

Basic Conditions Statement

Bidford-on-Avon Neighbourhood Development Plan

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Planning
Services



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1.0 Introduction

This Basic Conditions Statement has been prepared to accompany the Bidford-on-Avon Neighbourhood Development Plan (BNDP).

The Basic Conditions

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP's) must meet the following basic conditions:

- i. the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- ii. the draft NDP must contribute to the achievement of sustainable development;
- iii. the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Stratford-on-Avon District Council's (SDC) adopted Local Plan Review (LPR) and emerging Core Strategy (CS); and
- iv. the draft NDP must meet the relevant European Union (EU) obligations.

This Basic Conditions Statement addresses these requirements in four sections:

- Section 2 Demonstrates conformity with the NPPF;
Section 3 Shows how the BNDP will contribute to sustainable development;
Section 4 Demonstrates conformity with the SDC LPR and CS; and
Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

The BNDP is submitted by Bidford-on-Avon Parish Council, which is a qualifying body as defined by the Localism Act 2011.

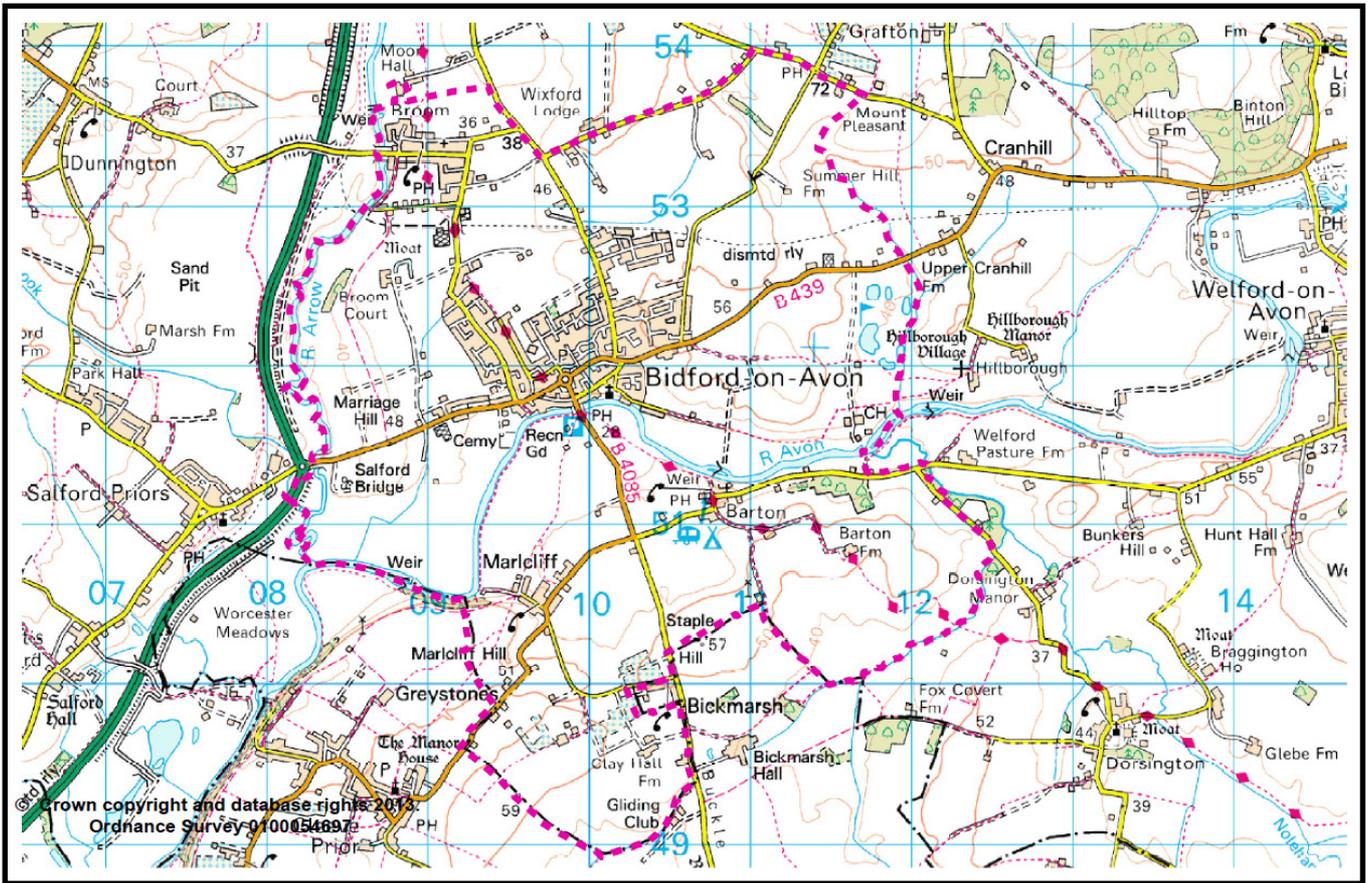
The Neighbourhood Area

The BNDP applies to the Parish of Bidford-on-Avon which is within Stratford-on-Avon District. In accordance with Part 2 of the Regulations, SDC, as the local planning authority, publicised the Neighbourhood Area application from Bidford-on-Avon Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.

The application was approved by the Cabinet of SDC on 10 February 2014 and consequently the Parish of Bidford-on-Avon was designated as a Neighbourhood Area.

Bidford-on-Avon Parish Council confirms that the BNDP:

1. Relates only to the Parish of Bidford-on-Avon and to no other Neighbourhood Area/s; and
2. Is the only NDP within the designated area. No other NDP exists nor is in development for part or all of the designated area.



Bidford-on-Avon Neighbourhood Area

Bidford-on-Avon is a village and Parish in the county of Warwickshire. The Parish includes three other smaller settlements; Barton, Broom and Marcliff. The surrounding area is predominately rural with Stratford-upon-Avon town centre lying approximately 9.5km to the east of the Parish boundary.

Timeframe

The BNDP identifies that the period which it relates to is from 2011 until 2031. The period has been chosen to align with the dates of the emerging SDC CS.

2.0 National Planning Policy Framework

The BNDP must have appropriate regard to national policy. The following section describes how the BNDP proposal relates to the National Planning Policy Framework (NPPF) March 2012.

Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF uses three ‘dimensions’ to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the BNDP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

Paragraph 6 of the NPPF makes it clear that paragraphs 18-219 of the NPPF should be taken as a whole as constituting the Government’s view of what sustainable development means in practice.

For neighbourhood planning this means planning positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets.

The Core Planning Principles

The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 Core Planning Principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.

The table below illustrates how the BNDP addresses the 12 Core Planning Principles of sustainable development.

Core Planning Principles	How the BNDP complies with the Core Planning Principles
1. Be genuinely plan led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.	The BNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.

<p>Plans should be kept up to date and based on joint working and cooperation to address larger than local issues.</p> <p>They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The BNDP provides potential developers with an up-to-date local policy framework which takes account of the latest Government policy and advice.</p> <p>The land use policies contained within the BNDP are designed to be used for the purposes Development Management and have been written clearly and concisely to remove any ambiguity.</p>
<p>2. Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The BNDP recognises the importance of maintaining and enhancing the special qualities of the built and natural environment which makes the parish a desirable place to live, work and play.</p>
<p>3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land price and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The BNDP is a positive plan which seeks to promote an appropriate level of development in suitable sustainable locations. It recognises the role the village has to play in assisting housing and economic growth in the district.</p> <p>The quantum of development has been guided by the emerging Core Strategy.</p> <p>At the time of writing, the Core Strategy sets out a requirement for at least 14,485 dwellings across the district (Policy CS16) between 2011 and 2031. The distribution of these dwellings will be shared proportionally between the main town of Stratford-upon-Avon, the 8 Main Rural Centres, of which Bidford-on-Avon is one, Local Service Villages and new settlements.</p> <p>The Main Rural Centres are expected to contribute approximately 4,000 new dwellings.</p> <p>The Core Strategy does not include any strategic allocations for Bidford-on-Avon. Paragraph 6.3.17 states that about 500 homes, plus windfall development, are to be provided in the village over the plan period (2011-31).</p> <p>Since 2011 planning permission for 490 dwellings has already been granted, many of which are either completed or have commenced.</p> <p>In light of this and the fact that there are 15 years left of the plan period, there are no</p>

	<p>strategic allocations in the BNDP. However, there are positive policies for infill development, reuse of brownfield land and rural exception housing.</p>
<p>4. Always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The BNDP includes a policy on design (Policy ENV9) which will assist the delivery of high quality design.</p>
<p>5. Take account of the different roles and character of the different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and the beauty of the countryside and supporting thriving rural communities with it.</p>	<p>Policy ENV9 requires development proposals to respond to the local character and context.</p> <p>The Neighbourhood Area does not include Green Belt land.</p> <p>The focus of development within the Neighbourhood Area is towards Bidford-on-Avon, with scope for rural exception housing (Policy H2) in the villages of Barton, Broom and Marlcliff, thereby preserving the surrounding countryside from inappropriate forms of development (Policy H1).</p> <p>Policy ENV7 affords protection to Valued Landscapes, Skylines and Views.</p>
<p>6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example by development of renewable energy).</p>	<p>Policy ENV1 (Renewable and Low Carbon Energy) will assist in achieving a transition to a low carbon future.</p> <p>Policy ENV4 (Reducing Flood Risk) and Policy ENV3 (Blue Infrastructure) will address flood risk issues in the parish.</p> <p>Policy H4 (Use of Brownfield Land) supports the principle of redevelopment and reuse of previously developed land and buildings.</p>
<p>7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.</p>	<p>Preservation of valued landscapes, skylines and views (Policy ENV7), protection green infrastructure such as trees and hedgerows (Policy ENV2) and Nature Conservation (Policy ENV10) are all important components of the BNDP.</p>
<p>8. Encourage the effective use of land by reusing land that has been previously</p>	<p>Policy H4 seeks to promote the reuse of brownfield land. The use of garden land for</p>

<p>developed (brownfield land). Provided it is not of high environmental value.</p>	<p>development is permissible but is strictly controlled under Policy H5. Policy ENV6 affords protection to the Best and Most Versatile agricultural land around the parish.</p>
<p>9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognizing that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</p>	<p>Bidford-on-Avon has seen significant recent housing developments. Unfortunately, none of these sites represent mixed use developments. However, some existing housing commitments in the village include areas of open and recreational space. Such spaces are to be designated as Local Green Space under Policy AM4. Allotments and Growing Space are actively promoted under Policy AM5.</p>
<p>10. Conserve heritage assets in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations.</p>	<p>Policy ENV8 addresses the preservation of all heritage assets in the Neighbourhood Area including listed buildings, the three conservation areas and the Scheduled Ancient Monument (Bidford Bridge).</p>
<p>11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.</p>	<p>Concentrating growth to sustainable locations in the Neighbourhood Area and the prevention of unrestricted development in the countryside is an important aspect of the BNDP.</p> <p>The settlement of Bidford-on-Avon is the most sustainable location in the Neighbourhood Area. Recent housing development has taken place adjoining the settlement boundary of the village. Map 1 shows the extent of the settlement boundary and the housing commitments.</p> <p>Policy AM3 will provide the mechanism of protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area.</p> <p>Policy AM6 seeks to encourage safe walking and cycling.</p>
<p>12. Take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>There is a direct link between health, social and cultural wellbeing and community facilities and amenities.</p> <p>Policy AM1 (Protecting and Enhancing Health Opportunities) and Policy AM2 (Protecting and Enhancing Education and Library Facilities) will</p>

	<p>ensure the long term health, social and cultural wellbeing of the local community.</p> <p>Policy AM4 affords protection of existing open spaces through specifically designated Local Green Spaces and allows enhancement of these importance areas to be made.</p>
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The BNDP includes a number of policies which positively address the key national and strategic policies contained in the NPPF. The following chapters of the NPPF are particularly relevant.

- Building a strong and competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The tables below provide a description of how the sustainability policies of the NPPF relate to the policies contained within the BNDP.

Building a strong and competitive economy

Policy ECON1 supports the protection of existing employment uses against their loss and seeks to improve the village economy through positively encouraging development for employment and services. Policy ECON6 allows the flexibility to work from home or create mixed use live/work units.

Ensuring the vitality of town centres

Policy ECON2 seeks to improve the retail offer within the Village Centre whilst protecting existing shopping and business uses. The BNDP is generally resistant to the loss of local retail provision or services.

Promoting sustainable transport

Policy AM32 seeks to protect all existing community facilities from loss in order to ensure that current and future residents have access to at least some facilities without the need to travel by car. Policy AM6 provides a mechanism to promote sustainable forms of transport within the Neighbourhood Area. Improved links within the existing built-up area for walking, cycling and bus provision will be encouraged.

Delivering a wide choice of high quality homes

Policy H1 positively recognises recent housing developments as 'Housing Commitments' and provides an opportunity and encouragement of suitable infill development within the village boundary. Policy H2 provides a suitable mechanism for the provision of affordable housing in the Neighbourhood Area. There is a commitment from the Parish Council to undertake a new Housing Needs Survey to provide the necessary evidence for future local needs not met by the recent housing developments. Policy H3 seeks an appropriate mix of houses on qualifying sites in order to meet the local needs of the Neighbourhood Area.

Requiring good design

Policy ENV9 sets out the standard of design and layout expected of qualifying applications in the plan. Policy ENV9 requires development to demonstrate how local character has been taken into account in the design of developments. Policy ENV5 seeks to ensure that all qualifying developments demonstrate adequate foul drainage is in place.

Promoting healthy communities

Policy AM6 promotes walking and cycling as a sustainable and healthy mode of travel. Policy AM4 designates areas of Local Green Space for protection and where possible enhancement in order to provide residents with access to high quality recreational and open spaces.

Meeting the challenge of climate change, flooding and coastal change

Policy ENV1 promotes the use of renewable and low carbon technologies. Policy ENV3 seeks to protect blue infrastructure from adverse effects and Policy ENV4 seeks to ensure that all relevant development proposals incorporate suitable and sustainable means of drainage where site conditions are favourable and have special regard to the prevention of fluvial and pluvial flooding.

Conserving and enhancing the natural environment

Policy ENV7 affords protection to valued landscapes, skylines and vistas. Policy ENV2 affords protection to green infrastructure such as trees and hedgerows. Policy ENV10 requires qualifying developments to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible.

Conserving and enhancing the historic environment

Policy ENV8 of the Plan affords the highest protection to the numerous heritage assets in the Neighbourhood Area including the Scheduled Ancient Monument.

The table below provides a matrix of the BNDP policies with the relevant paragraphs of the NPPF.

Neighbourhood Plan (June 2016) Policy Ref.	NPPF (2012) Paragraph Ref.
H1 - Housing Supply	47, 49
H2 - Rural Exception Housing	50
H3 - Promoting an Appropriate Mix of Housing	50
H4 - Use of Brownfield Land	17, 111
H5 - Use of Garden Land	53
ECON1 - Protecting and Enhancing Existing Employment Sites	17, 18, 19, 22, 28
ECON2 - Promoting and Enhancing the Village Centre	17, 18, 19, 22, 23, 28
ECON3 - Promoting High Speed Broadband	42, 43
ECON4 - Parking in the Village Centre	39
ECON5 - Promoting Riverside Activities	17, 21, 26, 28, 73, 74
ECON6 - Homeworking and Live-Work Units	21
ENV1 - Renewable and Low Carbon Energy	17, 93, 95, 96, 97, 110
ENV2 - Green Infrastructure	17, 113, 114
ENV3 - Blue Infrastructure	17, 100, 101, 102, 103, 104
ENV4 - Reducing Flood Risk	17, 100, 101, 102, 103, 104
ENV5 - Foul Drainage	
ENV6 - Protection of the Best and Most Versatile Agricultural Land	17, 112
ENV7 - Valued Landscapes, Vistas and Skylines	17, 109, 113, 114
ENV8 - Designated Heritage Assets	17, 126, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140
ENV9 - Promoting High Quality Design	17, 56, 57, 58, 60, 61, 64, 69
ENV10 - Nature Conservation	17, 113, 114, 117, 118, 119
ENV11 - Minerals and Aggregates Extraction	142, 143, 144, 145, 146, 147, 148, 149
AM1 - Protecting and Enhancing Health Opportunities	17, 28, 70, 72
AM2 - Protecting and Enhancing Education and Library Facilities	17, 28, 70, 72
AM3 - Community Facilities	17, 28, 70, 72
AM4 - Local Green Spaces	17, 73, 74, 76, 77
AM5 - Allotments and Growing Space	N/A
AM6 - Promoting Walking and Cycling	17, 29, 35, 75

3.0 Delivering Sustainable Development

The keys ways that the BNDP will help contribute to meeting the objectives of sustainable development are detailed below:

- The BNDP has been produced to be in conformity with the spatial and sustainable community objectives of the emerging SDC CS.
- The BNDP sets out policies to ensure that any development in Bidford-on-Avon is supported by additional facilities and infrastructure in order to make the village more sustainable. In setting out a co-ordinated approach to encouraging the retention of and expansion of retail, employment and village amenities and services, it is hoped to reduce the number of trips out of the village which in turn will benefit the local community, economy and environment.
- Requiring each developer to provide a detailed explanation of the design rationale to enable full consideration of the transport, heritage and open space implications, the public benefits and other material planning considerations.
- The BNDP identifies the need for the provision of affordable homes that can meet the needs of older people and those with disabilities through an up to date Housing Needs Survey.
- The BNDP identifies the need for multi-agency working to address foul drainage, traffic, parking and public transport issues, and to ensure the preservation of the existing shopping and business uses.
- The BNDP designates and promotes the protection of Local Green Spaces and protects the special historical and cultural value of the many listed buildings within the Neighbourhood Area along with the three conservation areas.

4.0 General Conformity with Strategic Local Policy

The BNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.

The Development Plan for the Neighbourhood Area consists of:

- The adopted Stratford-on-Avon District Local Plan Review 1996-2011
- The emerging Stratford-on-Avon District Core Strategy Proposed Submission February 2016.

Paragraphs 183-185 of the NPPF describes how neighbourhood planning can be used to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. It goes on to state that Neighbourhood Plans must be in general conformity with strategic policies of the Local Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them.

The table below provides a matrix of the BNDP policies against the equivalent LPR and emerging CS policies.

Neighbourhood Plan (June 2016) Policy Ref.	Local Plan Review (2006) Policy Ref.	Core Strategy (Feb 2016) Policy Ref.
		AS.3 - Bidford-on-Avon
H1 - Housing Supply	N/A	CS.15, CS.16
H2 - Rural Exception Housing	COM.13	CS.17
H3 - Promoting an Appropriate Mix of Housing	COM.14	CS.18
H4 - Use of Brownfield Land	STR.4	AS.10
H5 - Use of Garden Land	DEV.1	CS.9
ECON1 - Protecting and Enhancing Existing Employment Sites	STR.3, COM.16, COM.17, MRC.1	CS.21, CS.22, CS.23
ECON2 - Promoting and Enhancing the Village Centre	COM.16, COM.17, MRC.1	CS.21, CS.22, CS.23
ECON3 - Promoting High Speed Broadband	N/A	CS.21, CS.25
ECON4 - Parking in the Village Centre	DEV.5, MRC.1	CS.21, CS.22, CS.25
ECON5 - Promoting Riverside Activities	COM.23, MRC.1	CS.21, CS.23
ECON6 - Homeworking and Live-Work Units	COM.18	CS.21
ENV1 - Renewable and Low Carbon Energy	PR.6, PR.8, DEV.8	CS.2, CS.3, CS.4, CS.6, CS.9
ENV2 - Green Infrastructure	EF.7, EF.9, EF.10	CS.5, CS.6, CS.7, CS.8
ENV3 - Blue Infrastructure	PR.7, DEV.1, DEV.7	CS.4, CS.7, CS.9
ENV4 - Reducing Flood Risk	PR.7, DEV.1, DEV.7	CS.4, CS.7, CS.9
ENV5 - Foul Drainage	DEV.1, DEV.6	CS.9
ENV6 - Protection of the Best and Most Versatile Agricultural Land	CTY.4	AS.10
ENV7 - Valued Landscapes, Vistas and Skylines	PR.1, EF.4	CS.5, CS.8, CS.9, CS.15
ENV8 - Designated Heritage Assets	EF.5, EF.11, EF.11a, EF.11b, EF.12, EF.13, EF.14	CS.8, CS.9
ENV9 - Promoting High Quality Design	DEV.1	CS.8, CS.9
ENV10 - Nature Conservation	EF.6, EF.7, EF.7a, EF.9, EF.10	CS.5, CS.6, CS.7, CS.8
ENV11 - Minerals and Aggregates Extraction	N/A	N/A
AM1 - Protecting and Enhancing Health Opportunities	MRC.4	AS.10
AM2 - Protecting and Enhancing Education and Library Facilities	MRC.4	AS.10
AM3 - Community Facilities	MRC.4	AS.10
AM4 - Local Green Spaces	DEV.3, COM.4, COM.5, COM.6	CS.24, CS.26
AM5 - Allotments and Growing Space	N/A	N/A
AM6 - Promoting Walking and Cycling	COM.9	CS.25, CS.26

5.0 European Union Obligations

Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) screening was undertaken by Lepus Consulting on behalf of SDC. The screening process has confirmed that an SEA is not required for the BNDP.

The screening was submitted to the statutory environmental bodies (Historic England, Natural England and the Environment Agency).

All three bodies have returned consultations which confirm they are in agreement that the BNDP does not require an SEA.

Habitat Regulations Assessment

It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SDC Core Strategy's HRA.

It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

Human Rights

The BNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.