



# Much Hadham Neighbourhood Plan Basic Conditions Statement



Prepared by Much Hadham Neighbourhood Plan Steering Group

Approved by Much Hadham Parish Council

# **MUCH HADHAM NEIGHBOURHOOD PLAN 2019-2033**

## **BASIC CONDITIONS STATEMENT**

### **1. Introduction**

1.1 This statement has been prepared by Much Hadham Neighbourhood Plan Steering Group to accompany the submission to the local planning authority, East Hertfordshire District Council.

1.2 In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), the Much Hadham Neighbourhood Plan must satisfy “basic conditions” before it can come into force. The plan must:

- Have appropriate regard to national planning policy
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the local area
- Not breach, and otherwise be compatible with, European Union (EU) Regulations, including human rights requirements, as incorporated into UK law
- Meet the prescribed legal requirements including those of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

1.3 This statement confirms that the Much Hadham Neighbourhood Plan, 2019 – 2033, submitted by Much Hadham Parish Council and its supporting Neighbourhood Plan Steering Group, meets all the necessary requirements.

### **2. Legal requirements**

2.1 The Much Hadham Neighbourhood Plan (the Neighbourhood Plan) is submitted by Much Hadham Parish Council, the qualifying body, which is entitled to submit a neighbourhood plan for Much Hadham parish. The Neighbourhood Plan has been prepared by the Much Hadham Neighbourhood Plan Steering Group through thoroughly researching the topics of interest and issues raised by the community and other stakeholders in Much Hadham parish during consultations, events, questionnaires and meetings held over the last 5 years. The preparation of the Plan has been informed by an extensive evidence base which includes the results of public consultations, technical studies relevant to the parish such as flood risk mapping and site assessments, data from public records such as the census, and a Strategic Environmental Assessment.

2.2 The policies laid out in the Neighbourhood Plan relate to planning matters and have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

2.3 At the time of preparing this document, the current development plan is formed of the local plan (The East Herts District Plan), the Minerals and Waste Local Plans for

Hertfordshire, and any adopted Neighbourhood Plans. The Neighbourhood Plan covers the period as 2019-2033. This end of the Neighbourhood Plan period was chosen as it aligned with the end date of the East Herts District Plan 2011-2033. The Much Hadham Neighbourhood Plan is in general conformity with the development plan.

2.4 On 3<sup>rd</sup> June 2015, Much Hadham Parish Council applied to the local planning authority, East Herts District Council, for the designation of the Much Hadham Parish as a Neighbourhood Plan Area. East Herts District Council approved the area designation on 1<sup>st</sup> September 2015. The Neighbourhood Plan area is shown on the map in Figure 1 below.

2.5 The Neighbourhood Plan relates to the Much Hadham Neighbourhood Area (Much Hadham Parish) and to no other area. The Much Hadham Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area.

2.6 In order to ensure that the last of the Basic Conditions listed in paragraph 1.2 above is complied with, a Strategic Environmental Assessment (SEA) Screening Report was submitted to East Herts Council by Much Hadham Parish Council.

2.7 Following consultation with the three prescribed statutory bodies, Historic England and the Environment Agency (EA) concluded that there were potential significant environmental effects relating to the Neighbourhood Plan area.

2.8 It was Historic England's view that some of the housing site allocation had the potential to have significant effects on the historic environment. They concluded that "Given the likely significant effects upon the historic environment, therefore, Historic England hence considers that a Strategic Environmental Assessment will be required." The Environment Agency identified issues of flood risk and river water quality within the Neighbourhood Plan Area and concluded that the submitted screening report showed the potential for significant environmental effects. All three replies from statutory consultees are attached to the Strategic Environmental Assessment (SEA) for the Much Hadham Neighbourhood Plan, produced by AECOM and dated August 2020. The report can be found on the Much Hadham Neighbourhood Plan website <https://www.muchhadhamnp.com/supporting-material>.

2.9 The responses detailed above were sufficient proof of the need for an SEA and the Parish Council applied to Locality for a package of technical assistance to prepare an SEA. AECOM were appointed to write the report which forms part of the evidence base for the Neighbourhood Plan.

## Much Hadham Neighbourhood Plan Designated Area

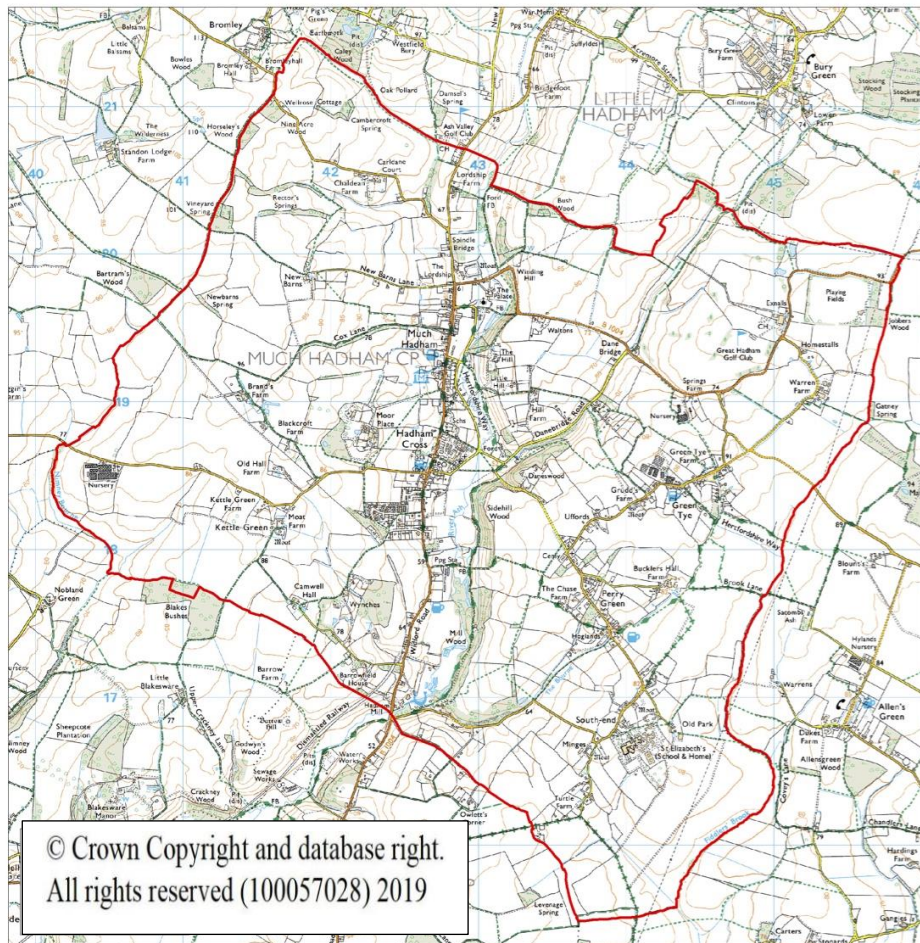


Figure 1: Much Hadham Neighbourhood Plan Area

### **3. Key Requirements**

3.1 The National Planning Policy Framework 2019 (NPPF) calls for neighbourhood plans to support the delivery of strategic policies (Paragraph 13) and apply a presumption in favour of sustainable development (Paragraph 11).

3.2 The preparation of the Neighbourhood Plan has been led by Much Hadham Neighbourhood Plan Steering Group, which was made up of volunteers and parish councillors, informed by issues raised by the residents and other stakeholders through consultation, with advice and drafting support from a Planning Consultancy practicing predominantly in East Hertfordshire. The policies laid out in the Neighbourhood Plan provide a practical framework for the guidance of the Local Planning Authority in making decisions on planning applications in the Neighbourhood Plan Area.

3.3 The Neighbourhood Plan aims to meet the needs and demands of the local community, conserving the rural feel of the parish and to further enhance the well-being of new and existing residents, as well as ensuring that all development is sustainable.

3.4 In accordance with the NPPF, it is important that the planning policies have three overarching objectives that are both interdependent and dependent. These objectives are economic, social and environmental objectives (Paragraph 8).

3.5 The economic objective refers to building a 'strong responsive and competitive economy' through supporting growth and innovation, identifying and coordinating the provision of infrastructure, and ensuring that there is sufficient land of the right types in the right places (Paragraph 8a).

3.6 The social objective is 'to build and support a strong, vibrant and healthy community, by ensuring that the number of homes is sufficient in terms of quantity and is able to meet the needs of the current and future generations; and fostering a well-designed and safe built environment, with accessible services and open spaces which reflect the present and future needs; as well as supporting communities' health, social and cultural well-being (Paragraph 8b).

3.7 The environmental objective ensures that the natural, built and historic environment is protected and enhanced, a process which includes 'making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy' (Paragraph 8c).

3.8 While preparing the Neighbourhood Plan, the Much Hadham Neighbourhood Plan Steering Group ensured that the policies satisfy the criteria that the NPPF provides. This is laid out below:

## **Economic Policies**

3.9 Policies MH ET1 (Economic Development) and MH ET2 (Visitor Economy) address the need to support Much Hadham's local economy by positively encouraging the development of new business and employment opportunities sympathetic to the rural setting of the parish. They also support the development of new enterprises and extensions to existing activity which attract a manageable volume of visitors.

## **Social Policies**

3.10 Policies MH H1 (Village Housing Numbers), MH H2 (Village Development Boundary), MH H3 (Type and Mix of Housing), MH H4 (Priest House), MH H5 (Land at Hopleys), MH H6 (The Bull Inn), MH H7 (South Plot Culver), MH H8 (Sites with Planning Consent), MH H9 (Specialist Housing For Older And Vulnerable People), and MH H10 (Hill House and Land to the Rear (formally known as Barn School)) aim to ensure that the current and future population housing needs are met, particularly those of younger people and downsizers.

3.11 The health and well-being of the community is supported through Policy MH HA3 (Valued Community Assets), Policy MH CFLR1 (Unclassified Roads), Policy MH CFLR2 (Equine Development), Policy MH CFLR3 (Recreational Open Space), Policy MH LGS1 (Local Green Spaces) which aim to ensure access to valuable community facilities to meet their needs such as the Londis Village Store, the health centre, local pubs, recreational open spaces, local green spaces and which also aim to encourage walking, cycling and horse riding through the village as they are means of keeping healthy.

3.12 Policy MH ITC1 (Transport) seeks to make roads safer for the community so that all are able to access essential community services and facilities, whilst Policy SP1 (Funding Priorities) directs funding towards community benefits.

## **Environmental Policies**

3.13 Policies MH D1 (Sustainable Design), MH D2 (Design Guide for New Development), MH D3 (Vehicle Parking Provision), MH D4 (Domestic gates), MH D5 (Bin Storage), MH H5 (Land at Hopleys), MH H6 (The Bull Inn), MH H7 (South Plot, Culver), MH HA1 (Moor Place), HA2 (Non-designated Heritage Assets), MH HA3 (Valued Community Assets), and MH PV1 Priority Views aim to protect the pleasing character of the built environment and rural landscape setting of the Parish by ensuring the design of new development is sympathetic to its surroundings, off-road car parking space and appropriate bin storage is provided, non-designated heritage assets and values community assets are protected, and by including priority views.

3.14 Policies MH LNE1 (Non-Designated Wildlife Sites and Green Corridors), MH LNE2 (River Ash), MH LGS1 (Local Green Spaces), MH PV1 (Priority Views) and MH ITC1 (Transport) support the increase net gain in biodiversity and help minimise the detrimental effects of climate change.

## **4. Contributing to achieving sustainable development**

4.1 The NPPF affirms, “the purpose of the planning system is to contribute to the achievement of sustainable development” (Paragraph 7). Neighbourhood plans should apply a presumption in favour of sustainable development. The policies in Much Neighbourhood Plan support sustainable development by:

- Providing a framework containing policies which guide new housing developments in the Parish up to 2033
- Protecting the character of the built environment and rural landscape setting by protecting views and valuable heritage assets
- Supporting sustainable development close to the centre of the village
- Ensuring that new building meets high sustainability standards
- Encouraging working from home and other appropriate local enterprise
- Encouraging the use of sustainable modes of transport through the village by ensuring footpaths, cycle routes and bridleways are protected, interconnected and extended where possible
- Encouraging and enabling existing and prospective leisure facilities and business ventures that are appropriate to the village and its rural context
- Preserving and enhancing woodlands, green spaces and green corridors, and the River Ash
- Protecting and promoting biodiversity when considering new development
- Supporting the creation of a multi-disciplinary/integrated health centre

4.2 The NPPF also states that planning policies should be prepared with the active involvement of local highway authorities so that strategies and investment for supporting sustainable transport and development patterns are aligned (paragraph 104b). Hertfordshire’s Local Transport Plan 2018 – 2031 (the LTP) is guided by four principles; the application of technology, cost effectiveness, integrating land use and transport planning, and encouraging modal shift and active travel. Policies in the Neighbourhood Plan have been prepared having regard to these principles, taking into account the village location and the lack of sustainable public transport available to residents.

## 5. Conformity with Strategic Policies in the Local Plan

5.1 At the time of preparing this document, the current local plan was the East Herts District Plan October 2018. These policies are referred to in the Neighbourhood Plan. The Strategic Objectives of the District Plan form the basis of the District Plan Policies. Appendix A shows how the Neighbourhood Plan policies help to achieve these overarching District objectives.

5.2 The Neighbourhood Plan policies are in accordance with the relevant strategic policies in the East Herts District Plan October 2018. Appendix B shows which of the Neighbourhood Plan policies relate to the strategic District Plan policies listed below:

INT1 (Presumption in Favour of Sustainable Development)  
DPS1 (Housing, Employment and Retail Growth)  
DPS2 (The Development Strategy 2011-2033)  
DPS3 (Housing Supply 2011-2033)  
DPS4 (Infrastructure Requirements)  
DPS5 (Neighbourhood Planning)  
GBR1 (Green Belt)  
GBR2 (Rural Area Beyond the Green Belt)  
VILL1 (Group 1 Villages)  
VILL4 (Village Employment Areas)  
HOU1 (Type and Mix of Housing)  
HOU2 (Housing Density)  
HOU3 (Affordable Housing)  
HOU4 (Rural Exception Affordable Housing Sites)  
ED1(Employment)  
ED2 (Rural Economy)  
DES2 (Landscape Character)  
TRA1 (Sustainable Transport)  
CFLR1 (Open Space, Sport and Recreation)  
CFLR2 (Local Green Space)  
NE1 (International, National and Locally Designated Nature Conservation Sites)  
NE3 (Species and Habitats)  
HA1 (Designated Heritage Assets)  
CC1 (Climate Change Adaptation)  
CC2 (Climate Change Mitigation)  
WAT1 (Flood Risk Management)  
WAT2 (Source Protection Zones)  
WAT5 (Sustainable Drainage)  
WAT6 (Wastewater Infrastructure)  
EQ4 (Air Quality)

5.3 Five amendments to the Village Development Boundary are made in the Neighbourhood Plan, which remove small areas of land adjacent to Much Hadham village from the Rural Area Beyond the Green Belt.



5.4 The Neighbourhood Plan has been prepared in consultation and cooperation with the local planning authority, East Herts Council.

5.5 There is duty and a commitment by the District Council to review its planning policies whenever the need is demonstrated. Accordingly, Much Hadham Parish Council will monitor the Neighbourhood Plan and undertake a review where necessary, in order to ensure that the policies laid out in it remain in general conformity with the adopted East Herts District Plan October 2018.

## **6. Compatibility with Human Rights and EU legislation**

6.1 The proposals and policies in the Neighbourhood Plan are compatible with the human rights legislation and all the existing requirements of European Law or UK equivalent.

## **7. Summary**

7.1 It is a legal requirement that Much Hadham Parish Council submit this statement. It confirms that the submitted Much Hadham Neighbourhood Plan meets the basic conditions required of a neighbourhood plan as defined in current neighbourhood planning legislation.

## **8. Appendix A**

8.1 The following mapping table indicates how the policies in the Much Hadham Neighbourhood Plan help to achieve:

The strategic objectives in the East Herts District Plan 2011–2033.

## **9. Appendix B**

9.1 The following mapping table indicates how the policies in the Much Hadham Neighbourhood Plan Area are in accordance with:

The strategic policies in the East Herts District Plan 2011-2033.

## Appendix A: Neighbourhood Plan Policy Map to the Strategic Objectives in East Herts District Plan 2011–2033

	<b>Much Hadham Neighbourhood Plan Policies (all preceded by MH)</b>																																	
<b>District Plan Strategic Objectives</b>	H 1	H 2	H 3	H 4	H 5	H 6	H 7	H 8	H 9	H 10	D 1	D 2	D 3	D 4	D 5	IT C 1	IT C 2	E T 1	E T 2	H A 1	H A 2	H A 3	H A 4	L N E 1	L N E 2	L N E 3	L G S 1	P V 1	C F L R 1	C F L R 2	C F L R 3	S P 1		
Mitigate the effects of climate change											✓	✓	✓				✓								✓	✓		✓						
Encourage safe and vibrant mixed communities				✓	✓	✓	✓	✓	✓	✓	✓	✓					✓		✓	✓	✓	✓				✓		✓		✓	✓	✓		
Balance the housing market	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓																								
Protect the countryside & historic environment and promote good design											✓	✓	✓	✓	✓							✓	✓		✓	✓		✓	✓					
Foster entrepreneurship																	✓	✓	✓	✓														
Improve access and sustainable transport													✓				✓													✓				

Maintain and improve existing facilities and provide new facilities																					✓	✓	✓								✓		✓				
Improve health and wellbeing and reduce health inequalities.									✓	✓									✓	✓	✓	✓	✓	✓	✓								✓				
Protect and enhance environmental assets including biodiversity				✓	✓			✓	✓												✓			✓	✓	✓	✓							✓			
Provide necessary infrastructure				✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓																	✓			✓



HOU1 Type and Mix of Housing			✓	✓	✓	✓	✓	✓	✓	✓	✓																				
HOU2 Housing Density		✓	✓	✓	✓	✓	✓	✓	✓	✓																					
HOU3 Affordable Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓																					
HOU4 Rural Exception Affordable Housing Sites		✓	✓	✓	✓	✓	✓																								
ED1 Employment														✓						✓											
ED2 Rural Economy														✓	✓	✓				✓									✓	✓	
DES2 Landscape Character										✓		✓					✓	✓	✓			✓	✓	✓	✓	✓					
TRA1 Sustainable Transport											✓		✓														✓			✓	
CFLR1 Open space, sport and recreation																				✓	✓				✓			✓	✓		
CLFR2 Local Green Space																							✓								
NE1 Int, National & Locally Designated Nature Conservation																						✓	✓	✓							
NE3 Species and habitats																						✓	✓	✓	✓				✓		
HA1 Designated Heritage Assets				✓	✓	✓	✓	✓								✓	✓	✓							✓						

