# Basic Conditions Statement:
# Broughton Neighbourhood Development Plan

## 1. Introduction

1.1 This Statement accompanies the Broughton Neighbourhood Development Plan (NDP) submitted by Broughton Parish Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 for subsequent publicity under Regulation 16. It identifies how the proposed plan addresses the basic conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to neighbourhood plans), together with relevant legal requirements.

1.2 The designated neighbourhood area covers the Parish of Broughton. Designation by Test Valley Borough Council is recorded on 14 March 2024. Broughton Parish Council is the qualifying body. The NDP is a neighbourhood development plan relating to land use and development within the designated area.

1.3 This statement relies on the submitted NDP, its evidence base and Consultation Statement; the adopted Test Valley Borough Revised Local Plan 2011–2029; national policy and planning guidance; and the SEA/HRA screening material.

1.4 This Statement is structured around the statutory Basic Conditions as prescribed by Schedule 4B of the Town and Country Planning Act 1990:

- Basic Condition A: Regard to National Policy and the Local Plan
- Basic Condition B: Contribution to Sustainable Development
- Basic Condition C: Environmental Obligations
- Basic Condition D: Human Rights
- Basic Condition E: Legal Requirements

Details are given as to how the NDP complies with each Basic Condition.

1.5 A final section provides a concluding Statement regarding Broughton NDP's compliance to the Basic Conditions as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 2. (i) Basic condition A: Regard to National Policy / Advice

2.(i).1 The Broughton NDP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) dated July 2021 and updated in August 2026. The table below identifies how each policy in the NDP conforms to the NPPF. The particular clauses referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant clauses.

| Draft NDP policy | NPPF August 2026 — relevant policy clauses | Evidence of regard / qualification |
|---|---|---|
| **HP1 — Need, Type and Mix** | HO1(2); HO5(1); HO6(1)(b) | Uses the October 2022 Housing Needs Survey and Broughton NDP Survey 2024 to support a mix of homes suited to local needs, including smaller and affordable housing. |
| **HP2 — Location** | HO6(1)(b); TR1(1)(b); N1(1)(c) | Guides housing towards locations connected to village facilities, while respecting settlement character and boundary and environmental constraints. |
| **HP3 — Site Allocation** | HO3(1); HO6(1)(b); DP1(1); N1(1)(c) | Allocates approximately 16 homes north of School Lane and 9 north of Whiteshoot Road, providing for incremental, planned village growth. |
| **D&CP1 — Design & Character** | DP1(1); DP2(1); DP3(2) | Promotes high-quality design reflecting Broughton's scale, building traditions, landscape setting and local character. |
| **H&CAP1 — Heritage and Conservation Area** | HE1(1); HE2(1); HE9(1) | Seeks to conserve heritage assets and preserve or enhance the character of Broughton Conservation Area. |
| **VP1 — Views** | N1(1); DP1(1); HE1(1)(d) | Identifies important local views and seeks to retain the landscape and heritage qualities that make them distinctive. |
| **IP1 — Infrastructure** | W1(1); TR1(1); F1(1); F2(1) | Addresses drainage, wastewater, highways and community infrastructure to support sustainable development. |
| **CFP1 — Community Facilities** | HC1(1)–(2); HC3(1) | Seeks to protect and improve community facilities that contribute to village life and residents' wellbeing. |

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| **CFP2 — Footpaths and Local Active Travel** | TR1(1)(d); TR8(1) | Protects local footpaths and encourages safer, more convenient walking and cycling connections. |
| **EP1 — Green Spaces** | HC2(1)–(2) | Identifies valued green spaces for protection, reflecting their importance to recreation, local character and community life. |
| **EP2 — Natural Features** | N1(1)(a)–(c); N3(1) | Protects trees, hedgerows and other natural features that shape the parish landscape and support wildlife. |
| **EP3 — Biodiversity and Nature Conservation** | N1(1); N2(1); N3(1) | Promotes biodiversity and habitat connectivity through the protection and enhancement of local ecological networks. |
| **EP4 — Wallop Brook** | N1(1)(a)–(b); F2(1); N3(1) | Seeks to protect and improve the Wallop Brook, including its water quality, biodiversity and role in flood management. |
| **ENP1 — Renewable Energy** | W2(1); W3(1); CC1(1) | Encourages appropriate renewable and low-carbon energy measures that respect Broughton's landscape and heritage. |

## 2. (ii) Basic condition A: regard to the Local Plan

2.(ii).1 The Local Plan relevant to the submission is the Test Valley Borough Revised Local Plan 2011–2029, revised 27 January 2016. Broughton Parish Council believes that the NDP is consistent with the provisions of the Local Plan and the table below identifies the alignment and general conformity of relevant individual policy clauses in the NDP and the TV Local Plan. The particular clauses referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant clauses.

| Draft NDP policy | Relevant Test Valley policies | Reason for proposed conformity |
|---|---|---|
| **HP1** | COM2; COM7; COM8 | Supports a mix of homes reflecting local housing needs, including smaller and affordable homes, within the borough's rural settlement strategy. |
| **HP2** | COM2; E1; E2 | Directs housing towards the village and its facilities, while respecting countryside, landscape and settlement character. |
| **HP3** | COM2; COM7; E1; E2; COM15 | Identifies two modest housing allocations to help meet local needs, with attention to landscape, access and infrastructure, |

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| | | following detailed assessments of alternative sites. |
| **D&CP1** | E1; E2 | Promotes design that reflects Broughton's distinctive village character and landscape setting. |
| **H&CAP1** | E9; E1 | Seeks to conserve heritage assets and preserve or enhance the character and setting of the Conservation Area. |
| **VP1** | E2; E9 | Identifies valued views and seeks to protect the landscape and heritage features that contribute to them. |
| **IP1** | COM15; T1; E7 | Seeks adequate drainage, wastewater, transport and other infrastructure to support planned development. |
| **CFP1** | COM14 | Protects community facilities that sustain village life and support residents' needs. |
| **CFP2** | T1; E6 | Protects footpaths and encourages walking and cycling links that improve access within the parish. |
| **EP1** | E6; LHW1 | Seeks to safeguard valued green spaces for recreation, local character and community wellbeing. |
| **EP2** | E2; E6 | Protects landscape features, including trees and hedgerows, that contribute to Broughton's rural setting. |
| **EP3** | E5; E6 | Encourages biodiversity enhancement and protects habitats and ecological connections across the parish. |
| **EP4** | E5; E7 | Seeks to protect the Wallop Brook's water quality, natural habitats and contribution to flood management. |
| **ENP1** | E1; E2; E5 | Encourages appropriate renewable and low-carbon energy measures that respect local character and landscape. |

2.(i)(ii).2 The Parish Council therefore considers that the Plan meets the Basic Condition with regard to National Policy and Local Plan as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 3. Basic condition B: Contribution to Sustainable Development

3.1 The plan combines provision for development with protection of the features that support the Parish's long-term wellbeing. The contribution is evaluated under the three over-arching objectives to sustainable development: economic, social and environmental.

| Objective | Contribution of Broughton NDP | Relevant draft policies |
|---|---|---|
| **Economic** | Supports modest housing growth and a mix of homes responding to the 2022 Housing Needs Survey, helping people remain in the parish at different stages of life. The two small housing allocations help sustain existing businesses, services and facilities, including the village shop and Post Office, pubs, school and surgery, by locating development with easy access to village amenities. Protection of community facilities, improved walking connections and appropriate infrastructure further support the local economy. | HP1–HP3; IP1; CFP1; CFP2 |
| **Social** | Responds to the identified need for smaller and affordable homes, including options for younger households and older residents wishing to downsize. Protects valued community facilities and green spaces, encourages safe walking and cycling access, and promotes development that is well integrated with the existing village, supporting an inclusive and connected community. | HP1–HP3; D&CP1; CFP1; CFP2 |
| **Environmental** | Promotes development that respects Broughton's distinctive rural landscape, Conservation Area, historic buildings and important views. Protects local green spaces, trees, hedgerows, wildlife habitats and the Wallop Brook, with attention to water quality and flood risk. Encourages appropriate low-carbon energy and requires the effects of proposed housing sites to be considered alongside environmental safeguards. | D&CP1; H&CAP1; VP1; EP1–EP4; ENP1; HP3 |

3.2 The October 2022 Housing Needs Survey, the Broughton NDP 2024 survey, and the responses to two Regulation 14 consultations (30 March–10 May 2026 and 23 July–12 August 2026) provide local evidence.

3.3 The Parish Council therefore considers that the Plan meets the Basic Condition with regard to Contribution to Sustainable Development as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 4. Basic condition C: Environmental Obligations

4.1 Test Valley Borough Council's Screening Statement (August 2026) determined that both a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) were required for the emerging Broughton NDP.

4.2 The October 2026 SEA Environmental Report concludes that no significant negative effects are considered likely in implementing the NDP. It identifies significant positive housing effects, broadly neutral effects on biodiversity, climate change and the historic environment, and likely residual minor negative effects on landscape, land/soil/water resources and transport. It also recommends inclusion of a new Mottisfont Bats Policy and a new Nutrient Neutrality Policy.

4.3 The October 2026 HRA screens housing policies HP1 and HP3 into Appropriate Assessment, addressing pathways including recreational pressure, nutrient enrichment, water resources, functionally linked habitat at Mottisfont Bats SAC and atmospheric pollution. It concludes that the Plan is capable of implementation without adverse effects on the integrity of European sites, alone or in combination; retaining habitat corridors, sensitive lighting and securing applicable strategic mitigation, including nutrient neutrality where required, are necessary. Project-level surveys, nutrient budgets and site-specific mitigation remain necessary at application stage.

4.4 Given the above, the Parish Council therefore considers that the Plan meets the Basic Condition with regard to Environmental Obligations as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 5. Basic condition D: Human rights and Equalities

5.1 The NDP is intended to guide the use of land through proportionate, generally applicable policies. Community engagement has been extensive (as detailed in the Consultation documents); as a consequence, the Parish Council is confident that the public consultation process has enabled residents and other interested parties to make representations in a variety of ways and at different stages and will be able to continue to do so. The two 2026 consultations and corresponding Consultation Statement are central to the evidence of fair and transparent engagement.

5.2 The Parish Council considers that the policies pursue legitimate planning objectives and do not discriminate unlawfully; all policies apply equally and proportionately.

5.3 The Parish Council therefore considers that the Plan meets the Basic Condition with regard to Human Rights and Equalities as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 6. Basic condition E: Legal and procedural requirements

| Requirement | Position / evidence |
|---|---|
| **Designated neighbourhood area** | Whole Parish of Broughton; designation formally approved by TVBC Planning 14 March 2024. |
| **Qualifying body** | Broughton Parish Council (BPC) is a Qualifying Body as described in Sections 61E(1)/61E(6) and 61F(1) of the Town and Country Planning Act 1990 (as amended) and formally approved by TVBC Planning 14 March 2024; is therefore authorised to act in relation to the production of an NDP |
| **Plan period** | 2027-2042 |
| **Content and geography** | Policies which relate to land use and development in the designated area; final draft does not include provision relating to excluded development, does not include provision for outside the area, and there are no other 'made' Neighbourhood Plans that cover an area that is located within the Broughton Parish boundary/the Neighbourhood Plan area. |

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| **Consultation** | Regulation 14: 30 March–10 May and 23 July–12 August 2026; Consultation Statement and schedule of responses attached |
| **Supporting documents** | Final NDP, this Basic Conditions Statement, Consultation Statement, SEA/HRA documents and other prescribed materials, including maps and evidence documents. |

6.1 Therefore the Parish Council considers that the Plan meets the Basic Condition with regard to Legal and Procedural Requirements as prescribed by Schedule 4B of the Town and Country Planning Act 1990.

## 7. Overall conclusion

The Broughton Neighbourhood Development Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State and is in general conformity with the strategic policies of the development plan for the area;
- contributes to the achievement of sustainable development;
- is compatible with environmental obligations;
- is compatible with human rights requirements; and
- complies with the prescribed conditions and legal requirements.

Accordingly, the Parish Council considers that the Plan meets the Basic Conditions as prescribed by Schedule 4B of the Town and Country Planning Act 1990.