

Basic Conditions Statement

Stratford-upon-Avon Neighbourhood Development Plan

April 2017

APS Avon
Planning
Services



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1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Stratford-upon-Avon Neighbourhood Development Plan (SUANDP).

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 SUANDP 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.

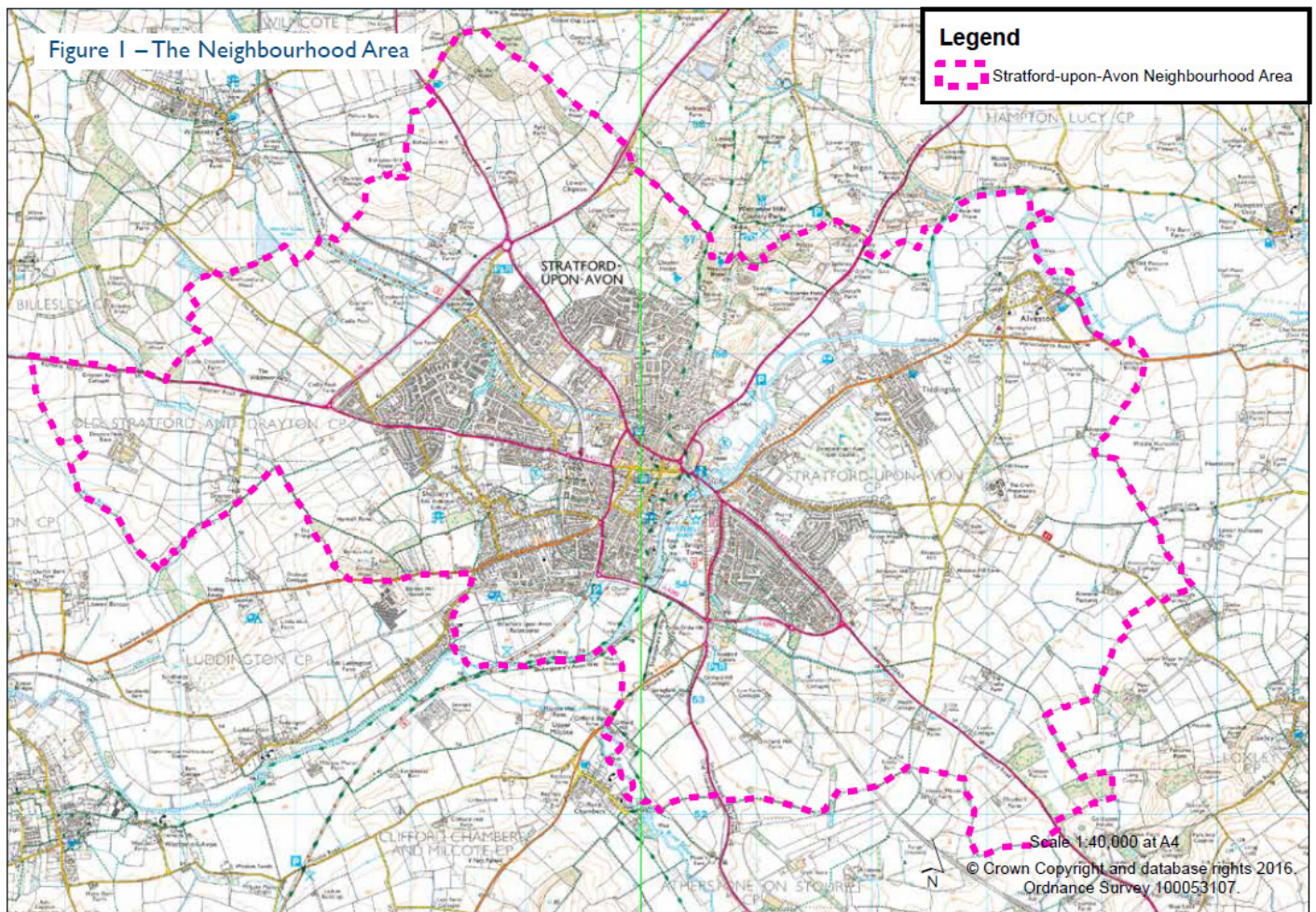
The Qualifying Body

1.4 The SUANDP is submitted by Stratford-upon-Avon Town Council, who is a Qualifying Body as defined by the Localism Act 2011.

The Neighbourhood Area

1.5 The SUANDP applies to the Parish of Stratford-upon-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 Stratford-upon-Avon Town 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 20 May 2013 and consequently the Parish of Stratford-upon-Avon was designated as a Neighbourhood Area.
- 1.7 Stratford-upon-Avon Town Council confirms that the SUANDP:
 - a) Relates only to the Parish of Stratford-upon-Avon 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.



Stratford-upon-Avon Neighbourhood Area

- 1.8 Stratford-upon-Avon is the main town in the district of Stratford-on-Avon which is set within the county of Warwickshire. The town has a population of 27,455 (2011 Census) but has seen significant and rapid growth in housing in the last 6 years (between 1 April 2011 and 31 March 2016: 659 built and 1,714 committed). The town is the main focus for development in the Core Strategy with 3,500 houses being allocated.
- 1.9 The Parish is affected by Green Belt and flood plain to the north and extensive areas of restraint along the river corridor through the town and to the south of the town all of which represent a significant constraint to development. The surrounding area is predominately rural in character with the outlying villages on Tiddington and Alveston to the east.

Timeframe

- 1.10 The SUANDP 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.
- 1.11 It is envisaged that a review of the SUANDP 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 SUANDP must have appropriate regard to national policy. The following section describes how the SUANDP 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 SUANDP, 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 SUANDP addresses the 12 Core Planning Principles of sustainable development.

Core Planning Principles	How the SUANDP 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 SUANDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The SUANDP 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 SUANDP 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 SUANDP 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 SUANDP is a positive plan which seeks to promote an appropriate level of development in suitable sustainable locations having regard to the constraints of the town. It recognises the role the town 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 (which includes Tiddington and Alveston) and new settlements.</p> <p>Stratford-upon-Avon is expected to contribute approximately 3,500 new dwellings.</p>

	<p>The Core Strategy includes 3 strategic allocations for Stratford-upon-Avon under Proposal SUA.1, SUA.2 and SUA.3.</p> <p>The Core Strategy also defines a development boundary for the town, but not for the villages of Tiddington or Alveston. The SUANDP has therefore introduced new Built up Area (development) boundaries for Tiddington and Alveston (Policy H1) which identifies housing commitments and where limited infilling can be accommodated and a positive approach to affordable housing on rural exception sites (Policy H4).</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 SUANDP includes a policy on promoting high quality design (Policy BE6) which will assist the delivery of high quality design. The local community in Alveston has produced a Village Design Statement (Policy BE9) to assist decision makers in determining the context for high quality design in the village.</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>Policies BE1 and BE2 require development proposals to create a strong sense of place and respond to local character and context.</p> <p>The Neighbourhood Area is affected in part by Green Belt. It was not felt necessary to repeat national and district Green Belt policy in the SUANDP but merely ensure that other policies do not conflict with it.</p> <p>Section 7 (Town Centre) of the SUANDP contains a series of policies (and projects) which seek to promote the vitality of the town.</p> <p>The focus of development within the Neighbourhood Area is therefore towards areas outside the Green Belt through site allocations in and adjacent to the town and limited infilling within the defined built up area boundaries of Tiddington and Alveston (Policy H1) with scope for rural exception housing (Policy H4) thereby preserving the surrounding countryside and Green Belt from encroachment and inappropriate forms of development.</p>

	<p>The intrinsic beauty of the countryside is recognised through policies in Section 9 (Natural Environment) and Section 11 (Community, Leisure and Wellbeing).</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 BE6 (Design Quality) will assist in achieving a transition to a low carbon future through a fabric first approach utilising the BREEAM excellent standard.</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>The designation of Local Nature Reserves (Policy NE1), the protection of the River Avon Biodiversity Corridor (Policy NE2) and the protection of tree and hedges (Policy NE3) all contribute to conserving and enhancing the natural environment and are all important components of the SUANDP.</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 H4 seeks to promote the reuse of brownfield land. The use of garden land for development is permissible but is strictly controlled under Policy H5.</p> <p>Policy BE7 sets out how the effective and efficient use of land can contribute to the achievement of sustainable development. For example, using appropriate densities for new development, reusing buildings and empty spaces and utilising the Best and Most Versatile agricultural land only when necessary.</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>Section 7 of the SUANDP contains a series of policies focusing on specific Environmental Improvement Areas within the town where mixed use development support the regeneration of those areas.</p> <p>Policy SSB1 seeks to redevelop an area of the town for a mix of residential and Class B1 uses.</p> <p>Local Nature Reserves (Policy NE1), the protection of the River Avon Biodiversity Corridor (Policy NE2) and the protection of tree</p>

	<p>and hedges (Policy NE3) recognise the importance of open land for, amongst other things, wildlife and recreation.</p> <p>Policy CLW3 (Protecting and Enhancing Existing open Spaces) and Policy CLW5 (Walking and Cycling) seek to encourage positive activities in and around the town.</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 BE10 addresses the conservation of all designated heritage assets in the Neighbourhood Area including the vast number of listed buildings and Stratford-upon-Avon and Alveston Conservation Areas.</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 SUANDP.</p> <p>The town of Stratford-upon-Avon is the most sustainable location in the Neighbourhood Area and arguably the district. Significant recent housing development has taken place within or adjoining the built up area of the town.</p> <p>Policy H1 introduces built up area boundaries for Tiddington and Alveston which will provide certainty for residents, landowners and developers.</p> <p>Policy CLW1 provides the mechanism for protecting and enhancing existing community facilities within the Neighbourhood Area. Policy CLW5 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 CLW1 (Protecting and Enhancing Existing Community Facilities), Policy INF1 (Protecting and Enhancing Education Facilities) and Policy INF2 (New Education Facilities) will ensure the long term health, social and cultural wellbeing of the local community.</p>

2.8 The SUANDP 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 SUANDP.

Building a strong and competitive economy

Policy E1 supports the protection of existing employment uses against their loss and Policy E2 seeks to improve the town's economy through positively encouraging development for employment and services. Building on its unique association with Shakespeare, Policy E3 seeks to promote employment associated with culture, media and tourism.

Ensuring the vitality of town centres

The policies (and projects) contained within Section 7 of the plan seek to protect and enhance the retail offer within the town whilst identifying a number of opportunities for environmental improvements throughout the town centre. The SUANDP is generally resistant to the loss of retail provision in the primary shopping frontages and encourages expansion and renewal of retail and employment in Bell Court, Rother Street and Greenhill Street, amongst others.

Promoting sustainable transport

Policy CLW1 seeks to protect all existing community facilities throughout the Neighbourhood Area from loss in order to ensure that current and future residents have access to facilities without the need to travel by car. Policy CLW5 provides a mechanism to promote sustainable forms of transport within the Neighbourhood Area. Improved links within the existing and proposed built-up areas for walking and cycling will be encouraged.

Delivering a wide choice of high quality homes

In addition to the allocation in the Site Specific Briefs, Policy H1 provides an opportunity and encourages suitable infill development within the built up area boundaries. Policy H6 provides a mechanism for the provision of an appropriate mix of affordable housing and Policy H7 provides for an appropriate mix of market dwellings in the Neighbourhood Area.

Requiring good design

Policies BE1 and BE2 require developments to demonstrate how creating a strong sense of place and responding to local character has been taken into account during the evolution of design. Policies BE3 and BE4 set out when master planning and design review panels should be used. Policy BE5 addresses the need to design out crime and Policy BE6 sets out the standard of design and layout expected of qualifying applications in the plan.

Promoting healthy communities

The Neighbourhood Area benefits from a range of health facilities including a new multi-million pound hospital development. Policy CLW1 provides the mechanism for existing community facilities to be protected and enhanced. Policy CLW2 promotes new community facilities including leisure facilities. Policy CLW3 seeks to protect and enhance existing open spaces within the town and villages. Policy CLW5 seeks to protect, enhance and expand existing walking and cycling routes as sustainable and healthy modes of travel. The town's main built leisure centre is safeguarded under Policy CLW6.

Meeting the challenge of climate change, flooding and coastal change

Policy CLW9 encourages local generation of renewable and low carbon energy. Policy BE6 seeks to introduce the use of renewable energy and technologies in new buildings through the BREEAM initiative which requires all relevant development proposals to incorporate suitable and sustainable means of construction.

Conserving and enhancing the natural environment

Policy NE1 supports the designation of Local Nature Reserves within the Neighbourhood Area. Policy NE2 identifies the River Avon Corridor as an important biodiversity asset which should be protected. Policy NE3 seeks to protect important trees and hedgerow throughout the Neighbourhood Area.

Conserving and enhancing the historic environment

Policy BE10 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 SUANDP policies against the relevant paragraphs of the NPPF:

Neighbourhood Plan (April 2017) Policy Ref.	NPPF (Mar 2012) Paragraph Ref.
H1 - Built up Area Boundaries	47, 49
H2 - Strategic Gaps	
H3 - Development in Local Service Villages	47, 49
H4 - Use of Brownfield Land	17, 111
H5 - Use of Garden Land	53
H6 - Affordable Housing	50
H7 - Market Housing Mix	50
E1 - Protecting Existing Employment Sites	17, 18, 19, 21, 22, 28
E2 - Promoting New Employment Opportunities on the Outskirts of Town	17, 18, 19, 21, 26, 28
E3 - Promoting Employment Associated with Culture Media and Tourism	17, 18, 19, 21, 26, 28
E4 - Work/Live Units	
TC1 - Out of Town Centre Retail	21, 23, 24, 25, 26, 27
TC2 - Primary Shopping Frontages	21, 23
TC3 - Bell Court	21, 23
TC4 - Rother Street and the Rother Market	21, 23
TC5 - Greenhill Street and Arden Street Environmental Improvement Area	21, 23
TC6 - Rother Triangle Environmental Improvement Area	21, 23
TC7 - Birmingham Rd, Arden St & Windsor St Environmental Improvement Area	21, 23
TC8 - Town Centre to Maybird Environmental Improvement Area	21, 23
TC9 - Homes in the Town Centre	21, 23, 50, 51
TC10 - Promoting a Cultural and Learning Centre	17, 21, 23
TC11 - New Conference Facilities in the Town Centre	17, 21, 23
TC12 - Shop Fronts	17, 56, 57, 58, 67
BE1 - Creating a Strong Sense of Place	17, 56, 57, 58, 59, 60, 61, 64
BE2 - Responding to Local Character	17, 56, 57, 58, 59, 60, 61, 64
BE3 - Master Planning	17, 56, 57, 58, 59, 60, 61, 64
BE4 - Design Review Panels	62
BE5 - Designing Out Crime	58
BE6 - Design Quality	17, 56, 57, 58, 60, 61, 64
BE7 - Effective and Efficient Use of Land	17, 50, 111
BE8 - Advertisements	67
BE9 - Supplementary Guidance	N/A
BE10 - Designated Heritage Assets	17, 126, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140
BE11 - Replacement Dwellings	56, 57, 58, 60, 61, 64, 89
BE12 - Conversion and Reuse of Buildings	17, 55, 90
BE13 - Empty Homes and Spaces	51
NE1 - Local Nature Reserves	17, 113, 114, 117, 118, 119
NE2 - River Avon Biodiversity Corridor	17, 113, 114, 117, 118, 119
NE3 - Trees and Hedgerows	17, 113, 114, 117, 118, 119
NE4 - Sites of Special Scientific Interest	17, 73, 74, 76, 77

Neighbourhood Plan (April 2017) Policy Ref.	NPPF (Mar 2012) Paragraph Ref.
INF1 - Protecting and Enhancing Education Facilities	17, 28, 70, 72
INF2 - New Education Facilities	17, 28, 70, 72
INF3 - Protecting and Enhancing Existing Health Care Facilities	17, 69, 70
INF4 - Promoting New Health Care Provision	17, 69, 70
INF5 - Honeybourne Rail Link	17, 29, 30, 31, 41
CLW1 - Protecting and Enhancing Existing Community Facilities	17, 28, 70, 72
CLW2 - Promoting Leisure, Entertainment and New Community Facilities	17, 69, 70, 73, 74, 75
CLW3 - Protecting and Enhancing Existing Open Spaces	17, 69, 70, 73, 74, 75
CLW4 - Open Space and Play Areas within New Development	17, 69, 70, 73, 74, 75
CLW5 - Walking and Cycling Routes	17, 29, 35, 75
CLW6 - Stratford Leisure Centre	17, 69, 70, 73, 74, 75
CLW7 - Allotments and Growing Space	N/A
CLW8 - Reducing Levels of Air, Noise and Water Pollution	17, 109, 123, 124
CLW9 - Encouraging Local Generation of Renewable and Low Carbon Energy	17, 93, 94, 95, 96, 97, 99
SSB1 - Canal Quarter Regeneration Zone	17, 47, 48, 50, 54
SSB2 - Strategic Employment Allocation	17, 47, 48, 50, 54
SSB3 - Tiddington Fields	17, 47, 48, 50, 54

3.0 Delivering Sustainable Development

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

- The SUANDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy.
- The SUANDP sets out policies to ensure that any development in the town and to some extent the villages of Tiddington and Alveston are supported by additional facilities and infrastructure in order to make the communities more sustainable. In setting out a co-ordinated approach to encouraging the retention of and expansion of retail, employment and community amenities and services, it is hoped to reduce the number of trips residents make within the town and manage the number of trips non-residents make to the town which in turn will benefit the local communities, 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 SUANDP 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 SUANDP identifies the need for multi-agency working to address traffic, parking and public transport issues, and to ensure the preservation of the existing shopping and business uses.
- The SUANDP identifies the special historical and cultural value of the many listed buildings within the Neighbourhood Area along with the Stratford-upon-Avon and Alveston Conservation Areas.

4.0 General Conformity with Strategic Local Policy

- 4.1 The SUANDP 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 describe 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 SUANDP policies against the equivalent Core Strategy policies.

Neighbourhood Plan (April 2017) Policy Ref.	Core Strategy (July 2016) Policy Ref.
H1 - Built up Area Boundaries	CS.10, CS.15, CS.16, AS.1
H2 - Strategic Gaps	CS.13, AS.1
H3 - Development in Local Service Villages	CS.15, CS.16, AS.10
H4 - Use of Brownfield Land	CS.10, AS.10
H5 - Use of Garden Land	CS.10, CS.9
H6 - Affordable Housing	CS.18, CS.19
H7 - Market Housing Mix	CS.19
E1 - Protecting Existing Employment Sites	CS.22, CS.23, CS.24, AS.1
E2 - Promoting New Employment Opportunities on the Outskirts of Town	CS.22, CS.23, CS.24, AS.1
E3 - Promoting Employment Associated with Culture Media and Tourism	CS.22, CS.23, CS.24, AS.1
E4 - Work/Live Units	
TC1 - Out of Town Centre Retail	CS.22, CS.23, AS.1
TC2 - Primary Shopping Frontages	CS.23, AS.1
TC3 - Bell Court	CS.23, AS.1
TC4 - Rother Street and the Rother Market	CS.22, CS.23, AS.1
TC5 - Greenhill Street and Arden Street Environmental Improvement Area	CS.22, CS.23, AS.1
TC6 - Rother Triangle Environmental Improvement Area	CS.22, CS.23, AS.1
TC7 - Birmingham Rd, Arden St & Windsor St Environmental Improvement Area	CS.22, CS.23, AS.1
TC8 - Town Centre to Maybird Environmental Improvement Area	CS.22, CS.23, AS.1
TC9 - Homes in the Town Centre	CS.15, CS.16, AS.1
TC10 - Promoting a Cultural and Learning Centre	CS.22, CS.24, AS.1
TC11 - New Conference Facilities in the Town Centre	CS.22, CS.24, AS.1
TC12 - Shop Fronts	CS.8, CS.9, AS.1

Neighbourhood Plan (April 2017) Policy Ref.	Core Strategy (July 2016) Policy Ref.
BE1 - Creating a Strong Sense of Place	CS.9, AS.1
BE2 - Responding to Local Character	CS.9, AS.1
BE3 - Master Planning	CS.9, AS.1
BE4 - Design Review Panels	CS.9, AS.1
BE5 - Designing Out Crime	CS.9
BE6 - Design Quality	CS.2, CS.3, CS.5, CS.8, CS.9, AS.1
BE7 - Effective and Efficient Use of Land	CS.9, CS.15
BE8 - Advertisements	CS.9
BE9 - Supplementary Guidance	N/A
BE10 - Designated Heritage Assets	CS.8, CS.9
BE11 - Replacement Dwellings	CS.9, CS.20, AS.10
BE12 - Conversion and Reuse of Buildings	CS.8, CS.9, CS.20, AS.10
BE13 - Empty Homes and Spaces	CS.9, CS.20, AS.10
NE1 - Local Nature Reserves	CS.5, CS.6, CS.7, CS.9, CS.15
NE2 - River Avon Biodiversity Corridor	CS.5, CS.6, CS.7, CS.9, CS.15
NE3 - Trees and Hedgerows	CS.5, CS.6, CS.7, CS.9, CS.15
NE4 - Sites of Special Scientific Interest	CS.25, CS.26
INF1 - Protecting and Enhancing Education Facilities	CS.27, AS.1
INF2 - New Education Facilities	CS.27, AS.1
INF3 - Protecting and Enhancing Existing Health Care Facilities	AS.1, CS.25
INF4 - Promoting New Health Care Provision	AS.1, CS.25
INF5 - Honeybourne Rail Link	AS.1, CS.26
CLW1 - Protecting and Enhancing Existing Community Facilities	AS.1, CS.25, CS.27
CLW2 - Promoting Leisure, Entertainment and New Community Facilities	AS.1, CS.24, CS.25, CS.27
CLW3 - Protecting and Enhancing Existing Open Spaces	AS.1, CS.24, CS.25, CS.27
CLW4 - Open Space and Play Areas within New Development	AS.1, CS.24, CS.25, CS.27
CLW5 - Walking and Cycling Routes	AS.1, CS.25, CS.26
CLW6 - Stratford Leisure Centre	AS.1, CS.24, CS.25, CS.27
CLW7 - Allotments and Growing Space	N/A
CLW8 - Reducing Levels of Air, Noise and Water Pollution	CS.1, CS.2, CS.3, CS.4, CS.25, CS.26
CLW9 - Encouraging Local Generation of Renewable and Low Carbon Energy	CS.1, CS.2, CS.3, CS.4, CS.25
SSB1 - Canal Quarter Regeneration Zone	CS.15, CS.16, AS.1, SUA.1
SSB2 - Strategic Employment Allocation	CS.15, CS.16, AS.1, SUA.2
SSB3 - Tiddington Fields	CS.15, CS.16, AS.1

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 September 2013. The screening process has confirmed that an SEA was required for the SUANDP.
- 5.2 A Scoping Report was undertaken by Lepus Consulting in January 2014 which involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3 The SEA was finalised and published in March 2017 following a period of public consultation and is submitted alongside the SUANDP.

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 SUANDP 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.