guidance.

“Larger homes and high value homes: high-end industries will need to recruit or attract skilled and experienced managers and technicians, likely to be of reasonably mature ages and many with families. Access to high quality owner-occupied homes in a well-maintained public realm, with good social (schools, health) infrastructure is essential. This is primarily a planning and private sector concern, and local authorities will want to ensure that new developments are sustainable.” (PUSH Annual Market Monitoring Report – 2011 (May 2012))

- 4.6 Bassett is an area that is sought after by a diverse range of wealth creators including managers, professionals, technicians and a broad range working in other skilled and manual trades who seek larger and high value homes. It is important to retain and improve these areas of Bassett containing these types of property as they are, as stated by the PUSH Homes for Growth Survey 2007-2011.
- 4.7 In order to develop and maintain a strong sustainable economy in the City, new wealth creators and entrepreneurs need to be encouraged to live and work in the city, alongside the workforce, young growing families, students and young people.
- 4.8 To maintain and develop this environment for a diverse population there is a need to retain the present mix of housing and to actually try and support no net loss of family homes on

sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss of family homes, many of which we have lost over the past few years by developers changing them into HMOs and building plots. This has created a significant shortage of all types of family home especially the larger executive family homes (Core Strategy Policy CS16).

- 4.9 With proper control of development and the right safeguards on family housing stock, we can maintain and improve the area as a desirable family location, encouraging the business creators and entrepreneurs into the City, as well as families requiring smaller homes. This will ensure it becomes more vibrant and wealthy. The Boldrewood campus, which has been redeveloped in partnership by the University of Southampton and Lloyds Register, is expected to be completed in 2014 and will bring in excess of 400 highly qualified staff to work in the area. This will benefit the area economically and has already created a healthy demand for high quality family houses.

Social Sustainability

- 4.10 The Plan notes the need to meet the housing needs of the area. However, Bassett has very little land left for development. Some land is identified in the Local Plan Review and Southampton SHLAA 2013.
- 4.11 This Neighbourhood Development Plan relies on higher tier development plans to determine the level and spatial distribution of future housing growth whilst this NDP focuses on policies to control development and protect the character of the area.
- 4.12 However, it is recognised that there may also be a continued demand for residential development on windfall sites.
- 4.13 A proportion of the older houses in the Ward may need replacing or re-developing. In such cases replacement or development should be done in such a way as to retain the character of the area having regard to, and be in general conformity with, surrounding housing densities as well as meeting the housing need.
- 4.14 Bassett Ward has over 34.7% of flats, maisonettes or apartments (2011 Census). By way of comparison the City-wide statistic is 39.9% and nationally it is 25%.
- 4.15 Residents of Bassett Ward consider that a higher percentage of these types of properties would unbalance the housing mix and impact on the sustainability of the family housing stock.
- 4.16 The plan therefore promotes development of family homes of quality and design of a high standard.
- 4.17 There are very few local shops, no doctor's surgeries, and public transport is restricted mainly to the main Bassett Avenue, Bassett Green, Winchester Road and Hill Lane.

Environmental Sustainability

- 4.18 Trees, wooded areas and open spaces must also be protected to ensure the sustainability of wildlife and amenity space, which are important characteristics of the area. These natural assets are particularly evident at the City Golf Course, Outdoor Sports Centre, Bassett Woods and Daisy Dip. The retained policies of the Local Plan as well as Core Strategy Policies CS21 and CS22 help to protect these open spaces and their natural assets.
- 4.19 The use of sustainable sources of energy should be encouraged, and new developments should be as energy efficient as possible as mentioned in Core Strategy Policy CS13, whilst maintaining the character of the area.
- 4.20 There are several areas in the Bassett Ward that suffer from drainage problems and low water pressure. Dale Valley Road and Close has a small river known as Holly Brook. The brook is situated in Dale Valley Close and takes the surface water runoff from the City Golf

Course and woods, which run along the Outdoor Sports Centre and discharges further downstream but is prone to backing up after heavy rain. Chetwynd Drive has drainage problems of both foul and surface water and is prone to flooding where it runs towards the reservoir in Glen Eyre Road. The student accommodation site in Glen Eyre Road has small diameter pipework and takes both surface and foul water from this area.

- 4.21 Copperfield Road also suffered serious flooding following heavy rain in late 2013 and early 2014. This stemmed from surface water run-off from the surrounding area, natural springs and other drainage problems.

Providence Park has drainage problems as the drainage pipes running from the site to the mains is undersized for the number of residents it has to support. This causes back pressure on the systems, flooding houses in Holly Hill on lower levels.

- 4.22 Where there is new development or re-development every effort must be made to ensure the drainage is capable of coping with extra and peak flows.
- 4.23 Cycle tracks should be extended across the Ward, This is a matter that raised a lot of comment, especially along Bassett Avenue, and will be taken up by the Bassett Neighbourhood Forum as it cannot be adequately dealt with in this plan.

5. Compatibility with EU Obligations and legislation

- 5.1 The Neighbourhood 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 A screening determination has been issued by Southampton City Council which advises that a Strategic Environmental Assessment (SEA) and full Habitat Regulations Assessment (HRA) of the Bassett Neighbourhood Plan is not required¹. This determination was provided following agreement with the approach to the Draft Bassett Neighbourhood Plan Regulation 14 Consultation Draft SEA/SA and HRA Screening Report (August 2014) by the statutory environmental bodies.

¹ Formal screening determination is provided in the Bassett Neighbourhood Plan Publication Version SEA and HRA Formal Screening Opinion and Sustainability Appraisal of Policies (January 2015)