

Basic Conditions Statement

Wootton Wawen Neighbourhood Development Plan

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Services



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1.0 Introduction

- 1.1 This Basic Conditions Statement has been prepared to accompany the Wootton Wawen Neighbourhood Development Plan (WWNDP).

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 WWNDP 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.

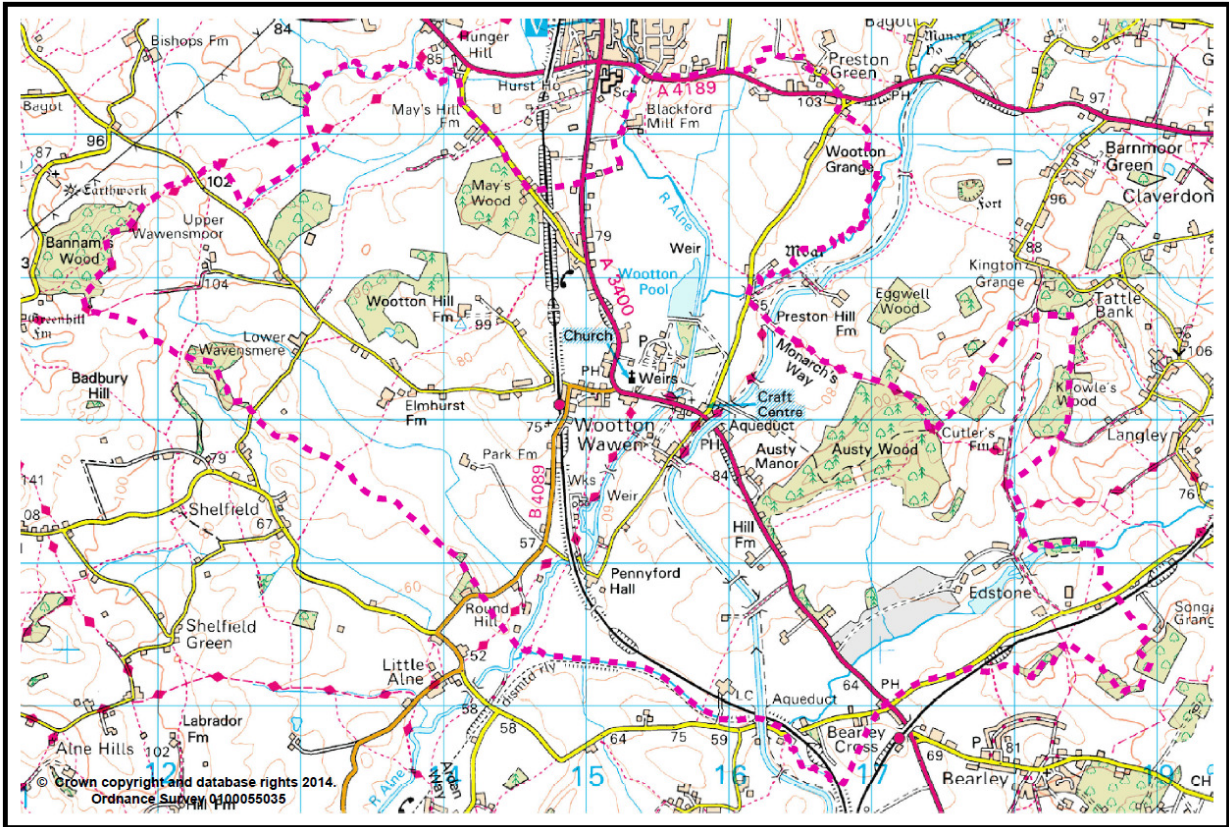
The Qualifying Body

- 1.4 The WWNDP is submitted by Wootton Wawen Parish Council, who is a qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

- 1.5 The WWNDP applies to the Parish of Wootton Wawen 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 Wootton Wawen 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 16 June 2014 and consequently the Parish of Wootton Wawen was designated as a Neighbourhood Area.
- 1.7 Wootton Wawen Parish Council confirms that the WWNDP:
 - a) Relates only to the Parish of Wootton Wawen and to no other Neighbourhood Area/s; and
 - b) 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.



Wootton Wawen Neighbourhood Area

- 1.8 Wootton Wawen 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 with Stratford-upon-Avon town centre lying approximately 7.5km to the south of the Parish boundary.

Timeframe

- 1.9 The WWNDP 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.

2.0 National Planning Policy Framework

2.1 The WWNDP must have appropriate regard to national policy. The following section describes how the WWNDP 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 WWNDP, 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 WWNDP addresses the 12 Core Planning Principles of sustainable development.

Core Planning Principles	How the WWNDP 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 WWNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The WWNDP 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 WWNDP 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 WWNDP 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 WWNDP 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 emerging 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, Local Service Villages (of which Wootton Wawen 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 Wootton Wawen. 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 WWNDP 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 H2).</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 WWNDP includes a policy on promoting high quality design (Policy ENV8) which will assist the delivery of high quality design. The local community has produced a Village Character Assessment (Appendix 2 to the Plan) 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 ENV8 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 WWNDP 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 Wootton Wawen (Policy H1) with scope for rural exception housing (Policy H2) thereby preserving the surrounding countryside and Green Belt from inappropriate forms of development.</p> <p>Policy ENV6 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 ENV1 (Renewable Energy) will assist in achieving a transition to a low carbon future.</p> <p>Policy ENV4 (Flooding and Surface Water Drainage) and Policy ENV3 (Blue Infrastructure) will address flood risk issues in the parish.</p>

	Policy H3 (Use of Brownfield Land) supports the principle of redevelopment and reuse of previously developed land and buildings.
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.	Preservation of valued landscapes, skylines and important views (Policy ENV6), protection green infrastructure such as trees and hedgerows (Policy ENV2) and Nature Conservation (Policy ENV9) are all important components of the WWNDP.
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.	Policy H3 seeks to promote the reuse of brownfield land. The use of garden land for development is permissible but is strictly controlled under Policy H4. Policy ENV5 affords protection to the Best and Most Versatile agricultural land around the parish.
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).	Due to its Green Belt status, Wootton Wawen has not seen any significant housing developments in recent years and it is anticipated that this will remain the case. Policy ECON2 actively promotes leisure and tourism within the Neighbourhood Area. Policy ENV9 (Nature Conservation) alongside Policy AM4 (Promoting Walking and Cycling) seek to encourage positive activities in the rural area.
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.	Policy ENV7 addresses the preservation of all designated heritage assets in the Neighbourhood Area including listed buildings, the conservation area and the 3 Scheduled Ancient Monuments.
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.	Concentrating growth to sustainable locations in the Neighbourhood Area and the prevention of unrestricted development in the countryside is an important aspect of the WWNDP. The settlement of Wotton Wawen is the most 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

	<p>2 shows the extent of the village boundary.</p> <p>Policy AM1 provides the mechanism for protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area. The village's community facilities are shown on Figure 5.</p> <p>Policy AM4 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 AM2 (Health Opportunities) and Policy AM3 (Protecting and Enhancing Education Facilities) will ensure the long term health, social and cultural wellbeing of the local community.</p>

2.8 The WWNDP 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 WWNDP.

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 ECON5 allows the flexibility to work from home or create mixed use live/work units.

Ensuring the vitality of town centres

Policy AM1 seeks to improve the somewhat limited retail offer within the village whilst protecting existing shopping and business uses. The WWNDP is generally resistant to the loss of local retail provision or services. The two village shops are listed and shown on Figure 5 of the Plan.

Promoting sustainable transport

Policy AM1 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 AM4 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 recognises recent housing developments at Stratford Road and Pennyford Lane 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.

Requiring good design

Policy ENV8 sets out the standard of design and layout expected of qualifying applications in the plan. Policy ENV8 requires development to demonstrate how local character has been taken into account in the design of developments houses in response to the Village Character Assessment (Appendix 2 to the Plan).

Promoting healthy communities

The Neighbourhood Area does not benefit from any built health facilities. Policy AM2 provides the mechanism for new health facilities to be supported in appropriate locations. Policy AM4 promotes walking and cycling as a sustainable and healthy mode of travel.

Meeting the challenge of climate change, flooding and coastal change

Policy ENV1 promotes the use of renewable energy and 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 ENV6 affords protection to valued landscapes, skylines and important views. Policy ENV2 affords protection to green infrastructure such as trees and hedgerows. Policy ENV9 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 ENV7 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area including the three Scheduled Ancient Monuments.

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

Neighbourhood Plan (Sept 2016) Policy Ref.	NPPF (2012) Paragraph Ref.
H1 - Village Boundary	47, 49
H2 - Affordable Housing	50
H3 - Use of Brownfield Land	17, 111
H4 - Use of Garden Land	53
H5 - Effective and Efficient Use of Land	17, 50, 111
ECON1 - Protecting and Enhancing Existing Employment Sites	17, 18, 19, 22, 28
ECON2 - Leisure and Tourism	17, 21, 26, 28, 73, 74
ECON3 - Promoting High Speed Broadband	42, 43
ECON4 - Parking in the Village Centre	39
ECON5 - Homeworking and Live-Work Units	21
ENV1 - Renewable Energy	17, 93, 95, 96, 97, 110
ENV2 - Green Infrastructure	17, 113, 114
ENV3 - Blue Infrastructure	17, 100, 101, 102, 103, 104
ENV4 - Flooding and Surface Water Drainage	17, 100, 101, 102, 103, 104
ENV5 - Protection of the Best and Most Versatile Agricultural Land	17, 112
ENV6 - Protection of Valued Landscapes, Skylines and Important Views	17, 109, 113, 114
ENV7 - Preservation of Designated Heritage Assets	17, 126, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140
ENV8 - Promoting High Quality Built Design	17, 56, 57, 58, 60, 61, 64, 69
ENV9 - Nature Conservation	17, 113, 114, 117, 118, 119
AM1 - Community Facilities	17, 28, 70, 72
AM2 - Health Opportunities	17, 28, 70, 72
AM3 - Protecting and Enhancing Education Facilities	17, 28, 70, 72
AM4 - Promoting Walking and Cycling	17, 29, 35, 75

3.0 Delivering Sustainable Development

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

- The WWNDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy.
- The WWNDP sets out policies to ensure that any development in Wootton Wawen 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 WWNDP 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 WWNDP 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 WWNDP identifies the special historical and cultural value of the many listed buildings within the Neighbourhood Area along with the conservation area and three Scheduled Ancient Monuments.

4.0 General Conformity with Strategic Local Policy

- 4.1 The WWNDP 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 WWNDP policies against the equivalent Core Strategy policies.

Neighbourhood Plan (Sept 2016) Policy Ref.	Core Strategy (July 2016) Policy Ref.
H1 - Village Boundary	CS.15, CS.16
H2 - Affordable Housing	CS.17, CS.18
H3 - Use of Brownfield Land	CS.10, AS.10
H4 - Use of Garden Land	CS.9
H5 - Effective and Efficient Use of Land	CS.9, CS.15
ECON1 - Protecting and Enhancing Existing Employment Sites	CS.22, CS.23, CS.24
ECON2 - Leisure and Tourism	CS.24
ECON3 - Promoting High Speed Broadband	CS.26
ECON4 - Parking in the Village Centre	CS.22, CS.26
ECON5 - Homeworking and Live-Work Units	CS.22, CS.24
ENV1 - Renewable Energy	CS.2, CS.3, CS.4, CS.6, CS.9
ENV2 - Green Infrastructure	CS.5, CS.6, CS.7
ENV3 - Blue Infrastructure	CS.4, CS.9
ENV4 - Flooding and Surface Water Drainage	CS.4, CS.7, CS.9
ENV5 - Protection of the Best and Most Versatile Agricultural Land	AS.10
ENV6 - Protection of Valued Landscapes, Skylines and Important Views	CS.5, CS.6, CS.7, CS.9, CS.15
ENV7 - Preservation of Designated Heritage Assets	CS.8, CS.9
ENV8 - Promoting High Quality Built Design	CS.8, CS.9, CS.19
ENV9 - Nature Conservation	CS.5, CS.6, CS.7, CS.9, CS.15
AM1 - Community Facilities	AS.10, CS.27
AM2 - Health Opportunities	AS.10, CS.25, CS.27
AM3 - Protecting and Enhancing Education Facilities	AS.10, CS.27
AM4 - Promoting Walking and Cycling	CS.25, CS.26

5.0 European Union Obligations

Strategic Environmental Assessment

- 5.1 A Strategic Environmental Assessment (SEA) screening exercise was undertaken by SDC in April 2016. The screening process has confirmed that an SEA is not required for the WWNDP.
- 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 WWNDP 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 WWNDP 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.