

Basic Conditions Statement

Snitterfield Neighbourhood Development Plan

November 2016

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Planning
Services



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1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Snitterfield Neighbourhood Development Plan (SNDP).

The Basic Conditions

1.2 Paragraph 8, sub-paragraph (2), of Schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order contributes to the achievement of sustainable development,
- (e) the making of the order 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),
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.3 This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework (NPPF);

Section 3 Shows how the SNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;

Section 4 Demonstrates conformity with the strategic policies contained within the Stratford-on-Avon District Council (SDC) Core Strategy; and

Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

1.4 The SNDP is submitted by Snitterfield Parish Council, who is a qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

1.5 The SNDP applies to the Parish of Snitterfield 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 Snitterfield Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.

- 1.6 The application was approved by the Cabinet of SDC on 13 January 2014 and consequently the Parish of Snitterfield was designated as a Neighbourhood Area.
- 1.7 Snitterfield Parish Council confirms that the SNDP:
- Relates only to the Parish of Snitterfield and to no other Neighbourhood Area/s; and
 - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.



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- 1.8 Snitterfield is a village and Parish in the county of Warwickshire. The Parish is washed over by Green Belt which represents a significant constraint to development. The surrounding area is predominately rural in character. The Parish of Snitterfield adjoins the Parish boundary of Stratford-upon-Avon Town Council with Stratford-upon-Avon town centre being approximately 5km to the south of Snitterfield village.

Timeframe

- 1.9 The SNDP 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 District Council's Core Strategy.
- 1.10 It is envisaged that a review of the SNDP will take place every 5 years to ensure that it is in accordance with any changes to national or district planning policies.

2.0 National Planning Policy Framework

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

Sustainable Development

2.2 The central theme throughout 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.

2.3 The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the SNDP, 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.

2.4 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.

2.5 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

2.6 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.

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

Core Planning Principles	How the SNDP complies with the Core Planning Principles
<p>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.</p> <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 SNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The SNDP 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 SNDP are designed to be used for the purposes of 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 SNDP 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 SNDP is a positive plan which seeks to promote an appropriate level of development in suitable sustainable locations having regard to the Green Belt status of the village. 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 Core Strategy.</p> <p>The Core Strategy sets out a requirement for at least 14,600 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, the 45 Local Service Villages (of which Snitterfield is one) and new settlements.</p> <p>The Local Service Villages are expected to contribute approximately 2,000 new dwellings.</p> <p>The Core Strategy does not include any</p>

	<p>strategic allocations for Snitterfield. Paragraph 5.1.11 states that within the Green Belt development will reflect the provisions of Policy CS.10, the National Planning Policy Framework and the Planning Practice Guidance.</p> <p>In light of this the SNDP has introduced a village boundary (Policy H1) identifying where limited infilling can be accommodated and a positive approach to affordable housing on rural exception sites (Policy H4).</p> <p>Additionally, two small brownfield sites have been identified for small-scale housing on the edge of the village (Policies SSA1 and SSA2).</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 SNDP includes a policy on promoting high quality design (Policy BE3) which will assist the delivery of high quality design. The local community has produced a Village Character Appraisal (Section 4) to assist decision makers in determining the context for 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 BE1 requires development proposals to respond to the local character and context.</p> <p>The Neighbourhood Area is washed over by Green Belt. It was not felt necessary to repeat national and district Green Belt policy in the SNDP but merely ensure that other policies do not conflict with it.</p> <p>The focus of development within the Neighbourhood Area is therefore towards limited infilling within the defined village boundary of Snitterfield (Policy H1) with scope for rural exception housing (Policy H4) and the redevelopment of two small brownfield sites on the edge of the village (Policies SSA1 and SSA2) thereby preserving the surrounding countryside and Green Belt from inappropriate forms of development.</p> <p>Policy NE5 affords protection to Valued Landscapes, Skylines and Important 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 NE7 (Renewable Energy) will assist in achieving a transition to a low carbon future.</p> <p>Policy IN2 (Drainage and Flooding) will address flood risk issues in the parish.</p> <p>Policy H2 (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 important views (Policy NE5), protection of natural features and areas of rich biodiversity (Policy NE2) and the protection of individual species (Policy NE3) are all important components of the SNDP.</p>
<p>8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land). Provided it is not of high environmental value.</p>	<p>Policy H2 seeks to promote the reuse of brownfield land. The use of garden land for development is permissible but is strictly controlled under Policy H3. Policy BE8 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>Due to its Green Belt status, Snitterfield has not seen any significant housing developments in recent years, other than rural exception housing, and it is anticipated that this will remain the case.</p> <p>Policy NE2 (Protection of Natural Features and Other Areas of Rich Biodiversity), Policy ALW2 (Encouraging Safe Walking and Cycling) and Policy ALW3 (Sports and Recreation) seek to encourage positive activities in the rural area.</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 BE7 addresses the preservation of all designated heritage assets in the Neighbourhood Area including listed buildings and the Snitterfield Conservation Area which lies at the heart of the village.</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 SNDP.</p> <p>The village of Snitterfield is the most</p>

	<p>sustainable location in the Neighbourhood Area. Recent housing development has taken place within or adjoining the built up area of the settlement. Recently, the village has not had a defined village boundary. However, Policy H1 introduces this to provide certainty for residents, landowners and developers. Figure 3 shows the extent of the village boundary.</p> <p>Policy ALW1 provides the mechanism for protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area. A list of community assets is included in Appendix 1 of the SNDP. Policy ALW2 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 ALW1 (Protecting and Enhancing Existing Community Facilities) and Policy IN4 (Learning and Education) will ensure the long term health, social and cultural wellbeing of the local community.</p>

2.8 The SNDP 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

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

Building a strong and competitive economy

Policy ECON1 supports the protection of existing employment uses against their loss and Policy ECON2 seeks to improve the village economy through positively encouraging development for employment and services.

Ensuring the vitality of town centres

Policy ALW1 seeks to protect and enhance the somewhat limited retail offer within the village whilst protecting existing shopping and business uses. The SNDP is generally resistant to the loss of local retail provision or services. The village shop is listed and shown in Appendix 1 of the Plan.

Promoting sustainable transport

Policy ALW1 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 ALW2 provides a mechanism to promote sustainable forms of transport within the Neighbourhood Area. Improved links within the existing built-up area for walking and cycling will be encouraged.

Delivering a wide choice of high quality homes

Policy H1 provides an opportunity and encouragement of suitable infill development within the village boundary. Policy H4 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.

Requiring good design

Policy BE1 requires development to demonstrate how local character has been taken into account in the design of developments houses in response to the Village Character Appraisal contained within Section 4 of the Plan. Policy BE3 sets out the standard of design and layout expected of qualifying applications in the plan.

Promoting healthy communities

The Neighbourhood Area does not benefit from any built health facilities. Policy ALW1 provides the mechanism for new health facilities to be supported in appropriate locations. Policy ALW2 promotes walking and cycling as a sustainable and healthy mode of travel.

Meeting the challenge of climate change, flooding and coastal change

Policy NE7 promotes the use of renewable energy and technologies. Policy IN2 seeks to protect and 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 NE5 affords protection to valued landscapes, skylines and important views. Policy NE2 affords protection of natural features and other areas of rich biodiversity. Policy NE3 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 BE7 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area.

2.10 The table below provides a matrix of the SNDP policies against the relevant paragraphs of the NPPF:

Neighbourhood Plan (Nov 2016) Policy Ref.	NPPF (Mar 2012) Paragraph Ref.
H1 - Village Boundary	47, 49, 89, 90
H2 - Use of Brownfield Land	17, 111, 89, 90
H3 - Use of Garden Land	53, 89, 90
H4 - Affordable Housing	50
H5 - Market Housing Mix	50
ECON1 - Protecting and Supporting Existing Employment Sites	17, 18, 19, 21, 22, 28
ECON2 - Promoting New Employment Opportunities	17, 18, 19, 21, 26, 28
BE1 - Responding to Local Character	17, 56, 57, 58, 60, 61, 64, 69
BE2 - Effective and Efficient Use of Land	17, 50, 111
BE3 - Neighbourhood Design Guidelines	17, 56, 57, 58, 60, 61, 64, 69
BE4 - Designing Out Crime	58, 69
BE5 - Lighting	17, 109, 113, 114
BE6 - Parking	39
BE7 - Preservation of Designated Heritage Assets	17, 126, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140
BE8 - Protection of the Best and Most Versatile Agricultural Land	17, 112
BE9 - Replacement Dwellings	56, 57, 58, 60, 61, 64, 89
BE10 - Conversion and Reuse of Rural Buildings	17, 55, 90
BE11 - Empty Homes and Spaces	51
NE1 - Protection of Sites of Special Scientific Interest and Local Nature Reserve	17, 113, 114, 117, 118, 119
NE2 - Protection of Natural Features and Other Areas of Rich Biodiversity	17, 113, 114, 117, 118, 119
NE3 - Biodiversity and Protection of Individual Species	17, 113, 114, 117, 118, 119
NE4 - Designated Local Green Space	17, 73, 74, 76, 77
NE5 - Protection of Valued Landscapes, Skylines and Important Views	17, 109, 113, 114
NE6 - Ecological Surveys	17, 114, 117, 118, 119
NE7 - Renewable Energy	17, 93, 95, 96, 97
IN1 - Infrastructure Criteria	17, 29, 42, 93, 94, 95, 103
IN2 - Drainage and Flooding	17, 100, 101, 102, 103, 104
IN3 - Highway Safety	29, 30, 32, 35
IN4 - Learning and Education	17, 28, 70, 72
ALW1 - Protecting and Enhancing Existing Community Facilities	17, 28, 70, 72
ALW2 - Promoting Safe Walking and Cycling	17, 29, 35, 75
ALW3 - Sports and Recreation	17, 69, 70, 73, 74, 75
ALW4 - Allotments	N/A
SSA1 - Snitterfield Sports Club	17, 47, 48, 50, 54
SSA2 - Land Adjacent to Telephone Exchange, Bearley Road	17, 47, 48, 50, 54

3.0 Delivering Sustainable Development

3.1 The key ways that the SNDP will help contribute to meeting the objectives of sustainable development are detailed below:

- The SNDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy.
- The SNDP sets out policies to ensure that any development in Snitterfield 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 SNDP 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 SNDP 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 SNDP identifies the special historical and cultural value of the many listed buildings within the Neighbourhood Area along with the Snitterfield Conservation Area.

4.0 General Conformity with Strategic Local Policy

- 4.1 The SNDP 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.
- 4.2 The Development Plan for the Neighbourhood Area consists of the Stratford-on-Avon District Core Strategy 2011-31, July 2016.
- 4.3 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.
- 4.4 The table below provides a matrix of the SNDP policies against the equivalent Core Strategy policies.

Neighbourhood Plan (Nov 2016) Policy Ref.	Core Strategy (July 2016) Policy Ref.
H1 - Village Boundary	CS.10, CS.15, CS.16
H2 - Use of Brownfield Land	CS.10, AS.10
H3 - Use of Garden Land	CS.10, CS.9
H4 - Affordable Housing	CS.18, CS.19
H5 - Market Housing Mix	CS.19
ECON1 - Protecting and Supporting Existing Employment Sites	CS.22, CS.23. CS.24
ECON2 - Promoting New Employment Opportunities	CS.22, CS.23. CS.24
BE1 - Responding to Local Character	CS.9
BE2 - Effective and Efficient Use of Land	CS.9, CS.15
BE3 - Neighbourhood Design Guidelines	CS.8, CS.9, CS.19, CS.20
BE4 - Designing Out Crime	CS.9
BE5 - Lighting	CS.5, CS.6, CS.9, CS.20
BE6 - Parking	CS.22, CS.26
BE7 - Preservation of Designated Heritage Assets	CS.8, CS.9
BE8 - Protection of the Best and Most Versatile Agricultural Land	AS.10
BE9 - Replacement Dwellings	CS.9, CS.20, AS.10
BE10 - Conversion and Reuse of Rural Buildings	CS.8, CS.9 CS.20, AS.10
BE11 - Empty Homes and Spaces	CS.9, CS.20, AS.10
NE1 - Protection of Sites of Special Scientific Interest and Local Nature Reserve	CS.6, CS.7, CS.9, CS.15
NE2 - Protection of Natural Features and Other Areas of Rich Biodiversity	CS.5, CS.6, CS.7, CS.9, CS.15
NE3 - Biodiversity and Protection of Individual Species	CS.6, CS.7, CS.9, CS.15
NE4 - Designated Local Green Space	CS.25, CS.26
NE5 - Protection of Valued Landscapes, Skylines and Important Views	CS.5, CS.6, CS.7, CS.9, CS.12
NE6 - Ecological Surveys	CS.6
NE7 - Renewable Energy	CS.2, CS.3, CS.9
IN1 - Infrastructure Criteria	CS.24, CS.25, CS.26
IN2 - Drainage and Flooding	CS.4, CS.7, CS.9
IN3 - Highway Safety	CS.9
IN4 - Learning and Education	AS.10, CS.27
ALW1 - Protecting and Enhancing Existing Community Facilities	AS.10, CS.25, CS.27
ALW2 - Promoting Safe Walking and Cycling	CS.25, CS.26
ALW3 - Sports and Recreation	CS.24, CS.25, CS.27
ALW4 - Allotments	N/A
SSA1 - Snitterfield Sports Club	CS.15, CS16
SSA2 - Land Adjacent to Telephone Exchange, Bearley Road	CS.15, CS16

5.0 European Union Obligations

Strategic Environmental Assessment

- 5.1 A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus Consulting on behalf of SDC in October 2016. The screening process has confirmed that an SEA is not required for the SNDP.
- 5.2 The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3 All three bodies have returned consultations which confirm they are in agreement that the SNDP does not require an SEA.

Habitat Regulations Assessment

- 5.4 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.
- 5.5 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

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