

# **Batchworth: Neighbourhood Plan**



**Basic Conditions Statement  
including Area Statement  
November 2023**

**Batchworth Community Council**



# **BATCHWORTH NEIGHBOURHOOD PLAN**

**Basic Conditions Statement  
November 2023**

---

Batchworth Community Council  
Basing House  
46 High Street  
Rickmansworth WD3 1HP

<https://www.batchworth-ecc.gov.uk/>

General Enquiries:  
01923 590201  
[clerk@batchworth-ecc.gov.uk](mailto:clerk@batchworth-ecc.gov.uk)

<https://www.batchworthplan.org.uk>

Neighbourhood Plan Enquiries:  
07939 986242  
[neighbourhoodplan@batchworth-ecc.gov.uk](mailto:neighbourhoodplan@batchworth-ecc.gov.uk)

# Contents

<b>1.</b>	<b>Introduction.....</b>	<b>1</b>
<b>2.</b>	<b>National Planning Policy .....</b>	<b>7</b>
<b>3.</b>	<b>Sustainable Development.....</b>	<b>15</b>
<b>4.</b>	<b>The Development Plan .....</b>	<b>19</b>
<b>5.</b>	<b>SEA / HRA.....</b>	<b>32</b>
<b>6.</b>	<b>Sustainability Appraisal .....</b>	<b>33</b>
<b>7.</b>	<b>Conclusion.....</b>	<b>38</b>
	<b>Appendix A: Neighbourhood Plan Designation .....</b>	<b>39</b>
	<b>Appendix B: SEA / HRA .....</b>	<b>42</b>

# 1. Introduction

## This document

- 1.1 This Basic Conditions Statement has been produced to accompany the Batchworth 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 Habitats 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.
- 1.3 The Levelling Up and Regeneration Act was granted Royal Assent on 26 October 2023. This includes an amendment to the Basic Conditions in respect of general conformity with the strategic policies of the development plan. However, there is currently no commencement date associated with this Part of the Act and, until otherwise confirmed by the Secretary of State, the tests of the Basic Conditions for the Batchworth Neighbourhood Plan remain as set out in paragraph 1.1.

---

## Other supporting documents

- 1.4 The Batchworth Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement (incorporating an Area Statement).
- 1.5 The Neighbourhood Plan also makes use of evidence prepared by and on behalf of Three Rivers District Council as part of the Local Plan process. These and other documents are referenced as appropriate in the Neighbourhood Plan and include:
  - Batchworth Neighbourhood Plan Consultation Statement.
  - Batchworth Neighbourhood Plan Strategic Environmental Assessment (SEA) / Habitats Regulation Assessment (HRA) Screening Report (included as a free-standing appendix to this Basic Conditions Statement).
  - Batchworth Housing Needs Assessment.
  - Batchworth Neighbourhood Plan, Local Green Space Designations.
  - Batchworth Neighbourhood Design Code.
  - Rickmansworth Town Centre Concept Plan.
  - Atlas of Rickmansworth: Supporting document for Future High Street Fund Eol.

## Key statements, including Area Statement

- 1.6 The Batchworth Neighbourhood Plan has been prepared and submitted to Three Rivers District Council by Batchworth Community Council. The Community Council is the qualifying body and is entitled to submit a Neighbourhood Plan for the Plan area.
- 1.7 The Batchworth 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 June 2018 (see Appendix A). The boundary of the Neighbourhood Plan area is the same as the Community Council boundary.
- 1.8 The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.
- 1.9 The Neighbourhood Plan covers the period 2023 to 2038. This was initially established to align with the new Local Plan being prepared by Three Rivers District Council, although work on that has been delayed and the timeframe is to be confirmed. The fifteen year period covered by the Neighbourhood Plan is though sensible: it has allowed for the Neighbourhood Plan to draw on evidence underpinning the emerging Local Plan and will enable periodic reviews to take place.
- 1.10 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.

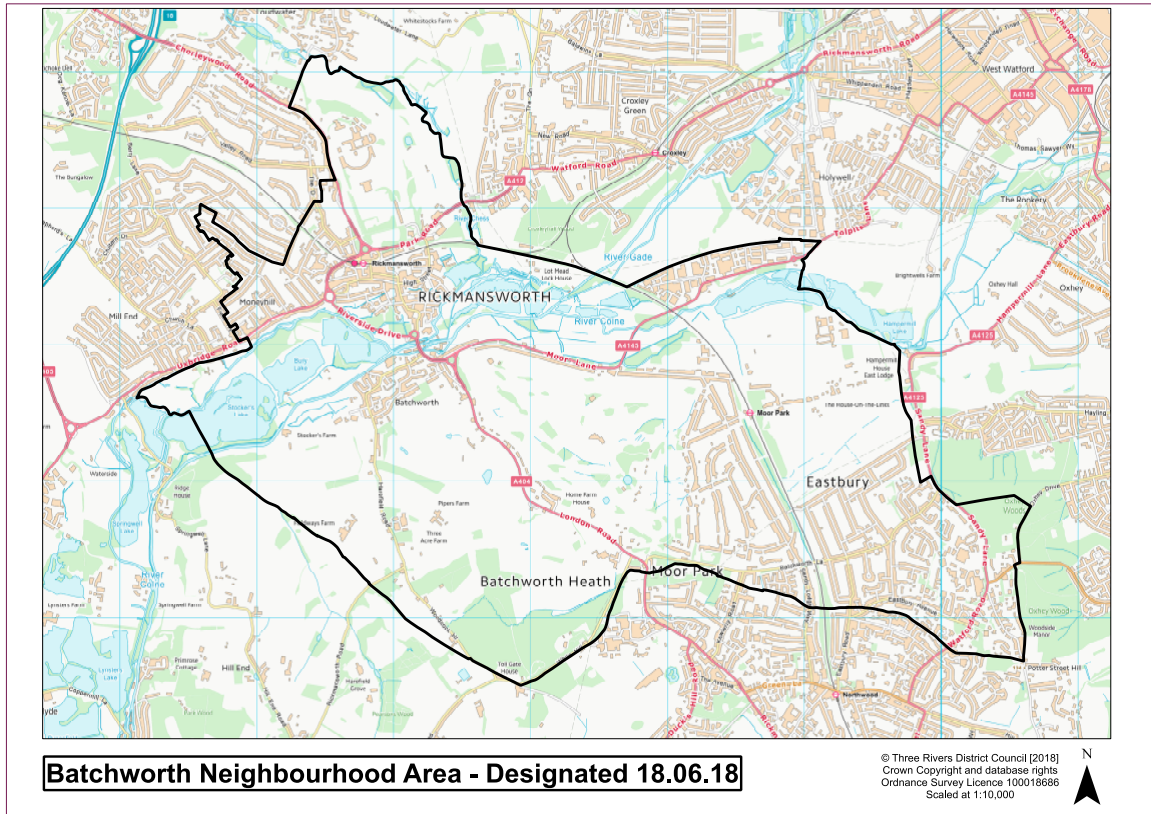


Figure 1. The designated Batchworth Neighbourhood Plan Area

## Vision and objectives

- 1.11 The Basic Conditions Statement refers, where appropriate, to the vision and objectives stated in the Neighbourhood Plan. These are reproduced below.

### Vision

The **richness of natural assets** in Batchworth will be strengthened, building its reputation as **the “Green and Blue Town”**. This will be reflected both in the protection and enhancement of open spaces, wetland areas and riparian environment, biodiversity and wildlife habits, but also through measures that deliver **high standards of sustainability** in new and existing buildings, and the way that we move around.

Infrastructure that supports walking and cycling, particularly for shorter, everyday journeys, will be provided, facilitating **safe and sustainable access for all** residents and visitors.

A wide range of recreational and community facilities will help make Batchworth **a thriving and healthy place to live, learn, work and play** for everyone, of all ages and abilities.

Through **public realm improvements** and business-friendly policy, local centres and employment areas at Money Hill, Tolpits and Rickmansworth Town Centre will be bolstered to create **flexible, socially inclusive, economic and social hubs** that respond to modern-day life and working patterns.

New residential development will embed high environmental standards and **quality of design**, and be delivered alongside appropriate infrastructure. Individual character areas, from Rickmansworth Town and Money Hill to Moor Park and Eastbury, will retain their **distinctive identities**, preserving existing built and natural heritage whilst encouraging innovative and sustainable design.

### Objectives

- 3.1 The vision for Batchworth has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. They are:

- **Objective 1:** To enhance the richness and experience of green and blue assets in the area.
- **Objective 2:** To respond sensitively to the challenges of climate change and future proof Batchworth against its impacts.

- **Objective 3:** To strengthen community cohesion and inclusiveness by making Batchworth an attractive place for all to live and work in.
- **Objective 4:** To promote high quality design that helps build a sense of place, responding to the character and identity of individual areas in Batchworth.
- **Objective 5:** To improve access and movement for all

## Neighbourhood Plan policies

1.12 The policies within the submission version Neighbourhood Plan are:

Reference	Policy Title
BW GB1	Biodiversity
BW GB2	Colne Valley Regional Park
BW GB3	Access to green and blue infrastructure
BW GB4	Local Green Space designations
BW CC1	Sustainable design and construction
BW CC2	Renewables
BW CC3	Sustainable drainage
BW CC4	Paving of front gardens
BW CO1	Housing type, tenure and mix
BW CO2	Rickmansworth town centre uses
BW CO3	Rickmansworth library and civic area
BW CO4	Rickmansworth town centre design policies
BW CO5	Moneyhill and Moor Park local centres
BW CO6	Community facilities
BW CO7	Employment
BW CO8	Design principles for B2-B8 employment
BW DE1	High quality design
BW DE2	Gateways
BW AM1	Active and healthy travel
BW AM2	E-vehicles, technology and micro-mobility



## Neighbourhood Plan projects

- 1.13 In addition to the policies listed above the Neighbourhood Plan also includes a set of wider projects and community aspirations. These do not comprise land use and development policies and are not subject to the same tests of the Basic Conditions, but are listed below for comprehensiveness and referred to as appropriate in the Basic Conditions Statement.

<b>Reference</b>	<b>Project Title</b>
BW GB(a)	Street greening
BW GB(b)	Access improvements
BW GB(c)	Bury Gardens
BW CC(a)	Community-led energy schemes
BW CC(b)	Raingardens
BW CC(c)	Reinstating front gardens
BW CO(a)	Place-branding
BW CO(b)	Article 4 Direction
BW CO(c)	Library and civic area
BW CO(d)	Town centre public realm improvements
BW DE(a)	Design review
BW DE(b)	Gateway improvement schemes
BW AM(a)	Active travel network

## 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 (updated 2023) of the National Planning Policy Framework (NPPF)<sup>1</sup> and associated Planning Practice Guidance (PPG) published by the Department of Levelling Up, Housing and Communities.
- 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 Batchworth Neighbourhood Plan has regard to relevant goals within the 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 Batchworth 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 Batchworth Neighbourhood Plan conform to the NPPF goals.

---

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

Table 1. Alignment of Batchworth NDP Objectives with NPPF

Batchworth Neighbourhood Plan Objective	Relevant NPPF goals
<b>Objective 1:</b> To enhance the richness and experience of green and blue assets in the area.	<ul style="list-style-type: none"> <li>• Promoting healthy and safe communities</li> <li>• Conserving and enhancing the natural environment</li> </ul>
<b>Objective 2:</b> To respond sensitively to the challenges of and future proofing Batchworth against the impacts of climate change	<ul style="list-style-type: none"> <li>• Meeting the challenges of climate change, flooding and coastal change</li> </ul>
<b>Objective 3:</b> To strengthen community cohesion and inclusiveness by making Batchworth an attractive place for all to live and work in	<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>• Promoting healthy and safe communities</li> </ul>
<b>Objective 4:</b> To promote high quality design that helps build a sense of place, responding to the character and identity of individual areas in Batchworth	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the historic environment</li> </ul>
<b>Objective 5:</b> To improve access and movement for all	<ul style="list-style-type: none"> <li>• Promoting sustainable transport</li> </ul>

---

## Delivering a sufficient supply of homes

### NPPF Section 5, paras 60 - 80

- 2.6 The Neighbourhood Plan does not allocate land for development but does recognise that proposals for development will come forward over the Plan period and thus includes policies that seek to ensure that proposals for new homes help meet local needs. In particular:
- **Policy BW CO1** supports the NPPFs intention of delivering a sufficient supply of homes by supporting proposals for development that contribute to a balanced mix of housing and help meet local needs, including delivery of First Homes and specialist homes to meet the needs of an ageing population
  - **Policy BW DE1** also recognises that proposals for development will come forward in the area and where they do, they should respond to the character of the area.
  - Furthermore, **Policy BW CO2** and **Policy BW CO5** make clear that residential development comprises an appropriate use of land in town and local centres, particularly where comprising mixed-use development proposals.

## Building a strong, competitive economy

### NPPF Section 6, paras 81 - 85

- 2.7 The Batchworth Neighbourhood Plan reflects this section of the NPPF through **Policy BW CO7** and **Policy BW CO8** which, respectively:
- Support proposals for a wide range of employment types, including flexible employment space for small and medium sized businesses, and which strengthen the role and function of the Tolpits employment area by supporting proposals for new employment floorspace and supporting uses.
  - Establish design principles for new employment floorspace.
- 2.8 Furthermore, **Policy BW CO1** and **Policy BW CO5** note that Class E employment uses are appropriate within town and local centres in Batchworth, particularly where contributing to a mix of uses that support and sustain everyday activity, and the vitality of the centres.

## Ensuring the vitality of town centres

### NPPF Section 7, paras 86 - 91

- 2.9 The Batchworth Neighbourhood Plan area includes Rickmansworth, which is a principal town centre, and Moneyhill and Moor Park which are designated as local centres. Policies in the Neighbourhood Plan reflect this hierarchy through the approach taken to uses and design principles appropriate to each area:

- 2.10 **Policy BW CO2** establishes a range of use types suitable for Rickmansworth town centre, including temporary uses to support vitality in the short term. This is supplemented by **Policy BW CO3** which recognises the importance of and the role played by the hub of civic uses around the library site and which seeks to optimise this. **Policy BW CO4** expands upon this by setting out design principles that seek to make the town centre an attractive and distinctive place to visit, and spend time in. These policies are supplemented by a range of projects that seek to capitalise on the qualities of the area through a place-branding strategy, attracting visitors and inwards investment, and through public realm and transport interventions that support access to the centre and improve the quality of environment and thus the visitor experience. The economic role and function of the town centre is also recognised, with the Town Council aspiring to work with the District to explore how this can be sustained, potentially through use of an Article 4 direction to be research as appropriate.
- 2.11 **Policy BW CO5** is focused on the local centres at Moneyhill and Moor Park. This establishes appropriate use types and design qualities for new development that will help support the role of the centre in providing services for day-to-day needs.

## Promoting healthy and safe communities

### NPPF Section 8, paras 92 - 103

- 2.12 The NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Relevant policies in the Batchworth Neighbourhood Plan are:
- **Policy BW CO3** which supports a community and civic hub in Rickmansworth town centre, and **Policy BW CO6** which supports provision of new community facilities and establishes criteria for these such that they are accessible to and can be made use of by all members of the community.
  - **Policy BW DE1**, which establishes principles in respect of high quality design and the laying out of development such that it is safe and accessible to all.
  - **Policy BW AM1**, which supports delivery of infrastructure that facilitates active travel, and which is supported by **Policy BW GB3** which supports accessibility improvements to the network of green and blue infrastructure across Batchworth.
  - **Policy BW GB4**, which designates a series of Local Green Spaces of value to the local community, including those for sport, leisure and recreation.

---

## Promoting sustainable transport

### NPPF Section 9, paras 104 - 113

- 2.13 **Policy BW AM1** of the Batchworth Neighbourhood Plan promotes sustainable transport through active travel routes well incorporated into new development and linking with key destinations and facilities across the area, including the network of centres, employment areas and green spaces. The policy requires infrastructure to be well integrated in development such that it is safe, attractive and convenient to use. It is supported by project / aspirations in respect of walking and cycling improvements as well as road safety improvements that help make walking and cycling a more attractive proposition.

## Supporting high quality communications

### NPPF Section 10, paras 114 - 118

- 2.14 The Neighbourhood Plan does not include any specific policies in respect of mobile, broadband or digital connectivity, and thus defers to the Local Plan and national policy in this respect. However, **Policy BW AM2** does address new transport solutions, including charging and infrastructure for e-vehicles and other micro mobility solutions, and how these should be designed to be well integrated within the public realm.

## Making effective use of land

### NPPF Section 11, paras 119 - 125

- 2.15 The NPPF states that planning policies and decisions should promote effective use of land. Relevant policies in the Batchworth Neighbourhood Plan are:
- **Policy BW DE1**, which supports development that reinforces local character and identity, drawing upon analysis and guidance in the Batchworth Design Code that sits alongside the Neighbourhood Plan, and which includes guidance on the appropriate scale, height and form of development in different parts of the Plan area.
  - **Policy BW CO2**, which supports delivery of mixed use developments within Rickmansworth town centre and thus the ability for people to travel short distances for a wide range of services for everyday needs.
  - **Policy BW GB1** and **Policy BW GB2** which seek to protect and retain natural features.

---

## Achieving well-designed places

### NPPF Section 12, paras 126 - 136

- 2.16 This section of the NPPF stresses the importance of high quality design in buildings and places.
- 2.17 The Batchworth Neighbourhood Plan draws upon the Batchworth Design Code which identifies character areas and qualities that should be reflected in new development. This is referenced in **Policy BW DE1**.
- 2.18 This Policy is supplemented by aspirations for proposals in the Plan area to be subject to independent design review: one of the tools recommended at national level to help shape and deliver well-designed places.
- 2.19 Furthermore, **Policy BW DE2** supports development that improves the quality of the arrival experience in Rickmansworth, **Policy BW CO4** which establishes design principles for Rickmansworth town centre, and **Policy BW CO8** which establishes design principles in respect of employment uses.
- 2.20 In addition, reference is made through the Neighbourhood Plan to active travel and good practice guidance established by the Government, such as DfT Cycle Infrastructure Design LTN 1/20, to ensure that new active travel infrastructure and public realm interventions are of a high quality of design that strengthens local character and identity.

## Protecting Green Belt land

### NPPF Section 13, paras 137 - 151

- 2.21 Three Rivers District Council, through the emerging Local Plan, is assessing the Green Belt and suitability of retaining or releasing land from this for development. The approach and outcomes need to be tested through the Local Plan and examination process. The Neighbourhood Plan does not propose to make any amendments to the Green Belt and therefore does not include any policies relating to this, instead deferring to national and Local Plan policies.

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

### NPPF Section 14, paras 152 - 173

- 2.22 This section of the NPPF supports the transition to a low carbon future. Relevant policies in the Batchworth Neighbourhood Plan are:

- 
- **Policy BW CC1**, which supports proposals that incorporate sustainable building design and construction measures, and which minimise waste through re-use and recycling.
  - **Policy BW CC2**, which supports proposals for renewable energy generation schemes.
  - **Policy BW CC3**, which requires use to be made of sustainable drainage systems, and that these should have multi-functional benefits in line with the ‘four pillars’ of sustainable drainage.
  - **Policy BW CC4**, which seeks to address the paving over of front gardens and the impact this has on localised flood risk through increased surface water run-off.
  - **Policy BW AM1**, which supports active and healthy modes of transport, including walking and cycling. This conform to the NPPF’s aims of supporting the transition to a low carbon future and contributing to reductions in greenhouse gases by reducing overdependence on cars. It is supported by project / aspirations in respect of walking and cycling improvements, and road safety improvements, which are intended to make walking and cycling more attractive propositions. It is expanded upon on **Policy BW AM2** which sets out the approach to E-vehicles and other emerging transport technologies and solutions.

## Conserving and enhancing the natural environment

### NPPF Section 15, paras 174 - 188

2.23 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 Batchworth Neighbourhood Plan are:

- **Policy BW GB1**, which requires development to deliver a minimum 10% biodiversity net gain and to provide new green and blue infrastructure where appropriate, as well as providing for the conservation and enhancement of wildlife corridors. In doing so, it builds upon the goals set out in Para. 173 (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”.



- **Policy BW GB2**, which supports proposals that make a positive contribution to the Colne Valley Regional Park and the opportunities for improvement established in the Cole Valley Green Infrastructure Study.
- **Policy BW DE1**, which requires development to be designed to respect the setting of the surrounding countryside and sense of openness between character areas.

## Conserving and enhancing the historic environment

### NPPF Section 16, paras 189 - 208

- 2.24 Paras. 189 and 190 of the NPPF promote the conservation and enhancement of heritage assets to ensure their enjoyment into the future.
- 2.25 **Policy BW DE1** of the NDP conforms to this in that it establishes design principles which include the requirement for development proposals to respect the distinctive characteristics and qualities of the Plan area as set out in the Batchworth Design Code, including conservation areas and other heritage assets. It does not though contain wider policies in respect of conservation areas, listed buildings or other heritage assets as these are well covered in national and Local Plan policy and do not need duplicating in the Batchworth NDP.

## Facilitating the sustainable use of minerals

### NPPF Section 17, paras 209 - 217

- 2.26 The Batchworth Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Three Rivers Local Development Plan, the Hertfordshire Minerals Local Plan, Hertfordshire Waste Core Strategy, Development Management Policies and Site Allocations document.

# 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 sections 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.

## Economic objectives

### NPPF definition:

3.4 *'Building a strong, responsive and competitive economy'*

### Relevant Neighbourhood Plan Objectives:

3.5 **Objective 3:** To strengthen community cohesion and inclusiveness by making Batchworth an attractive place for all to live and work in.

### Relevant Neighbourhood Plan Policies:

- Policy BW CO2: Rickmansworth town centre uses.
- Policy BW CO5: Moneyhill and Moor Park local centres.
- Policy BW CO7: Employment.

### Commentary on how the Neighbourhood Plan meets the NPPF Economic objectives:

3.6 The Batchworth Neighbourhood Plan is committed to creating an environment in which businesses can thrive, with existing social and community facilities protected and proposals for new facilities supported. The policies in the Neighbourhood Plan require any new growth to be well connected and integrated with the existing community, supporting use of existing services and facilities.

## Social objectives

### NPPF definition:

3.7 *'Support strong, vibrant and healthy communities'*

### Relevant Neighbourhood Plan Objectives:

3.8 **Objective 3:** To strengthen community cohesion and inclusiveness by making Batchworth an attractive place for all to live and work in.

3.9 **Objective 4:** To promote high quality design that helps build a sense of place, responding to the character and identity of individual areas in Batchworth.

3.10 **Objective 6:** To improve access and movement for all.

### Relevant Neighbourhood Plan Policies:

- Policy BW GB3: Access to green and blue infrastructure.
- Policy BW CO1: Housing type, tenure and mix.
- Policy BW CO2: Rickmansworth town centre uses.

- Policy BW CO3: Rickmansworth library and civic area.
- Policy BW CO5: Moneyhill and Moor Park local centres.
- Policy BW CO6: Community facilities.
- Policy BW DE1: High quality design.
- Policy BW AM1: Active and healthy travel.

## Commentary on how the Neighbourhood Plan meets the NPPF Social objectives:

- 3.11 The Neighbourhood Plan includes a range of policies that support social inclusion, health and wellbeing. It supports new housing, particularly where it maximises affordable homes, and seeks to protect and enhance community facilities, being places which support community interaction. The Plan acknowledges that these facilities and delivery of active travel routes connected with them can contribute towards good placemaking and a healthier society.

## Environmental objectives

### NPPF definition:

- 3.12 *'Contribute to protecting and enhancing our natural, built and historic environment'*

### Relevant Neighbourhood Plan Objectives:

- 3.13 **Objective 1:** To enhance the richness and experience of green and blue assets in the area.
- 3.14 **Objective 2:** To respond sensitively to the challenges of and future proofing Batchworth against the impacts of climate change.
- 3.15 **Objective 4:** To promote high quality design that helps build a sense of place, responding to the character and identity of individual areas in Batchworth.
- 3.16 **Objective 5:** To improve access and movement for all.

### Relevant Neighbourhood Plan Policies:

- Policy BW GB1: Biodiversity.
- Policy BW GB3: Colne Valley Regional Park.
- Policy BW CB4: Local Green Space designations.
- Policy BW CC1: Sustainable design and construction.
- Policy BW CC2: Renewables.
- Policy BW CC3: Sustainable drainage.
- Policy BW CC4: Paving of front gardens.

- Policy BW DE1: High quality design.
- Policy BW DE2: Gateways.
- Policy BW AM1: Active and healthy travel.
- Policy BW AM2: E-Vehicles, technology and micro-mobility.

### **Commentary on how the Neighbourhood Plan meets the NPPF Environmental objectives:**

3.17 The Neighbourhood Plan has a strong focus on the environmental qualities of the Plan area. It seeks to protect natural features, delivery of new green infrastructure and points developers towards use of the Natural England biodiversity metric in order to require the provision of a 10% net-gain in biodiversity from development. Furthermore, policies support the use of sustainable design and construction, reducing waste, and encouraging active travel through provision of a network of safe and connected walking and cycling routes, supporting a move away from use of the private car and thus helping to mitigate the impacts of climate change.

---

## 4. The Development Plan

### Introduction

- 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.

### Adopted Local Plan

- 4.3 The Three Rivers District Council Core Strategy was adopted in 2011, covering the period up to 2026. A separate Development Management Policies document was adopted in 2013.
- 4.4 This section of the Basic Conditions Statement demonstrates that the Neighbourhood Plan is in conformity with the strategic policies of the development plan, as set out in the Core Strategy.
- 4.5 The Batchworth Neighbourhood Plan aims to build on the policies contained within the Three Rivers Core Strategy by providing neighbourhood level planning policy where it has been found appropriate. The following table demonstrates how the policies of the Batchworth Neighbourhood Plan conform with the strategic policies established by Three Rivers District Council.

---

<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)

Core Strategy Policy	Batchworth Neighbourhood Plan policy
<p><b>PSP1:</b> Development in the principal town (Rickmansworth)</p>	<p>The Neighbourhood Plan includes a suite of policies related to Rickmansworth town centre and is supported by a combination of the Batchworth Design Code and separate Rickmansworth Town Centre Concept Masterplan which illustrate design principles and opportunities for the town centre. These expand upon the Core Strategy. In particular:</p> <ul style="list-style-type: none"> <li>• Policy BW CO2: Supports proposals for mixed use developments in the urban area that support the role and function of the centre.</li> <li>• Policy BW CO3 that seeks to strengthen and reinforce the civic, cultural and community role of the centre, focussed on the cluster of activities around the library.</li> <li>• Policy BW CO4, which establishes principles for good design in the town centre that creates an attractive place for people to visit and spend time in, which reflects the distinctive features of the area and supports access for all.</li> <li>• Policy BW GB3, which seeks to improve access to green and blue infrastructure, including the river corridor and Aquadrome to the south of the town centre.</li> <li>• Policy BW GB4, which seeks to designate local green spaces of value to the community, including spaces for sports, leisure, recreation, wildlife and biodiversity in and around the town centre.</li> </ul>
<p><b>PSP2:</b> Development in the key centres</p>	<p>This policy is not relevant to the Neighbourhood Plan as the Core Strategy does not designate any part of the Plan area as a 'key centre'.</p>

<p><b>PSP3:</b> Development in the secondary centres</p>	<p>This is relevant to the Neighbourhood Plan as the Core Strategy designates Eastbury and Moor Park as ‘secondary centres’. In terms of specific parts of the Core Strategy policy:</p> <ul style="list-style-type: none"> <li>• Part (a), use of previously developed land, is not specifically referenced in the Neighbourhood Plan, though the Plan does support a mix of uses in the Local Centres.</li> <li>• Part (b), housing requirements, are not specifically referenced in the Neighbourhood Plan, though criteria established in policies in the Neighbourhood Plan support growth where these are met.</li> <li>• Part (c), is reflected in Policy BW CO7 of the Neighbourhood Plan.</li> <li>• Part (d), retail, is reflected in Policy BW CO5 of the Neighbourhood Plan.</li> <li>• Part (e), transport and movement, is reflected in Policy BW AM1 of the Neighbourhood Plan.</li> <li>• Part (f), community infrastructure, is reflected in Policy BW CO6 of the Neighbourhood Plan.</li> <li>• Part (g), local character, which is reflected in Policy BW DE1 and the supporting Design Code that sits alongside the Neighbourhood Plan.</li> <li>• Part (h), which refers to Kings Langley, is not relevant to the Neighbourhood Plan area.</li> <li>• Part (i), which refers to specific improvements, of which sub part (v) is relevant to the Neighbourhood Plan as this is concerned with parking and cycling facilities at stations. Policy AM1 and AM2 of the Neighbourhood Plan reflect this as they support active and sustainable travel measures.</li> </ul>
<p><b>PSP4:</b> Development in villages</p>	<p>This policy is not relevant to the Neighbourhood Plan as the Core Strategy does not designate any part of the Plan area as a ‘village’.</p>



<p><b>CP1:</b></p> <p>Overarching policy on sustainable development</p>	<p>This Core Strategy policy establishes the approach to Sustainable Development in the District which is expanded upon in subsequent policies (CP2 – CP13). These are commented upon in the relevant entries of this table. In terms of specific parts of the policy:</p> <ul style="list-style-type: none"> <li>• Part (a), climate change, is reflected in Policies BW CC1 and CC2 of the Neighbourhood Plan.</li> <li>• Part (b), flood risk, is reflected in Policy BW CC3 of the Neighbourhood Plan.</li> <li>• Part (c), sustainable drainage, is reflected in Policy BW CC3 and CC4 of the Neighbourhood Plan.</li> <li>• Part (d), use of land, is not specifically referenced in a single policy in the Neighbourhood Plan, though is reflected in Policy BW CO2 in respect of the mix of uses appropriate in Rickmansworth town centre.</li> <li>• Part (e), waste, is not specifically referenced in a policy in the Neighbourhood Plan.</li> <li>• Part (f), built and natural environment, is reflected in Policies BW GB1 and BW DE1 of the Neighbourhood Plan.</li> <li>• Part (g), housing, is reflected in Policy BW CO1 of the Neighbourhood Plan.</li> <li>• Part (h), employment, is reflected in Policy BW CO7 of the Neighbourhood Plan.</li> <li>• Part (i), access to jobs, although not directly referenced in the Neighbourhood Plan, is reflected in Policy BW CO7 that supports access by active travel means to employment.</li> <li>• Part (j), town centres, is reflected in Policies BW CO2 – CO5 of the Neighbourhood Plan.</li> <li>• Part (k), community facilities, is reflected in Policies BW CO3 and CO6 of the Neighbourhood Plan.</li> </ul>
---	--

	<ul style="list-style-type: none"> <li>• Part (l), sustainable travel, which is reflected in Policies BW GB3 and BW AM1 of the Neighbourhood Plan.</li> <li>• Part (m), infrastructure, which is reflected in the set of projects identified in the Neighbourhood Plan and towards which the neighbourhood portion of CIL might be directed.</li> <li>• Part (n), public realm, which is reflected in Policies DE1 and DE2 of the Neighbourhood Plan, as well as supporting projects.</li> <li>• Part (o), pollution, which is not directly referenced in the Neighbourhood Plan but is reflected in Policies BW CC1, CC2 and AM2 of the Neighbourhood Plan.</li> </ul> <p>The policy also supports low carbon development and use of renewables. This is reflected in Policies BW CC1 and CC2 of the Neighbourhood Plan which respectively, encourage high standards of sustainable design and construction, and use of renewable energy.</p>
<p><b>CP2:</b> Housing Supply</p>	<p>This policy notes that sufficient land for development will be identified in the Site Allocations Development Plan Document for the period up to 2026.</p> <p>The Neighbourhood Plan does not identify sites for development. It does though recognise that applications for development will come forward and establishes, though the suite of policies in the Plan, criteria that should be met to ensure that development is appropriate to the area.</p> <p>The scale of growth required across the District, and spatial distribution of this, is currently being explored through the review of the Core Strategy. It is not currently known what the implications of this will be for new development in the Neighbourhood Plan area and whether this might result in the removal of any land from the Green</p>

	<p>Belt. Until such time as this is better understood, and a specific housing figure set for the Plan area (and which is tested through the Local Plan and examination process) the Neighbourhood Plan has not sought to allocate sites.</p>
<p><b>CP3:</b> Housing mix and density</p>	<p>This Core Strategy policy supports high quality new development that responds to local character and makes efficient use of land. The mix of homes should reflect findings presented in the Strategic Housing Market Assessment. This is developed further in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>• BW DE1: This supports high quality development that responds to local character and links across to the Batchworth Design Code prepared alongside the Neighbourhood Plan. This identifies different character areas and their defining features that new development should respond positively to. This also notes the overall form of development in terms of height and scale, and thus where higher density development might be more appropriate (i.e.: Rickmansworth town centre)</li> <li>• BW CO1: This presents an update to the Core Strategy, drawing on a Local Housing Needs Assessment that identifies local housing requirements, in terms of size, type and tenure.</li> </ul>
<p><b>CP4:</b> Affordable housing</p>	<p>This Core Strategy policy establishes the affordable housing requirements for new development in the District. It also points to the Strategic Housing Market Assessment in terms of the size of new homes to be provided.</p> <p>For the Neighbourhood Plan a Local Housing Needs Assessment has been prepared. This presents a more up-to-date position of housing needs in the local area and is reflected in Policy BW CO1 in the Neighbourhood Plan. This also provides more information on the breakdown of</p>

	housing sizes and types, including homes for an ageing population and newer housing products, such as First Homes.
<b>CP5:</b> Gypsy and traveller provision	The Neighbourhood Plan does not seek to establish policy in respect of gypsy and traveller provision. It thus defers to the Core Strategy and national guidance.
<b>CP6:</b> Employment and economic development	<p>This Core Strategy policy supports economic development that supports local employment opportunities and sustains the District as a location for business. It supports the Tolpits Lane area as a focus for employment use. This is reflected in the policies in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>• BW CO7: Which establishes the type of employment uses that will be supported across the Plan area, and appropriate locations for employment uses. It also supports ongoing use of the Tolpits area and how this might be enhanced.</li> <li>• BW CO8: Which establishes good design principles for employment uses such that they contribute successfully to the character and quality of the Plan area.</li> </ul>
<b>CP7:</b> Town centres and shopping	<p>This Core Strategy directs retail development to the network of centres across the District. This is further developed in the Neighbourhood Plan through policies that respect the role and function of local centres and different uses appropriate here. This includes:</p> <ul style="list-style-type: none"> <li>• BW CO2: Which establishes the appropriate mix of uses for Rickmansworth town centre.</li> <li>• BW CO3: Which sets out suitable uses and principles for the library area, supporting the function of Rickmansworth town centre as a civic hub.</li> </ul>

	<ul style="list-style-type: none"> <li>• BW CO4: Which establishes design principles for Rickmansworth town centre, allowing for change that strengthens the quality and attractiveness of the centre and which is adaptable, allowing for change over time.</li> <li>• BW CO5: Which recognises that Moneyhill and Moor Park local centres have a different role to Rickmansworth but are important for day-to-day needs, the type of uses and design principles appropriate here.</li> </ul>
<p><b>CP8:</b> Infrastructure and planning obligations</p>	<p>This policy seeks provision of new infrastructure delivery, either by way of development or through contributions. The Neighbourhood Plan does not seek to duplicate this, deferring instead to the Core Strategy and requirements established by Herts County Council. The Neighbourhood Plan does though identify a series of projects, informed by consultation responses, where contributions towards new or improved infrastructure, or public realm improvements, might be made. These might be projects towards which the neighbourhood portion of CIL might be directed.</p>
<p><b>CP9:</b> Green Infrastructure</p>	<p>This policy seeks a net gain in the quality and quantity of green Infrastructure and seeks to conserve and enhance important corridors. This is expanded upon in the Neighbourhood Plan through a suite of policies including:</p> <ul style="list-style-type: none"> <li>• BW GB1: Which requires a 10% biodiversity net gain, retention and integration of natural assets within developments.</li> <li>• BW GB2: Which seeks to protect and enhance the Colne Valley Regional Park.</li> <li>• BW GB4: Which seeks to designate a series of Local Green Spaces for protection.</li> <li>• BW CC4: Which seeks to limit the loss of greenery in front gardens.</li> </ul>

	<ul style="list-style-type: none"> <li>• BW DE1: Which requires, as appropriate, new green spaces and street greening in new development.</li> </ul>
<p><b>CP10:</b> Transport and travel</p>	<p>The Core Strategy seeks to support active and sustainable travel. This is reflected in the Neighbourhood Plan through a suite of policies including:</p> <ul style="list-style-type: none"> <li>• BW GB3: This policy supports improved access to the network of green and place spaces across the Plan area by walking and wheeling.</li> <li>• BW CO7: This policy supports employment uses where it can be shown it will not result in a material increase in traffic on non-strategic routes.</li> <li>• BW DE1: Which supports a legible street network that aids waling and cycling, and where parking is sensitively integrated in the street.</li> <li>• BW DE2: Which supports improved wayfinding from key gateways in the Plan area to support walking and cycling.</li> <li>• BW AM1: Which supports development and layouts that incorporate measures to encourage walking and wheeling.</li> <li>• BW AM2: Which recognises new and emerging transport technologies and how these can be incorporated within the Plan area.</li> </ul>
<p><b>CP11:</b> Green Belt</p>	<p>Green Belt policies are established through the NPPF and Core Strategy. The Neighbourhood Plan does not seek to include further policy on this matter, instead deferring to higher order policy.</p>
<p><b>CP12:</b> Design of development</p>	<p>The Core Strategy establishes principles for the design of new development. This is expanded upon in the Neighbourhood Plan which is accompanied by a Design Code that includes assessment of local character. This has been used to help inform policies in the Plan that relate, in</p>

	<p>particular, to High Quality Design (BW DE1), Gateways (DE2), Rickmansworth town centre (BW CO4), and Employment Uses (BW CO8). The intention is that new development is of a high quality in line with good practice principles, but that it also reinforces local character.</p>
<p><b>CP13:</b> Monitoring and delivery</p>	<p>The approach to monitoring and delivery in the Core Strategy is reflected in the commitment in the Neighbourhood Plan to periodically review the Plan .</p>

---

## Emerging Local Plan

- 4.6 The Three Rivers Local Plan is currently being updated, with consultation on an 'Issues and Options' draft undertaken between July and September 2017, followed by consultation on preferred policy options and potential site allocations between June and August 2021. A subsequent round of consultation on potential sites was undertaken in 2023. In October 2023 a further round of consultation on a 'Lower Housing Growth Option' commenced.
- 4.7 The most recent version of the Three Rivers Local Development Scheme (December 2022) envisages adoption of the new Local Plan in summer 2026, although there has already been some slippage to the programme which might delay this further.
- 4.8 It is likely that policies in the emerging Local Plan will change and evolve as it progresses towards adoption. It is not a requirement of the Basic Conditions to demonstrate conformity with the new Local Plan. However, it is good practice to consider the direction of travel in this. The Basic Conditions has therefore also commented on the relationship between the policies in the Neighbourhood Plan and those in the emerging Local Plan. This is summarised in the following sections.

### **Sustainable Development**

- 4.9 The emerging Local Plan notes that all development will need to meet high sustainability standards, helping to generate wider benefits in terms of the quality of the environment and carbon reduction, be energy efficient, using renewable resources, and minimising the production of waste.
- 4.10 This is reflected through the approach taken across the Neighbourhood Plan but specifically reflected in Policy BW CC1 which establishes principles in respect of sustainable design and construction standards. It is also reflected in Policy BW CC2 which supports proposals for renewable energy generation.

### **Employment**

- 4.11 The emerging Local Plan notes that it will be important to continue to safeguard existing allocated employment sites and to allocate additional land for employment use as well as allowing mixed use schemes (mix of employment, residential, retail, leisure uses).
- 4.12 This is reflected in Policy BW CO7 of the Neighbourhood Plan which supports the provision of new employment uses as well as new employment development and supporting uses within the Tolpits Employment area that supports and reinforces its role as a key employment area in the District. Policy BW CO2 also notes that employment uses are appropriate in Rickmansworth town centre.



---

### **Social and Community Facilities/Health and Wellbeing**

- 4.13 The emerging Local Plan seeks to retain, enhance and further develop social and community infrastructure which makes a crucial contribution to the mental and physical wellbeing and sense of place.
- 4.14 This is reflected in Policy BW CO3 of the Neighbourhood Plan which supports the creation of a civic hub focused around the library in Rickmansworth town centre. Policy BW CO6 also establishes criteria in respect of new community facilities. These are supplemented by Policies BW CO2 and BW CO5 which indicate that social and community uses are appropriate land uses within the network of town and local centres across Batchworth.

### **Climate Change**

- 4.15 The emerging Local Plan notes that minimising our contribution to climate change by continuing to reduce greenhouse gas emissions is a key consideration, and that sustainable construction requires the creation of adaptable buildings which are resilient to the effects of climate change and which also minimise the use of natural resources.
- 4.16 This is reflected in Policy BW CC1 which establishes criteria in respect of sustainable design and construction, including the retrofitting and refurbishment of existing buildings. It is also reflected in Policy BW CC2 which supports renewable energy generation projects and in Policy BW CC3 which seeks to manage the risk of flood risk through the use of sustainable drainage. Wider policies in the Plan, including those associated with access and movement, support active modes of travel and thus also contribute towards mitigating the impacts of climate change.

### **Green belt environment**

- 4.17 The emerging Local Plan notes that main focus for development is making as much use as possible of suitable brownfield sites and underutilised land.
- 4.18 The Neighbourhood Plan does not allocate sites for development and thus defers to the Core Strategy (and emerging Local Plan) in terms of the appropriate areas for growth. It does though – in policy BW DE1 - establish principles in respect of design and, by extension, appropriate form and densities of development, responding to the character of different areas. Policy BW DE1 also refers to the sensitive design of development to minimise impacts on the openness of large parts of the Plan area. This is also reflected in Policy BW CO7 which supports change in the Tolpits employment area but which is sensitive to the setting adjacent to Croxley Moor.

**Green infrastructure**

- 4.19 The emerging Local Plan includes a desire to conserve and enhance the District's Green and Blue Infrastructure, and to ensure its multi-functional benefits are achieved.
- 4.20 This is reflected in policies BW GB1 and GB2 which seek to retain, preserve and enhance the network of green spaces and infrastructure across Batchworth, including the requirement for biodiversity net gain. Policy BW GB4 seeks to designate important local green spaces for protection and policy BW CC3 requires the design of sustainable drainage to deliver benefits for biodiversity and amenity. Furthermore, policy BW CC4 supports retention of natural, permeable surfaces within front gardens.

**Design and heritage**

- 4.21 The emerging Local Plan promotes high quality and sustainable design, and the protection of the elements that contribute to the character and local distinctiveness of the District are important in contributing to the vision for Three Rivers in the future, and meeting Council and community objectives to improve the environment, protect the historic environment, deal with crime and anti-social behaviour and reduce, reuse and recycle waste.
- 4.22 This is reflected in policy BW DE1 of the Neighbourhood Plan which establishes criteria in respect of high quality design and which cross-references the Batchworth Design Guide and Code that is based upon and identifies qualities associated with character areas across Batchworth.

**Transport and connections**

- 4.23 The emerging Local Plan notes that high quality connections, both physical by road, rail, bus, walking, cycling; or digital are vital to the District's future sustainability, economic prosperity and social inclusiveness. These connections provide access to education, employment, business, retail and leisure.
- 4.24 This is reflected in policies BW AM1 and AM2 of the Neighbourhood Plan which support active travel and new transport solutions. It is also reflected in policy BW GB3 which supports improved access to green and blue infrastructure by non-motorised modes and by policies BW CO2, CO4, CO6, DE1 and DE2 which all include criteria associated with the layout of development, design and arrangement of uses such that they support and encourage active and sustainable modes of travel.

---

## 5. SEA / HRA

- 5.1 The draft Batchworth Neighbourhood Plan was screened for the purposes of Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) by Three Rivers District Council in September 2022 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 competent authority (Three Rivers District Council) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed.
- 5.3 The SEA screening conducted by the District Council concluded that:  
*“The Plan does not allocate any land for development purposes and seeks to strengthen the protection and enhancement of assets at the local level and in a local context... the Batchworth Neighbourhood Plan can be **screened out** for its requirement of Strategic Environmental Assessment”.*
- 5.4 At the same time as the SEA screening a HRA screening was prepared for the Batchworth Neighbourhood Plan, the purpose of which was to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge. The screening concluded that:  
*“The Batchworth Neighbourhood Plan is not predicted to have Likely Significant Effect on the designated features of a Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore **screened out**”.*
- 5.5 For comprehensiveness, a copy of the SEA and HRA Screening Report is included in Appendix B.

# 6. Sustainability Appraisal

## 'Light touch' appraisal

- 6.1 Even though the Screening has determined that SEA is not required, a 'light touch' Sustainability Appraisal (SA), proportionate with the Neighbourhood Plan, has been prepared. This reflects best practice and is based upon the Sustainability Objectives set out in the Scoping Report (July 2017) prepared by Three Rivers District Council for the purposes of the emerging Local Plan.
- 6.2 The objectives are listed in the table below, alongside which commentary is provided indicating how the Batchworth Neighbourhood Plan responds to these objectives and will thus help contribute to the delivery of sustainable development in the Plan area through its blend of policies that will deliver social, economic and environmental benefits.

<b>Three Rivers DC SA Objective</b>	<b>Batchworth Neighbourhood Plan Response</b>
Biodiversity and Geodiversity: To protect, maintain and enhance biodiversity at all levels	<p>Policy BW GB1 requires delivery of biodiversity net gains, protection and retention of existing habitats, and enhancements to these where appropriate (e.g.: to the Colne Valley Regional Park, as set out in Policy BW GB2). Wider projects, such as street greening initiatives, are also supported.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></b></p>
Water: To protect, maintain and enhance water resources (including water quality and quantity)	<p>Policy BW CC3 sets out the approach to sustainable drainage systems (SuDS) in the Plan area and requires the design and delivery of these to reflect the four pillars of SuDS, which include maintenance and protection of the natural water cycle, managing the amount and quality of run off.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></b></p>

<p>Flood Risk: To reduce flood risk</p>	<p>Policy BW CC3 requires Developments to avoid areas of highest flood risk in line with national guidance and to deliver SuDS. At Policy BW CC4 it seeks to reduce the impact of the paving over of front gardens and, at projects CC(b) and CC(c) supports the introduction of raingardens within the public highway as well as efforts by homeowners to 'depave' areas, reintroducing natural, permeable surfaces to front gardens.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></b></p>
<p>Climate Change: Reduce greenhouse gas emissions and adapt to the effects of climate</p>	<p>Policy BW CC1 encourages high standards of sustainable design and construction, including the use of renewable energy and low carbon embodied materials. It also supports the retrofit and refurbishment of current buildings to reduce emissions. Linked to this, Policy BW CC2, along with project CC(a), both support renewable energy schemes. Furthermore, the Plan, at Policy BW AM1, seeks to encourage travel by foot, cycle and other non-motorised modes, minimising emissions associated with transport. Ideas are included in projects in the Plan as to possible improvements to the network of walking and wheeling routes.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></b></p>
<p>Air Quality: Achieve good air quality, especially in urban areas</p>	<p>Policy BW AM1 supports efforts to promote walking and wheeling, and Policy BW AM2 sets out an approach to E-Vehicles and other emerging transport solutions and technologies that minimise emissions and thus air quality. Linked to this, the support for street greening initiatives in the Plan will also help improve air quality.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></b></p>

<p>Soils: Make efficient use of land and protect soils</p>	<p>The Neighbourhood Plan does not include policies specifically in relation to soils. However, Policy BW GB1 does seek to retain and reinforce important habitats and wildlife areas.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></b></p>
<p>Resource efficiency: To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible</p>	<p>Policy BW CC1 of the Neighbourhood Plan supports high standards of sustainable design and construction. This includes use of low embodied carbon materials, to be assessed through a Life Cycle Assessment. It also supports the retrofit and refurbishment of existing buildings to optimise the energy efficiency of the existing building stock.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></b></p>
<p>Historic Environment: To identify, maintain and enhance the historic environment and cultural assets</p>	<p>Policy BW DE1 sets out the approach to design, drawing on the Batchworth Design Code that sits alongside the Neighbourhood Plan. This identifies key qualities and characteristics of different parts of Batchworth, including historic asset and features, that help create a sense of place. This is also reflected in projects support a place-branding initiative that seeks to draw on historic and cultural assets to strengthen local identity. Furthermore, projects in the Plan also support the refurbishment of the historic bury gardens.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></b></p>

<p>Landscape and Townscape: To conserve and enhance landscape and townscape character and encourage local distinctiveness</p>	<p>Policies BW DE1 and DE2 set out an approach to high quality new design and enhancement of the gateways into the area, recognizing their local character and identity. Design principles associated with Rickmansworth Town Centre (BW CO4) and employment areas (BW CO8) also seek to strengthen local character.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></b></p>
<p>Health and Wellbeing: To improve the health and wellbeing of the local population</p>	<p>Policy BW CO6 welcomes provision of new community facilities, including a new community centre in Batchworth. Equally, Policy BW Co3 supports an enhanced community hub in Rickmansworth town centre, providing a range of services for the local community. The suite of green space, design and travel policies in the Neighbourhood Plan all seek to support active and health modes of travel as well as access to green space for leisure, recreation and general wellbeing.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></b></p>
<p>Sustainable locations: To develop in sustainable locations</p>	<p>The Local Plan establishes a settlement hierarchy where development will be supported. The Neighbourhood Plan expands upon this by establishing principles for mixed-use development that support the role and function of the network of centres in Batchworth (Policies BW CO2 and BW CO5).</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></b></p>

<p>Community Cohesion: To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime.</p>	<p>Policies BW CO3 and CO6 support provision of new and improved community facilities in the Plan area, and the suite of design policies (including BW CO4, CO8 and DE1 support well designed places that reflect best practice principles in terms of safe places, creating areas that benefit from natural surveillance, are well overlooked and can be enjoyed by people of all ages.</p> <p><b><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></b></p>
<p>Housing: Ensure that everyone has access to good quality housing that meets their needs</p>	<p>Policy BW CO1 of the Neighbourhood Plan supports deliver of house sizes, types and tenures that meet the needs of the local community in terms of affordability and demographic patterns.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></b></p>
<p>Sustainable Prosperity: Achieve sustainable levels of prosperity and economic growth</p>	<p>Policies BW CO2 and CO5 support a mix of uses within the network of centres, including retail and business opportunities. Design policies in the Plan also support improvements to the quality of these places, making them attractive places for people to spend time, and money, in. Policy BW CO7 also supports proposals for employment uses.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></b></p>
<p>Employment and Skills: To ensure local residents have employment opportunities and access to training</p>	<p>Policy BW CO7 supports proposals for employment uses in the Plan area, as well as access to them.</p> <p><b><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></b></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 Batchworth Neighbourhood Plan and all the policies therein.
- 7.2 It is therefore respectfully suggested to the Examiner that the Batchworth 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**

The Neighbourhood Area was designated on 18 June 2018.

A copy of the designation notice is included within this appendix.



### **NEIGHBOURHOOD AREA DESIGNATION NOTICE**

Notice is hereby given, in accordance with Regulation 7 of the Neighbourhood Planning (General) Regulations 2012, that on 18 June 2018 the Policy and Resources Committee of Three Rivers District Council approved the application to designate a Neighbourhood Area in Batchworth parished area under Section 61G of the Town and County Planning Act 1990 (as amended by the Localism Act 2011).

#### **Details of Neighbourhood Area Application**

<b>Name of neighbourhood area</b>	Batchworth Neighbourhood Area
<b>Name of applicant (relevant body)</b>	Batchworth Community Council
<b>Consultation period</b>	6 April 2018 to 18 May 2018

#### **Details of Neighbourhood Area Designation**

<b>Area Designated</b>	The whole of Batchworth parished area
<b>Designated as a Business Area?</b>	No
<b>Date of Designation</b>	18 June 2018

A map showing the boundaries of the designated area is attached to this notice.

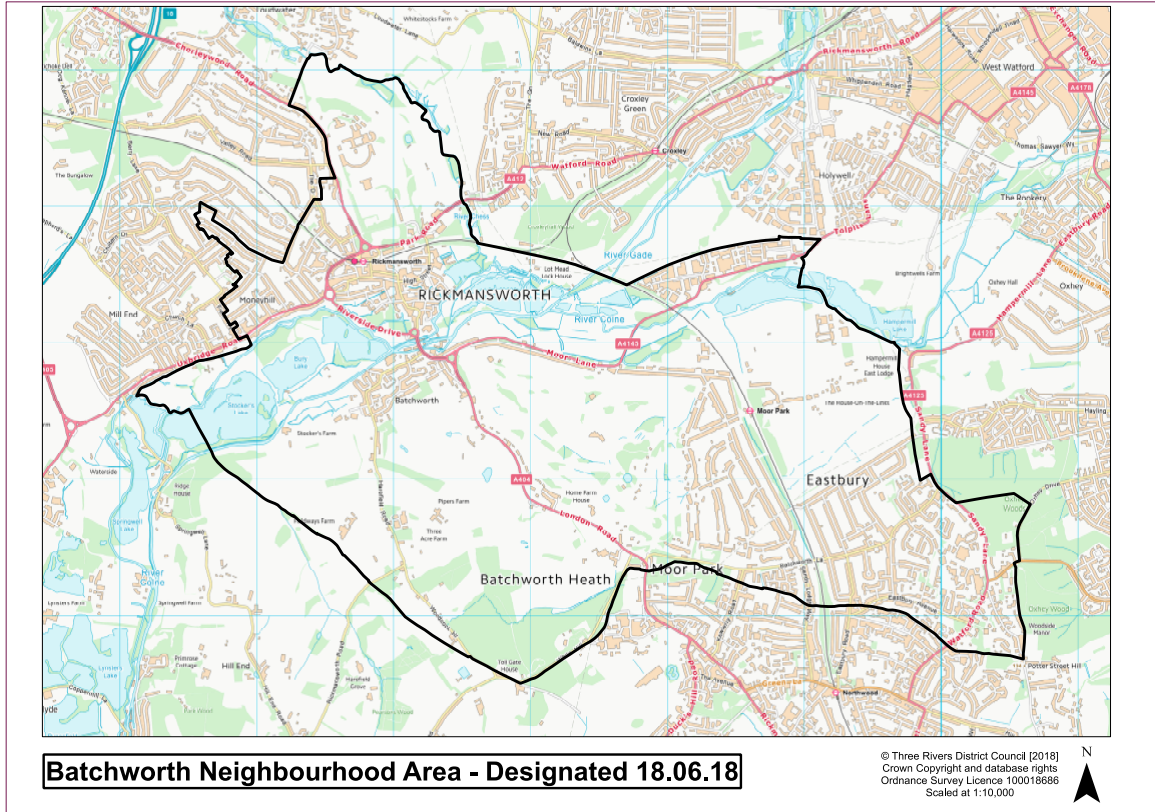
#### **Reason for Decision:**

Following consideration of relevant legislation and guidance and consultation responses received Three Rivers District Council is satisfied that the 'Area' applied for is appropriate for designation as a Neighbourhood Area.

#### **Implications of Designation**

The designation of a Neighbourhood Area allows Batchworth Community Council to produce a Neighbourhood Plan which, if adopted by Three Rivers District Council, will become part of the statutory development plan for the designated area.

29 June 2018  
 Economic and Sustainable Development  
 Three Rivers District Council



# Appendix B: SEA / HRA

The Strategic Environmental Assessment (SEA) & Habitats Regulation Assessment (HRA) Screening Report is presented as a free-standing appendix to the Basic Conditions Statement.

Batchworth Community Council

## **Neighbourhood Plan for Batchworth**

Basic Conditions Statement, November 2023

---

Batchworth Community Council  
Basing House  
Rickmansworth  
WD3 1HP

[www.batchworth-ecc.gov.uk](http://www.batchworth-ecc.gov.uk)  
[www.batchworthplan.org.uk/](http://www.batchworthplan.org.uk/)