

SANDLEHEATH NEIGHBOURHOOD PLAN

ADDENDUM TO BASIC CONDITIONS STATEMENT

APRIL 2026

New Basic Conditions

Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force on 25 March 2026.

The legal compliance and the Basic Conditions requirements are as follows:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to ensure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and

- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

Climate Change

The Sandleheath Neighbourhood Plan policies ensure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change. This is embedded through the Plan's vision, objectives and policies. The Plan's vision seeks a sustainable, community-led future, with development decisions sympathetic to the local environment, rural character and distinctiveness. Its objectives include protecting and enhancing the local environment, promoting improved active travel, and supporting a healthy and resilient community.

At policy level:

Policy SAN1 directs development to the defined settlement boundary and supports only appropriate countryside development outside it, helping to focus growth in the most sustainable locations and avoid unnecessary dispersal.

Policy SAN3 requires well-designed development that has full regard to the Sandleheath Design Guidance and Codes. The supporting text confirms that the policy responds to climate change by encouraging modern materials, techniques and styles that help homes to be more climate resilient, reduce energy consumption and promote healthy communities.

Policy SAN5 allocates two housing sites in sustainable locations and requires schemes to maximise opportunities to produce and use renewable energy on-site. It also requires retention and reinforcement of mature trees and hedgerows, sustainable drainage, protection of watercourses and ponds, and green/open space provision.

Policy SAN7 establishes the Green Infrastructure Network. It protects and enhances green and blue infrastructure, retains trees and hedgerows, creates connected habitats suitable for species adaptation to climate change, and promotes ecological connectivity.

Policy SAN8 identifies the Active Travel Network and opportunities for improvement, including safer pedestrian links, circular walking routes, footway widening and connectivity and bus stop infrastructure.

This supports climate change mitigation by reducing reliance on the use of private vehicles for short journeys by improving walking, wheeling, cycling and public transport opportunities.

Policy SAN9 on dark skies also supports lower-impact development by managing artificial lighting, reducing typical energy consumption for outdoor lighting, protecting the rural character and ecological sensitivity of the parish.

Collectively, the policies reduce carbon emissions, support active travel, protect and enhance green infrastructure, manage flood and drainage impacts of development, and embed climate resilience in the location, layout and design of development.

Local Nature Recovery Strategy

The Sandleheath Neighbourhood Plan takes account of the [Hampshire Local Nature Recovery Strategy](#) (LNRS) insofar as it is relevant to the subject matter of the Plan.

Policy SAN7 is directly related to this. It establishes a Green Infrastructure Network using publicly available data, primarily from Natural England and Hampshire Biodiversity Information Centre, and confirms that the policy will work alongside the emerging Hampshire Nature Recovery Strategy to support identified priorities within the Sandleheath Neighbourhood Plan area.

(The LNRS was adopted in December 2025 after the submission plan commenced its Regulation 16 consultation.)

The policy requires development to retain trees and hedgerows, secure connected habitats suitable for species adaptation to climate change, protect rare and threatened species and habitats, and avoid harm to the functionality and connectivity of the Green Infrastructure Network. It also supports habitat enhancement opportunities including woodland habitat corridors, protection and enhancement of the Ashford Water catchment and riparian corridor, and future management and enhancement of common land, which align with the Priority Outcomes of the LNRS providing local detail to this strategic level document.

Policy SAN5 also supports nature recovery through site-specific requirements for ecological surveys, retention and reinforcement of tree belts and hedgerows, protection of watercourses and ponds, provision of Alternative Natural Recreational Greenspace, and exclusion of existing priority habitats from developable areas unless suitable mitigation is agreed.

Policy SAN2 protects the Local Gap and helps retain landscape features including woodlands, hedgerows, hedgerow trees, streams, water meadows, commons and ancient field systems, thereby supporting ecological connectivity as well as settlement separation.

Overall, the Plan aligns with the principles of the LNRS by protecting existing ecological assets, strengthening habitat connectivity, supporting priority habitat enhancement, and enabling nature recovery through development management and site allocation requirements.

Housing Supply

In addition, there is a new Basic Condition requirement:

the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made. Note: this replaces the former Basic Condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

The making of the Sandleheath Neighbourhood Plan will not result in the development plan proposing that less housing is provided than would otherwise be delivered.

The SNP positively plans for housing growth. Policy SAN5 allocates two sites: land north of Main Road for up to 40 dwellings and land south of Main Road for up to 57 dwellings, giving a combined total of up to 97 dwellings. This exceeds the Plan's indicative minimum requirement of 85 dwellings over the Plan period, calculated using the December 2024 PPG methodology in the absence of an indicative housing requirement from NFDC.

The Plan recognises Sandleheath's role as a "main village" suitable for small to medium-scale growth and redefines the settlement boundary to accommodate the proposed site allocations.

The Plan therefore actively allocates land for housing, provides for affordable housing and establishes a locally specific framework to ensure that housing growth is sustainable, deliverable and accompanied by community, environmental and infrastructure benefits.