

REDBOURN PARISH COUNCIL

**NEIGHBOURHOOD PLAN**

---

2020 – 2038

BASIC CONDITIONS STATEMENT  
(INCLUDING AREA STATEMENT)

MAY 2022



REDBOURN PARISH COUNCIL

**NEIGHBOURHOOD PLAN**

2020-2038

BASIC CONDITIONS STATEMENT

(INCLUDING AREA STATEMENT)

MAY 2022

**Web:** <https://www.redbourn-pc.gov.uk/>

**Email:** [clerk@redbourn-pc.gov.uk](mailto:clerk@redbourn-pc.gov.uk)

**Address:** The Park Centre, The Park, Redbourn, St Albans AL3 7LR

**Telephone:** 01582 794832

# Contents

<b>1. Introduction .....</b>	<b>1</b>
<b>2. National Planning Policy.....</b>	<b>2</b>
<b>3. Sustainable Development .....</b>	<b>11</b>
<b>4. The Development Plan .....</b>	<b>15</b>
<b>5. Strategic Environment Assessment / HRA.....</b>	<b>18</b>
<b>6. Sustainability Appraisal.....</b>	<b>19</b>
<b>7. Conclusion .....</b>	<b>24</b>
<b>Appendix A: Neighbourhood Plan Designation .....</b>	<b>25</b>
<b>Appendix B: SEA / HRA .....</b>	<b>26</b>

# 1. Introduction

## This document

- 1.1 This Basic Conditions Statement has been produced to accompany the Redbourn Neighbourhood Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. The Basic Conditions are:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
  - The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
  - The making of the Neighbourhood 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 Plan does not breach, and is otherwise compatible with, EU obligations.
  - Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habits Regulations 2007) (either alone or in combination with other plans or projects).
- 1.2 There are two further basic conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.

## **Other supporting documents**

- 1.3 The Redbourn Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement (incorporating an Area Statement).
- 1.4 The Neighbourhood Plan also makes use of evidence prepared by and on behalf of St. Albans City and District Council as part of the Local Plan process. These and other documents are referenced as appropriate in the Neighbourhood Plan and include:
- Redbourn Housing Needs Assessment
  - Local Green Space Assessment
  - Redbourn Design Guidance and Codes
  - Strategic Environmental Assessment (SEA) Screening Opinion.
  - Habitats Regulation Assessment (HRA) Screening Opinion.

## **Key statements, including Area Statement**

- 1.5 The Redbourn Neighbourhood Plan has been prepared and submitted to St. Albans City and District Council by Redbourn Parish Council . The Parish Council is the qualifying body and is entitled to submit a Neighbourhood Plan for the Redbourn Parish Council area.
- 1.6 The Redbourn Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1. The Neighbourhood Area was designated in November 2013 (see Appendix A).
- 1.7 The Neighbourhood Plan does not relate to more than one neighbourhood area and follows the Parish boundary. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.
- 1.8 The Neighbourhood Plan covers the period 2020 to 2038. This timeframe aligns with the Local Plan that is currently being prepared by St. Albans City and District Council.
- 1.9 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.

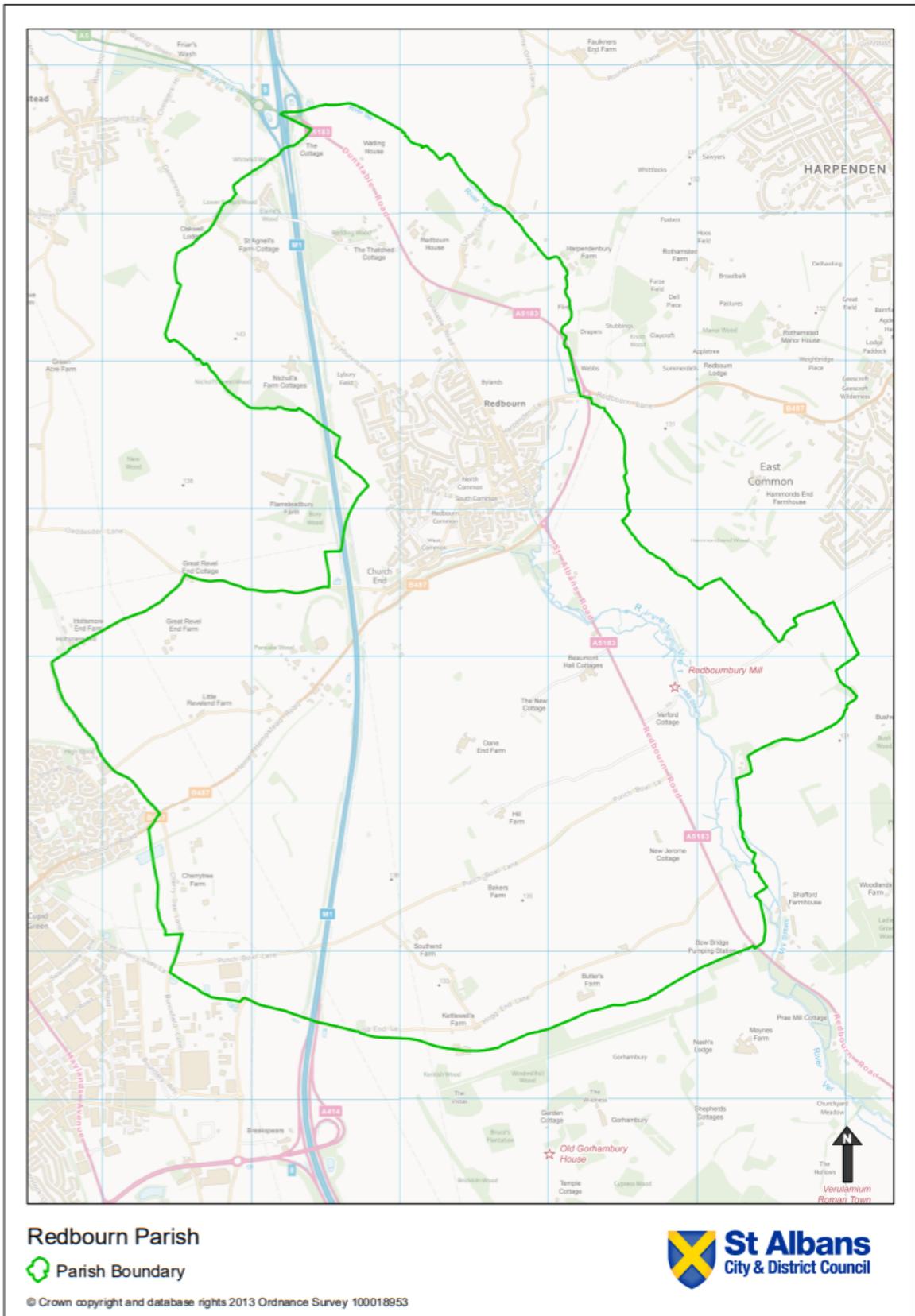


Figure 1: Redbourn Neighbourhood Area

## 2. National Planning Policy

### Introduction

- 2.1 The Neighbourhood Plan must show that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the 2021 version of the National Planning Policy Framework (NPPF)<sup>1</sup> and associated Planning Practice Guidance (PPG) published by the Ministry for Housing, Communities and Local Government (MHCLG) (renamed as the Department of Levelling Up, Housing and Communities from September 2021).
- 2.2 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *‘should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies’*.
- 2.3 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that *‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area’*.
- 2.4 This section demonstrates that the Redbourn Neighbourhood Plan has regard to relevant goals within the 2021 NPPF in relation to:
- Delivering a sufficient supply of homes
  - Building a strong, competitive economy
  - Ensuring the vitality of town centres
  - Promoting healthy and safe communities
  - Promoting sustainable transport
  - Supporting high quality communications
  - Making effective use of land
  - Achieving well-designed places
  - Protecting Green Belt land
  - Meeting the challenge of climate change, flooding and coastal change
  - Conserving and enhancing the natural environment
  - Conserving and enhancing the historic environment
  - Facilitating the sustainable use of minerals
- 2.5 The Redbourn Neighbourhood Plan has five primary objectives. We summarise them in Table 1 below and identify which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Redbourn Neighbourhood Plan conform to the 2021 NPPF goals.

---

<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

Table 1: Alignment of Redbourn NDP Objectives with NPPF

Redbourn Neighbourhood Plan Objective	Relevant National Planning Policy Framework (2021) goals
<b>Objective 1:</b> Retain Redbourn’s role as a village with a strong heritage located in a high quality and accessible countryside setting.	<ul style="list-style-type: none"> <li>• Protecting Green Belt land</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>
<b>Objective 2:</b> To provide for the changing housing needs of the community, particularly the growing need for affordable houses for rent and smaller properties by first-time buyers and older ‘downsizers’.	<ul style="list-style-type: none"> <li>• Delivering a sufficient supply of homes</li> <li>• Building a strong, competitive economy</li> <li>• Ensuring the vitality of town centres</li> <li>• Making effective use of land</li> </ul>
<b>Objective 3:</b> Make Redbourn a hub for start-up business and commercial enterprise.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring the vitality of town centres</li> </ul>
<b>Objective 4:</b> Provide new community facilities and recreation space to address the needs of the growing population.	<ul style="list-style-type: none"> <li>• Promoting healthy and safe communities</li> <li>• Making effective use of land</li> </ul>
<b>Objective 5:</b> Increase walking and cycling movements through improved footpath and cycle path provision.	<ul style="list-style-type: none"> <li>• Promoting healthy and safe communities</li> <li>• Promoting sustainable transport</li> <li>• Meeting the challenge of climate change, flooding, and coastal change</li> </ul>

## Delivering a sufficient supply of homes

2.6 The Redbourn Neighbourhood Plan sets out the following policies that aim to deliver a sufficient supply of homes:

Policy Red 6: Suitable Sites for New Development	2021 NPPF ref. (para) - 60-80
Policy Red 5: Housing Mix	

- The St. Albans Local Plan does not allocate any sites for development within the neighbourhood plan area and not does the Neighbourhood Plan. It does however, through **Policy Red 6**, support proposals for new housing which is located in areas deemed sustainable to the Parish Council. This includes supporting opportunities to build on brownfield and under-utilised land within the built up area.
- **Policy Red 5** supports the principle of delivering a sufficient supply of homes through its alignment with paragraph 62 of the NPPF by stipulating that housing provision should respond, as far as possible, to local needs within Redbourn, including affordability, type

and size of the units. This has been informed by productions of the Redbourn Housing Needs Assessment.

### Building a strong, competitive economy

2.7 The Redbourn Neighbourhood Plan sets out the following policies to build a strong and competitive economy:

Policy Red 1: Redbourn High Street	2021 NPPF ref. (para)- 81-85
Policy Red 2: Small-Scale Commercial Development	

- In accordance with paragraph 81 of the NPPF, which places significant weight on the need to support economic growth and productivity. **Policy Red 1** seeks to protect the existing cluster of economic activity at Redbourn High Street. The policy specifically states that shops, financial and professional services, cafes and restaurants (Use Class E(a) – E(c)), drinking establishments ('sui generis') and community facilities (Use Class E(e), E(f), F1, F2) will be strongly supported. It also seeks to ensure that the loss of shops and related commercial services for the local community along the high street will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.
- **Policy Red 2** aligns with paragraph 82 (d) of the NPPF, which suggests that planning policy should "be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.". The policy does this by supporting proposals which provide small-scale Class E retail, office and research and development employment opportunities, particularly on flexible terms to support small businesses

### Ensuring the vitality of town centres

2.8 A number of policies (and projects) in the Redbourn Neighbourhood Plan aim to ensure the vitality of the town centre:

Policy Red 1: Redbourn High Street	2021 NPPF ref. (para)- 86-91
Policy Red 2: Small-Scale Commercial Development	
Policy Red 6: Suitable Sites For New Development	

- **Policy Red 1** seeks to maintain the viability and vitality of the Redbourn High Street by encouraging proposals which protect existing and provide new opportunities for desired land uses. This includes shops, financial and professional services, cafes and restaurants (Use Class E(a) – E(c)), drinking establishments ('sui generis') and community facilities (Use Class E(e), E(f), F1, F2). This aligns with paragraph 86 (b) of the NPPF, which state

that planning policies should ‘define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre’.

- **Policy Red 2** aligns with paragraph 82 (a) of the NPPF, which suggests that planning policy should allow town centres to “grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters”. The policy does this by supporting proposals which provide small-scale Class E retail, office and research and development employment opportunities, particularly on flexible terms to support small businesses
- Meanwhile, **Policy Red 6** seeks to ensure residential development is directed towards sustainable locations i.e. in proximity to Redbourn Town Centre. This aligns with paragraph para 86 (f) of the NPPF which states that planning policies should ‘recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites’

### Promoting healthy and safe communities

2.9 A number of policies (and projects) in the Redbourn Neighbourhood Plan promote healthy and safe communities:

<i>Project Red A: Village Centre Initiatives</i>	2021 NPPF ref. (para)- 92-103
Policy Red 3: Local Green Space Designations	

- **Project Red A** seeks to explore and develop ideas that will strengthen the role and function of the Village Centre, including public realm schemes, place branding strategies and opportunities for pedestrianisation. This aligns with paragraph 92 (b) and 93 (a) of the NPPF, which support the production of safe and accessible public spaces.
- **Policy red 3** designates 10 Local Green Spaces. This supports the aspirations of paras. 101 and 102 of the NPPF which highlights the importance of designating green space in line with local planning policies and sustainable development.

### Promoting sustainable transport

2.10 The following policies (and projects) in the Redbourn Neighbourhood Plan promote sustainable transport:

Policy Red 9: Active Travel	2021 NPPF ref. (para)- 104-113
<i>Project Red E: Walking And Cycling Routes</i>	
<i>Project Red F: Car Sharing</i>	
Policy Red 11: Sustainable Design	

- **Policy Red 9** supports development which maximises the opportunities to walk and cycle within Redbourn. The policy therefore supports the aspirations laid out in paragraph 106 (d) of the NPPF which notes that planning policies should “provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking”. The NPPF also states that applications should “give priority first to pedestrian and cycle movements within the scheme and neighbouring areas” as per paragraph 112 (a). **Project Red E** supports this by proposing a series of desired pedestrian and cycle infrastructure improvements which the Parish Council hopes to work with the City Council to explore.
- **Policy Red 11** supports development which incorporates electric vehicle charging points. Meanwhile **Project Red F** supports the introduction of a community car sharing scheme in Redbourn. These policies align with the NPPF’s aims of actively managing patterns of growth to support sustainable transport objectives by offering a genuine choice of transport modes which can help to improve air quality, as set out in paragraph 105 of the NPPF.

### Supporting high quality communications

2.11 The Redbourn Neighbourhood Plan does not include any policies or projects which explicitly mention the need for high quality communication infrastructure. The NDP therefore relies on wider policies and guidance established at the national level and in those policies adopted or emerging at County and District level.

### Making effective use of land

2.12 The Redbourn Neighbourhood Plan sets out the following policies (and projects) to make effective use of land.

Policy Red 5: Housing Mix	<b>2021 NPPF ref. (para)- 119-125</b>
Policy Red 6: Suitable Sites for New Development	
Policy Red 10: High-Quality Design	

- **Policy Red 5** supports the provision of a mix of housing that meets the needs of the community based on the most-up-to-date evidence. This aligns with paragraph 124 (a) of the NPPF which stipulates that decisions should take into account the identified need for housing and other forms of development.
- **Policy Red 6** suggests that wherever possible development should prioritise the densification through the use of brownfield sites or by gentle infill. This aligns with the NPPF, which states at paragraph 120 (d) that planning policies should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”
- The NPPF also recognises that supporting the efficient use of land also means responding to the prevailing character and setting of an area (para 124 (d)) and of securing well-designed, attractive and healthy places (para 124 (e)). Para 125 then goes on to state that development should ‘make optimal use of the potential of each site’. This is reflected

through **Policy Red 10** which requires proposals to show how they respect the local character of Redbourn, for example by requiring development to reflect the scale and grain of the settlement pattern in the character area it is found in or adjacent to, reflected in development plot size, building heights and materials, rooflines, street enclosure, boundary treatments and building alignments.

### **Achieving well-designed places**

2.13 This section of the NPPF stresses the importance of high-quality design in buildings and places. Para. 127 of the NPPF notes that plans should set out a clear design vision and expectations that are developed with local communities to reflect local aspirations. Policies that align with this in the Redbourn Neighbourhood Plan are:

Policy Red 10: High-Quality Design	2021 NPPF ref. (para)- 126-136
<i>Project Red A: Village Centre Initiatives</i>	
<i>Project Red C: Tree Planting and Re-Wilding Initiatives</i>	
Policy Red 11: Sustainable Design	
Policy Red 12: Heritage Assets	

- **Project Red A** and **Project Red C** seek to create more attractive public spaces for residents and visitors of Redbourn. These projects therefore support the NPPF, which at paragraph 130 (d), suggest that planning policies should “establish or maintain a strong sense of place... to create attractive, welcoming and distinctive places to live, work and visit”.
- **Policy Red 10** and **Policy Red 12** align with para 130 (c) of the NPPF, which states that development should be ‘*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*’. Policy Red 10 does this by ensuring new development is well-integrated and sympathetic to local character, but also by accepting that Innovative schemes that respond to and reinterpret local design cues, and which demonstrate an imaginative sense of place whilst respecting surrounding context, are welcome. It also notes that development should reflect the scale and grain of the settlement pattern in the character area it is found in or adjacent to, reflected in development plot size, building heights and materials, rooflines, street enclosure, boundary treatments and building alignments. Meanwhile Policy Red 12 stipulates that development proposals should protect and where appropriate enhance non-designated heritage assets which make a significant contribution to the historic fabric of Redbourn.
- The NPPF, through para 130 (a), suggests that planning policies and decision should ensure that development function well and benefit the area, not just for the short term but over the lifetime of the development. **Policy Red 11** aligns with this by promoting sustainable design approaches to new development which aim to ensure new developments meet a high level of design and construction and are optimised for energy efficiency.

## Protecting Green Belt land

2.14 The Redbourn Neighbourhood Plan sets out the following policies to protect Green Belt Land:

Policy Red 6: Suitable Sites for Development	2021 NPPF ref. (para)- 137-151
--	--------------------------------

- **Policy Red 6** seeks to maximise opportunities to build on brownfield and under-utilised land within the built-up area. It also stipulates that proposals outside the settlement boundary will need to satisfy national standards for development in the Green Belt. This aligns with the NPPF’s goals regarding protecting green belt land, which at para 137 states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

## Meeting the challenge of climate change, flooding and coastal change

2.15 The overall aim of the policies (and projects) outlined below is to align with the NPPF’s agenda in para. 152 to support the transition to a low carbon future through the careful planning of development and movement:

Policy Red 3: Local Green Space Designations	2021 NPPF ref. (para)- 152-173
Policy Red 4: Biodiversity	
<i>Project Red B: Restoration and Conservation of The River Red</i>	
<i>Project Red C: Tree Planting and Re-Wilding Initiatives</i>	
Policy Red 9: Active Travel	
<i>Project Red E: Walking and Cycling Routes</i>	
<i>Project Red F: Car Sharing</i>	
Policy Red 11: Sustainable Design	

- **Policy Red 9 and 11, and Project Red E and F** conform to the NPPF’s aims (paragraph 152) of supporting the transition to a low carbon future and contributing to reductions in greenhouse gases by reducing overdependence on cars. This is predominantly achieved by promoting alternatives, be it through the expansion of walking and cycling routes (and facilities), new alternative transport services or the provision of accessible electric charging points in new development.

- **Policy Red 3, Red 4, Project Red B and C** also help in moderating the impacts of over-development on climate change through the preservation of green infrastructure for community and public use. This aligns with paragraph 154 (a) of the NPPF whereby development is encouraged to be planned in a way that reduces climate vulnerability through the provision of green infrastructure.

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

2.16 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality. Relevant policies in the Redbourn Neighbourhood Plan are:

Policy Red 3: Local Green Space Designations	<b>2021 NPPF ref. (para)- 174-188</b>
Policy Red 4: Biodiversity	
<i>Project Red B: Restoration and Conservation of The River Red</i>	
<i>Project Red C: Tree Planting and Re-Wilding Initiatives</i>	

- **Policy Red 3** designates ten areas as Local Green Spaces. This policy, along with **Policy Red 4**, which seeks to ensure new development provides a biodiversity net gain, therefore build upon the goals set out in para. 174 (d) of the NPPF which says that ‘planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity’.
- Similarly, **Project Red B** and **Project Red C** seek to improve the biodiversity value of Redbourn. Project Red B supports opportunities to work with partner organisation to restore and conserve the River Red, while project Red C supports opportunities to promote the delivery of greener streets, verges and open spaces throughout Redbourn. These policies align with the NPPF, which at para. 175 states that plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure

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

2.17 This section of the NPPF promotes the conservation and enhancement of heritage assets to ensure their enjoyment into the future. Relevant policies in the Redbourn Neighbourhood Plan are:

Policy Red 10: High-Quality Design	<b>2021 NPPF ref. (para)- 189-208</b>
Policy Red 12: Heritage Assets	
<i>Project Red H: Promotion of Local History</i>	

- **Policy Red 10** stipulates that new development within Redbourn should be well-integrated and sympathetic to local character, and ensures that applicants for development

demonstrate how their designs have responded to local character, reflecting the character areas and positive features of each identified in the Redbourn Design Guidelines and Codes. This aligns with paragraph 190 of the NPPF which states that when determining applications, local planning authorities should take into account “the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place”.

- Meanwhile, **Policy Red 12** and **Project Red H** seek to protect and enhance non designated heritage assets, and support schemes which bring to light the local history of Redbourn to the public. These projects therefore support paras. 190 (a) and 190 (b), which suggest that plans should take into account “the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation” as well as recognising “the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;”

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

- 2.18 The Redbourn NDP does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the St. Albans Council Local Plan and the Hertfordshire County Council Minerals and Waste Local Plan.

## 3. Sustainable Development

### Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the *‘purpose of the planning system is to contribute to the achievement of sustainable development’*. Sustainable development is defined as *‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’* (paragraph 7).
- 3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
- *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
  - *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
  - *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including 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.
- 3.3 The following tables (Tables 2 - 4) summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

*Table 2: How the Neighbourhood Plan contributes to economic sustainability*

<b>Economic</b>	
NPPF definition: 'Building a strong, responsive and competitive economy'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> <li>• Objective 3: Make Redbourn a hub for start-up business and commercial enterprise</li> </ul>
Neighbourhood Plan Policies (and projects)	<ul style="list-style-type: none"> <li>• Policy Red 1: Redbourn High Street</li> <li>• Policy Red 2: Small scale Commercial Development</li> <li>• Policy Red 6: Suitable Sites for New Development</li> </ul>
Commentary	<p>The Redbourn Neighbourhood Plan actively seeks to promote business opportunities within the area. The plan seeks to maximise land use opportunities by ensuring vacant properties can be filled with appropriate temporary uses. The Plan also supports flexible short-term leasing arrangements which cater to a diverse range of businesses and uses are encouraged. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events. Support is also given to the growth of small businesses</p> <p>Consideration for suitable sites for development i.e. those which are in proximity to essential shops and services and employment opportunities also seeks to ensure that residents continue to use local services and thus contribute towards a stronger local economy.</p>

Table 3: How the Neighbourhood Plan contributes to social sustainability

Social	
NPPF definition: 'Support strong, vibrant and healthy communities'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> <li>● Objective 2: To provide for the changing housing needs of the community, particularly the growing need for affordable houses for rent and smaller properties by first-time buyers and older 'downsizers'.</li> <li>● Objective 4: Provide new community facilities and recreation space to address the needs of the growing population.</li> <li>● Objective 5: Increase walking and cycling movements through improved footpath and cycle path provision.</li> </ul>
Neighbourhood Plan Policies (and projects)	<ul style="list-style-type: none"> <li>● <i>Project Red A: Village Centre Initiatives</i></li> <li>● <i>Policy Red 3: Local Green Space Designations</i></li> <li>● Policy Red 5: Housing Mix</li> <li>● Policy Red 6: Suitable Sites for New Development</li> <li>● Policy Red 7: Redbourn Leisure Centre</li> <li>● Policy Red 8: Community Facilities</li> <li>● <i>Project Red D: Community Events</i></li> <li>● <i>Project Red E: Walking and Cycling Routes</i></li> </ul>
Commentary	<p>Through Policy Red 5, the Plan ensures that that a sufficient number and range of homes can be provided to meet the needs of present and future generations. While Policy Red 10 and 11 ensure that design is of a high quality and is sustainable, helping to create beautiful and safe places.</p> <p>The Redbourn Neighbourhood Plan encourages the provision and enhancement of community and recreational facilities. The Plan seeks to create a vibrant and diverse town that attracts more people and facilitates social interaction. These facilities, supported by infrastructure to foster increased active travel, ensure the Plan contributes towards good placemaking and a healthier society.</p> <p>The plan also puts community safety at the heart of its policies, with dedicated projects intended to help deliver traffic and pedestrian safety measures as well as policies that provide natural surveillance of public spaces for the same purpose.</p>

Table 4: How the Neighbourhood Plan contributes to environmental sustainability

<b>Environmental</b>	
NPPF definition: 'Contribute to protecting and enhancing our natural, built and historic environment'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> <li>● Objective 1: Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting.</li> <li>● Objective 5: Increase walking and cycling movements through improved footpath and cycle path provision.</li> </ul>
Neighbourhood Plan Policies (and projects)	<ul style="list-style-type: none"> <li>● Policy Red 3: Local Green Space Designations</li> <li>● Policy Red 4: Biodiversity</li> <li>● <i>Project Red B: Restoration and Conservation of The River Red</i></li> <li>● <i>Project Red C: Tree Planting and Re-Wilding Initiatives</i></li> <li>● Policy Red 6: Suitable Sites for New Development</li> <li>● Policy Red 9: Active Travel</li> <li>● <i>Project Red E: Walking and Cycling Routes</i></li> <li>● <i>Project Red F: Car Sharing</i></li> <li>● Policy Red 10: High-Quality Design</li> <li>● Policy Red 11: Sustainable Design</li> <li>● Policy Red 12: Heritage Assets</li> <li>● <i>Project Red H: Promotion of Local History</i></li> </ul>
Commentary	<p>Throughout the Plan, consideration is given to the protection and enhancement of sites that hold significant environmental and historical value.</p> <p>Active Travel is encouraged through connected walking and cycling routes in an attempt to decrease car usage and thus mitigate climate change. Efforts are made, particularly through Policy Red 4, to ensure that development does not result in any significant loss of natural assets and aims to enhance the existing. Furthermore, it points developers towards the Defra biodiversity metric in order to encourage the provision of a 10% net-gain in biodiversity from development.</p> <p>Furthermore, environmental sustainability is encouraged in the design and construction of developments, as well as through the promotion of electric vehicles charging ports. This aligns with NPPF objectives through helping to minimize pollution and mitigating climate change risks through the shift towards a low carbon economy and sustainable transport modes.</p> <p>Throughout the Plan, policies encourage the enhancement and preservation of 'character' including the historic assets of the area.</p>

## 4. The Development Plan

### Status of the development plan

- 4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.
- 4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states that such policies should help to deliver<sup>2</sup>:
- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
  - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - Community facilities (such as health and cultural infrastructure); and
  - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 4.3 For Redbourn, these are set out in the St. Albans City and District Council Local Plan 1994. In 2007 a Direction was made saving specified policies of the City and District Local Plan Review 1994, i.e., they are still part of the development plan for St Albans. Any policies not saved have expired and are no longer part of the development plan.
- 4.4 The Council submitted a draft Local Plan for examination in March 2019. Following receipt of a letter from the examining Inspectors confirming that, in their view, the Council had not complied with the Duty to Cooperate as set out in the Localism Act 2011, the Council withdrew the Local Plan. The Council is currently in the process of producing a new Local Plan, which is intended to cover the period 2020 until 2038. At the time of writing no draft is available for consideration.
- 4.5 This section of the Basic Conditions Statement demonstrates that the Neighbourhood Plan is in conformity with the strategic policies of the development plan.

---

<sup>2</sup> See para 20, NPPF, [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

## The St. Albans Local 1994

- 4.6 The 1994 St. Albans City and District Local Plan includes a series of ‘District Plan Objectives’. Objectives of relevance to the Neighbourhood Plan are outlined below (Table 5), with a response to these provided demonstrating general conformity.

*Table 5: Summary of conformity of the Redbourn Neighbourhood Plan with the St. Albans City and District Council Local Plan*

Local Plan Strategic Policy	Redbourn Neighbourhood Plan Policy
<b>Objective 1:</b> Metropolitan Green Belt	Through <b>Policy Red 6</b> , The Redbourn Neighbourhood Plan seeks to protect and maintain the Green Belt by supporting Proposals for major development will need to satisfy policies in the NPPF for development in the Green Belt and rural areas. The Policy also seeks to maximise opportunities to build on brownfield and under-utilised land within the built up area
<b>Objective 2:</b> Settlement Hierarchy	<b>Policy Red 10</b> stipulates that new developments in Redbourn should be well-integrated and sympathetic to local character. The policy requires development proposals to demonstrate how their designs have responded to local character, reflecting the character areas and positive features of each identified in the Redbourn Design Guidelines and Codes.
<b>Objective 3:</b> Housing	The Redbourn Neighbourhood Plan, supports the provision of housing in the area, as long as the development satisfies <b>Policy Red 6</b> , which imposes a set of preferable criteria for location and nature of the site. Furthermore, <b>Policy Red 5</b> seeks to influence the type of dwellings provided to help meet the most up to date needs of the area
<b>Objective 4:</b> Hospital Sites	The Redbourn Neighbourhood Plan Are does not feature any Hospital Sites, as such this objective is not relevant to the Plan.
<b>Objective 5:</b> Employment	The Redbourn Neighbourhood Plan, through <b>Policies Red 1 and Red 2</b> , support the protection of existing and provision of new employment land and floorspace. Policy Red 1 stipulates appropriate use types for Redbourn High Street while Red 2 specifically supports development proposals which provide employment opportunities to small scale businesses.
<b>Objective 6:</b> Transport	The Redbourn Neighbourhood Plan seeks to improve the transportation network of the area by supporting improvements to active travel opportunities. <b>Policy Red 9</b> stipulates that all applications for major residential and commercial development should demonstrate how they support active travel through delivery of new walking and cycle routes, and or improvements to existing routes, reducing reliance on vehicular movement. Meanwhile <b>Projects Red E and Red F</b> also support schemes which reduce the reliance on private car use.

Local Plan Strategic Policy	Redbourn Neighbourhood Plan Policy
<p><b>Objective 7:</b> Shopping</p>	<p><b>Policy Red 1</b> seeks to maintain the viability and vitality of the Redbourn High Street by encouraging proposals which protect existing and provide new opportunities for desired land uses. This includes shops, financial and professional services, cafes and restaurants (Use Class E(a) – E(c)), drinking establishments ('sui generis') and community facilities (Use Class E(e), E(f), F1, F2).</p>
<p><b>Objective 8:</b> Environment and Conservation</p>	<p>The Redbourn Neighbourhood Plan designates 10 areas as local green spaces in an effort to preserve Redbourn's biodiversity (<b>Policy Red 3</b>). The Plan also seeks to ensure developments provide a biodiversity net gain (<b>Policy Red 4</b>) as well as supporting projects which look to improve the overall environmental offer of Redbourn (<b>Project Red B and C</b>).</p> <p>Meanwhile, <b>Policy Red 9</b> and subsequent <b>Project Red E</b> support development which maximises opportunities to walk and cycle within Redbourn, reducing the impact of private vehicles on Redbourn's biodiversity.</p> <p><b>Policy Red 12</b> and <b>Project Red H</b> seek to conserve and improve the historic environment by protecting and enhancing non designated heritage assets, and supporting schemes which bring to light the local history of Redbourn to the public.</p>
<p><b>Objective 9:</b> Leisure and Tourism</p>	<p>The Neighbourhood Plan, through <b>Policy Red 1</b>, supports flexible short-term leasing arrangements which cater to a diverse range of businesses and uses are encouraged which includes leisure uses introduced on a temporary basis or for specific events.</p> <p>Meanwhile, <b>Policy Red 7</b> supports proposals which strengthen the role and function of the Redbourn Leisure Centre will be supported. Similarly, <b>Policy Red 8</b> seeks to protect Redbourn's existing community facilities, as well as support the provision of new facilities.</p>
<p><b>Objective 10:</b> Countryside</p>	<p><b>Policy Red 4</b> aims to protect and enhance the natural beauty of the countryside by supporting proposals which make use of brownfield land and does not negatively encroach onto Redbourn's surrounding countryside.</p>

## 5. Strategic Environment Assessment / HRA

- 5.1 The draft Redbourn Neighbourhood Plan was screened for SEA and HRA in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.2 The SEA regulations require the responsible authority to determine whether or not a Plan is likely to have a significant environmental effect and therefore whether SEA is needed.
- 5.3 At the same time as the SEA screening, a Habitats Regulation Assessment (HRA) was conducted. The purpose of a HRA is to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge.
- 5.4 The Screening opinion concluded that the draft Redbourn Neighbourhood Plan does not require a SEA or a HRA. The reasons for this were listed as;
  - There are not likely to be significant environmental effects arising directly from the decisions taken through the Redbourn Neighbourhood Plan. Therefore, a full Strategic Environmental Assessment will not be necessary to accompany the Redbourn Neighbourhood Plan.
  - Given that the Neighbourhood Plan Area is not directly connected with or necessary for the conservation management of a European site, together with the understanding that the proposed policies in the draft Redbourn Neighbourhood Plan do not risk having a significant effect on a European site on its own or in combination with other proposals, it is concluded that further stages of appropriate assessment for the Redbourn Neighbourhood Plan are not required
- 5.5 Furthermore, St. Albans Council consulted with the statutory environmental bodies (Natural England, Historic England and Environment Agency) who agreed with the screening opinion that no SEA or HRA was required
- 5.6 For comprehensiveness, copies of both SEA and HRA reports are included in Appendix B.

## 6. Sustainability Appraisal

### **‘Light touch’ appraisal**

- 6.1 Although the SEA/ HRA Screening concluded that these were not required, a ‘light touch’ Sustainability Appraisal (SA) has been undertaken proportionate with the Neighbourhood Plan. This reflects best practice and is based upon the Sustainability objectives prepared by St. Albans City and District Council for the purposes of the draft St. Albans Plan 2020 – 2038. The sustainability appraisal was published in January 2021. The objectives are listed in Table 6 (see overleaf).
- 6.2 The appraisal of the Neighbourhood Plan against these objectives is presented in Table 7. This demonstrates that the Neighbourhood Plan responds positively to the objectives and will thus help contribute to the delivery of sustainable development in Redbourn through its blend of policies that will deliver social, economic and environmental benefits.

*Table 5: St. Albans City and District Council Draft Sustainability Appraisal Objectives*

Topic	SA Objective Number	SA Objective
(a) biodiversity (d) flora (e) fauna	SO1	Protect, maintain and enhance biodiversity in the City and District
(b) population	SO2	Encourage a strong and resilient economy across the City and District including in key sectors in St Albans city centre and other centres with an appropriate long term response to Covid 19
	SO3	Provide a sufficient amount of good quality housing which meets the needs of all sections of society in sustainable locations
	SO4	Promote access to community infrastructure for all sections of society in sustainable locations
	SO5	Encourage the use of active and sustainable means of transport and reduce the need for people to travel
(c) human health	SO6	Support active and healthy communities
(f) soil	SO7	Minimise development on best and most versatile agricultural land and minimise the degradation/loss of soils due to new developments
(g) water	SO8	Conserve and enhance water quality and flow in St Albans and reduce the risk of water pollution
	SO9	Minimise the risk of flooding
(h) air	SO10	Achieve good air quality across the City and District
(i) climatic factors	SO11	Reduce greenhouse gas emissions
	SO12	Promote adaptation and mitigation to climate change
(j) material assets	SO13	Promote efficient use of natural resources and protect existing material assets and geodiversity
	SO14	Prioritise locating new development on previously developed land first
(k) cultural heritage, including architectural and archaeological heritage	SO15	Preserve and enhance heritage assets
(l) landscape	SO16	Maintain and enhance the quality of the countryside and landscape

**Redbourn Neighbourhood Plan: Basic Conditions Statement  
2020-2038**

Table 6: Redbourn Neighbourhood Plan considered against St. Albans City and District Council Sustainability Appraisal Objectives

St. Albans SA Objective	Redbourn Neighbourhood Plan Response
<p><b>SO1:</b> Protect, maintain and enhance biodiversity in the City and District</p>	<p>The NDP is committed to conserving, enhancing and managing Redbourn’s natural environment and biodiversity. The Plan seeks to ensure developments provide a biodiversity net gain (<b>Policy Red 4</b>) as well as supporting projects which look to improve the overall environmental offer of Redbourn (<b>Project Red B and C</b>). The Plan also designates 10 areas as local green spaces in an effort to preserve Redbourn’s biodiversity (<b>Policy Red 3</b>)</p> <p>Meanwhile, <b>Policy Red 9</b> and subsequent <b>Project Red E</b> support development which maximises opportunities to walk and cycle within Redbourn, reducing the impact of private vehicles on Redbourn’s biodiversity.</p>
<p><b>SO2:</b> Encourage a strong and resilient economy across the City and District including in key sectors in St Albans city centre and other centres with an appropriate long term response to Covid 19</p>	<p>Through <b>Policies Red 1</b> and <b>Red 2</b>, encouragement is given to proposals that maximise opportunities for local people to access employment. This includes support for development that provides opportunities for small businesses. New development proposals in the town centre that provide active ground floor uses that contribute to the diversity and vitality of the centre, including financial and professional services, cafes, and restaurants, drinking establishments (‘sui generis’) and community facilities are strongly supported.</p> <p>In response to Covid 19, the plan strongly supports the introduction of flexible workspaces, as well as developments which can accommodate flexible working patterns which have resulted from the pandemic</p>
<p><b>SO3:</b> Provide a sufficient amount of good quality housing which meets the needs of all sections of society in sustainable location</p>	<p><b>Policy Red 5</b> supports the delivery of housing that meets the identified need of Redbourn. Meanwhile <b>Policy Red 6</b> seeks to ensure that any residential development comes forward in sustainable locations within the Parish.</p> <p>Furthermore, through <b>Policy Red 10</b>, the Plan stipulates that all housing development must follow high quality design criteria., ensuring that this will be undertaken in such a way that responds to and enhances the quality of Redbourn</p>
<p><b>SO4:</b> Promote access to community infrastructure for all sections of society in sustainable locations</p>	<p><b>Policy Red 4</b> designates 10 Local Green Spaces. These green spaces maintaining important access to a network of high-quality open spaces where opportunities for sport and physical activity are preserved. This is further supported through <b>Policy Red 7</b> which looks to protect and enhance existing sports facilities at the Redbourn Leisure Centre</p> <p><b>Policy Red 7</b> protects existing community facilities within the Writtle neighbourhood area. The policy also seeks to support proposals for new community facilities.</p> <p>Furthermore, the Plan makes efforts to ensure that all new and existing community facilities are well connected to residents through the development of active travel routes and infrastructure.</p>

<p><b>SO5:</b> Encourage the use of active and sustainable means of transport and reduce the need for people to travel</p>	<p>Policy <b>Red 9</b> and subsequent <b>Project Red E</b> support development which maximises opportunities to walk and cycle within Redbourn, reducing the impact of private vehicles on Redbourn’s biodiversity.</p> <p>Meanwhile <b>Policy Red 6</b>, support sustainable transport by supporting development in sustainable locations which mean residents are not reliant on private vehicle use. Meanwhile <b>Project Red F</b> and <b>Policy Red 11</b> promote more sustainable transport methods, by promoting car sharing schemes and supporting the provision of EV charging ports in new developments respectively.</p>
<p><b>SO6:</b> Support active and healthy communities</p>	<p>The Neighbourhood plan mostly correlates to this SA objectives by addressing the causes of ill health, notably high level of car use and lack of active travel. Policy Red 6 does this by ensuring that new development is within walking distance of essential services, and thereby reducing the need for car travel. ensuring that they are still within walking distance for nearby residents.</p> <p>Similarly, Policy Red 9 and subsequent Project Red E seek to support development which maximises the opportunities to walk and cycle within Redbourn.</p>
<p><b>SO7:</b> Minimise development on best and most versatile agricultural land and minimise the degradation/loss of soils due to new developments</p>	<p><i>While the Plan seeks to steer development towards the most suitable locations, this is more along the lines of accessibility to facilities and services, though does seek to steer development away from environmental designations. The Plan thus relies on wider policies to protect agricultural land from development and minimise the degradation / loss of soils due to new developments.</i></p>
<p><b>SO8:</b> Conserve and enhance water quality and flow in St Albans and reduce the risk of water pollution</p>	<p>The neighbourhood Plan acknowledges that The River Red serves as a main groundwater drainage route for a large area west of Redbourn and is a main tributary of the River Ver. As a result, through <b>Project Red B</b>, the Plan supports opportunities to improve the biodiversity value of the River Red and will explore opportunities to work with partner organisations to.</p>
<p><b>SO9:</b> Minimise the risk of flooding</p>	<p>Redbourn Neighbourhood Plan, through <b>Policy Red 10</b>, seeks to reduce the risk of flooding in the area by supporting the introduction of soft landscape measures that reduce the impact of hard standing on the environment and run-off associated with surface water flooding.</p>
<p><b>SO10:</b> Achieve good air quality across the City and District</p>	<p>One way that the Plan attempts to promote good air quality is through the promotion of active travel. <b>Policy Red 9</b> stipulates that applications for major residential and commercial development should demonstrate how they support active travel through delivery of new walking and cycle routes, and or improvements to existing routes, reducing reliance on vehicular movement. Meanwhile, projects Red E and Red F also support schemes which reduce the reliance on private car use.</p> <p>Furthermore, <b>Policy Red 11</b> seeks to ensure that the design and standard of any new development meets a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions</p>
<p><b>SO11:</b> Reduce greenhouse gas emissions</p>	<p>The Neighbourhood Plan addresses this objective in the same way it does objective SO10 above.</p> <p><b>Policy Red 9</b> stipulates that applications for major residential and commercial development should demonstrate how they support active travel through delivery of new walking and cycle routes, and or improvements to existing</p>

	<p>routes, reducing reliance on vehicular movement. Meanwhile, projects Red E and Red F also support schemes which reduce the reliance on private car use.</p> <p>Furthermore, <b>Policy Red 11</b> seeks to ensure that the design and standard of any new development meets a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions</p>
<p><b>SO12:</b> Promote adaptation and mitigation to climate change</p>	<p><b>Policy Red 9 and 11</b>, and <b>Project Red E and F</b> conform to this objective by promoting alternative methods of travel to private vehicle, be it through the expansion of walking and cycling routes (and facilities), new alternative transport services or the provision of accessible electric charging points in new development.</p> <p>Meanwhile <b>Policy Red 3 and Red 4</b>, and <b>Project Red B and C</b> also help in moderating the impacts of climate change through the preservation of green infrastructure for community and public use.</p>
<p><b>SO13:</b> Promote efficient use of natural resources and protect existing material assets and geodiversity</p>	<p>Policies with regard to the promotion of natural resources and protecting existing material assets and geodiversity are established in the Local Plan.</p> <p>The Neighbourhood Plan does not seek to repeat or add to those policies as they are considered to appropriately cover the challenges faced in Redbourn.</p>
<p><b>SO14:</b> Prioritise locating new development on previously developed land first</p>	<p>Through <b>Policy Red 6</b>, the Redbourn Neighbourhood Plan seeks to maximise opportunities to build on brownfield and under-utilised land within the built up area</p>
<p><b>SO15:</b> Preserve and enhance heritage assets</p>	<p><b>Policy Red 12</b> stipulates that development proposals should protect and where appropriate enhance non-designated heritage assets which make a significant contribution to the historic fabric of Redbourn.</p>
<p><b>SO16:</b> Maintain and enhance the quality of the countryside and landscape</p>	<p><b>Policy Red 6</b> seeks to maximise opportunities to build on brownfield and under-utilised land within the built-up area, thereby seeking to direct development away from areas of countryside. It also stipulates that proposals outside the settlement boundary will need to satisfy national standards for development in the Green Belt, ensuring that the quality of the countryside and landscape is maintained if development within it is necessary.</p> <p>Furthermore, <b>Project Red B</b> supports opportunities to work with partner organisations to restore and conserve the River Red.</p>

## 7. Conclusion

- 7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Redbourn Neighbourhood Plan and all the policies therein.
- 7.2 It is therefore respectfully suggested to the Examiner that the Redbourn Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

# Appendix A: Neighbourhood Plan Designation

***Copied below are the relevant minutes of the Cabinet meeting that took place on Thursday 21st November 2013 at 19:00***

Under the Localism Act 2011 Town and Parish Councils had been given the powers to produce Neighbourhood Plans. In July 2013 Redbourn Parish Council had informed the District Council of its intent to produce a Neighbourhood Plan. It also confirmed that it wishes the current parish boundary to be used as the Neighbourhood Plan Area.

Cabinet considered a report providing information on the procedures to be followed prior to the adoption of a Neighbourhood Plan. These would include a number of stages including, at a later stage, a referendum organised and administered by the District Council. The first stage, and the main subject of this report, was to obtain agreement to the area that the plan would cover.

In accordance with the Regulations the application was publicised by:

- Placing an advert in a local paper
- Making a copy of the application available for view at the District Council Offices and at Redbourn Parish Centre
- Publishing the application material on the Council's website; and
- Sending an email alert to those who had previously expressed an interest in having an interest in planning policy matters

The consultation period of six weeks concluded on 15 October 2013. Eleven responses had been received as summarised in the report. Two planning consultants had suggested changes to the proposed boundary. Having regard to appropriate legislation and guidance it was considered that the suggested changes to the boundary are not required.

## **CABINET DECISION**

That, as requested by Redbourn Parish Council, the Redbourn Neighbourhood Plan Area boundary is designated as the current parish boundary as shown in Appendix 1 to the report.

## Appendix B: SEA / HRA

The Strategic Environmental Assessment (SEA) and Habitats regulation Assessments (HRA) Screening Report is presented as a free-standing document alongside the Neighbourhood Plan.

Redbourn Parish Council

**Neighbourhood Plan: 2020-2038**

Basic Conditions Statement

(Including Area Statement)

May 2022

---

Redbourn Parish Council

**Web:** <https://www.redbourn-pc.gov.uk/>

**Email:** clerk@redbourn-pc.gov.uk