

# **Basic Conditions Statement**

## **Wellesbourne and Walton Neighbourhood Development Plan**

**September 2017**



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## **1.0 Introduction**

This Basic Conditions Statement has been prepared to accompany the Submission version of the Wellesbourne and Walton Neighbourhood Development Plan (WWNDP).

### **1.1 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:

- a) have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- b) contribute to the achievement of sustainable development;
- c) 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 Core Strategy (Local Plan);
- d) comply with relevant European Union (EU) obligations

These requirements are addressed within this Basic Conditions Statement by demonstrating how the WWNDP conforms to the NPPF, the SDC Core Strategy and EU legislation, along with how the WWNDP will contribute towards promoting sustainable development.

### **1.2 Qualifying Body**

This Basic Conditions report is submitted by Wellesbourne and Walton Parish Council, which is the Qualifying Body for the WWNDP, as defined by the Localism Act 2011.

### **1.3 Neighbourhood Area**

Wellesbourne and Walton are villages within a Parish of the same name. The surrounding area is predominately rural with Stratford-on-Avon town centre lying 8 km to the west of the Parish boundary.

The WWNDP applies to the Parish of Wellesbourne and Walton 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 Wellesbourne and Walton Parish Council to designate their Parish for the purposes of producing a NDP and advertised this accordingly for the statutory period of 6 weeks.

The application was approved by the Cabinet of SDC on 7th November 2014 and consequently the Parish of Wellesbourne and Walton was designated as a Neighbourhood Area.

Wellesbourne and Walton Parish Council confirm that the WWNDP:

- a) relates only to the Parish and to no other area and
- b) is the only NDP within the designated area

#### **1.4 Timeframe**

The WWNDP identifies that the period to which it relates is from 2016 until 2031. The period has been chosen to align with the SDC Core Strategy (Local Plan).

## **2.0 National Planning Policy Framework**

The WWNDP must have appropriate regard to national policy. The following sections describe how the WWNDP relates to the National Planning Policy Framework (NPPF) March 2012.

### **2.1 Sustainable Development**

The central theme of the NPPF is a 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 economic, social and environmental dimensions to describe sustainable development which gives rise to the need for the planning system to perform a number of roles as follows:

- 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.

## 2.2 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.

Table 1 illustrates how the WWNDP addresses the 12 Core Planning Principles of sustainable development.

**Table 1: Comparison of WWNDP Polices and NPPF Core Planning Principles**

NPPF 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 sets out a vision for the future of Wellesbourne and Walton Parish through to 2031, based on the stated wishes of residents and the local business community. This is supported by a series of objectives and policies that are required to be fulfilled in order to achieve this vision.</p> <p>The WWNDP policies provide requirements that must be applied as part of any developments taking place within the Parish and are complementary to the strategic policies contained in the Stratford-on-Avon District Core Strategy (Local Plan).</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><b>Policies WW4, WW5, WW6 and WW12</b> relate to the maintenance and improvement of the built and natural environment with the purpose of making the Parish a desirable place to live and work.</p> <p>Key aspects covered in these policies include:</p> <ul style="list-style-type: none"> <li>a) preservation of open spaces and cherished views along with the retention of hedgerows</li> <li>b) protection to wildlife sites, ecosites and linking wildlife corridors</li> <li>c) preservation of the landscape between the villages of Walton and Wellesbourne</li> </ul>

	<p>d) excellent landscape design, including the planting of new trees and hedging, and the preservation of the mature tree population</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.</p> <p>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 seeks to promote an appropriate level of development in sustainable locations. It recognises the role that Wellesbourne, as a Main Rural Centre (MRC), has to fulfil in supporting housing and economic growth within Stratford-on-Avon District.</p> <p>Wellesbourne is one of eight MRCs within the District and has already contributed 830 houses towards the District target of 14600 new houses within the period 2011 to 2031. A contingency requirement of 20% takes this total number of houses to 17500. Within this overall target, the MRCs are required to provide 3800 houses of which Wellesbourne alone has already contributed a substantial 22%.</p> <p>In support of the overall sustainable economic development target for the District, <b>Policies WW7, WW17 and WW18</b> identify land that could be considered for both the provision of addition housing and the expansion of commercial businesses along with promotion of the local retail offering.</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><b>Policy WW10</b> includes requirements as part of any development for:</p> <ul style="list-style-type: none"> <li>a) inclusion of prevailing of climate change, energy efficiency and environmental sustainability standards</li> <li>b) designs that do not detract from the visual amenity of the local street scene along with stipulations on plot layout, size and density</li> <li>c) adoption of adaptability and accessibility standards to meet the needs of elderly and those with disabilities</li> </ul> <p><b>Policy WW12</b> covers the need for excellent landscape design, including the preservation of the existing mature tree population as part of any development.</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 within it.</p>	<p><b>Policies WW4 and WW5</b> highlight areas of cherished views and locations of importance from an historic and biodiversity perspective which should be protected from development.</p> <p><b>Policy WW6</b> recognises the need to preserve the open area between Wellesbourne and Walton in order to protect the different and distinctive character of these settlements.</p>

	<p><b>Policy WW7</b> identifies the preferred areas for future developments as being adjacent to the existing built-up area of Wellesbourne within walking distance to the centre of the village.</p> <p>The Neighbourhood Plan Area does not include Green Belt land.</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><b>Policy WW10</b> sets out the need for adoption of the prevailing climate change, energy efficiency and environmental sustainability standards that are specified within SDC Design Guide as part of any development. This also requires the application of architectural design that does not detract from the visual amenities of the local street scene along with stipulations on plot layout, size and density. There is also the recommendation for adoption of Building Regulations part M4(2) relating to adaptability and accessibility standards to meet the needs of the elderly and those with disabilities.</p> <p><b>Policy WW12</b> covers the need for excellent landscape design, including the planting of new trees and hedging, and the preservation of the existing mature tree population as part of any development while <b>Policy WW14</b> focuses on ensuring the inclusion of robust utilities infrastructure that avoids placing increased constraint on the capacity of services provided to existing properties.</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><b>Policy WW4</b> specifies requirements for the preservation of open spaces and cherished views along with the retention of hedgerows while <b>Policy WW5</b> extends protection to wildlife sites, ecosites and linking wildlife corridors including the creation of a nature reserve along the River Dene corridor that runs through both Walton and Wellesbourne villages. <b>Policy WW6</b> aims to preserve the landscape between the villages of Walton and Wellesbourne.</p> <p><b>Policy WW7</b> includes a requirement for any additional housing to be located adjacent to the existing built-up with minimal impact on the local environment and <b>Policy WW12</b> requires excellent landscape design, including the planting of new trees and hedging, and the preservation of the existing mature tree population as part of any development.</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>Due to the high level of commercial business and residential housing that has already taken place around Wellesbourne, there is no longer any available brownfield land.</p>

<p>9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</p>	<p><b>Policy WW8</b> provides details on the requirement for the mix of housing types and size that should be built with the additional qualification that 25% of 2 bedroom affordable homes should be provided as bungalows for the preferential use of the elderly and those with disabilities. <b>Policy WW9</b> refers to the allocation of affordable housing through the application of the SDC 'cascade' process, which gives priority to people with local living or working connections,.</p> <p><b>Policy WW13</b> specifies that a corridor of 8 metres should be retained from the edge of a water course in support of wildlife migration and access by water authorities along with the provision of appropriate levels of open space for flood water dispersal and mitigation measures which can also serve as recreational areas for the community.</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><b>Policy WW3</b> relates to the protection of buildings and street scene within the existing conservation area. <b>Policy WW5</b> covers the protection of designated ancient woodlands, historic sites, archaeological events, monuments and historic landscape characteristics while <b>Policy WW6</b> aims to preserve the landscape between the villages of Walton and Wellesbourne in order to maintain their distinctive character.</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><b>Policy WW11</b> requires the provision of footpaths, footways and cycle paths that link from new developments towards the heart of the village, including the provision of bike storage facilities near main community buildings which provide access to local shops.</p> <p><b>Policy WW15</b> is intended to improve access to local shops through upgraded and extended parking areas close to the centre of Wellesbourne and requires that no new development should be more than a 10 minutes walk to a bus stop.</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><b>Policy WW1</b> designates green space throughout Wellesbourne which is accessible by the community for leisure pursuits. <b>Policy WW2</b> provides protection for the allotments as a valuable contribution to the biodiversity and healthy lifestyle of many residents. <b>Policy WW7</b> encourages the expansion of accessible open space as part of any new development for general recreation use by the community.</p>

	<p><b>Policy WW11</b> specifies the requirement for footpaths, footways and cycle paths that link from new developments towards the surrounding countryside, including the provision of bike storage facilities near main community buildings. <b>Policy WW15</b> seeks a contribution towards a Multi-Use Games Area (MUGA), including tennis courts, plus the donation of land for additional playing fields/pitches and the reinstatement/expansion of play areas for children.</p> <p><b>Policy WW16</b> specifies the need for provision to be made to expand the capacity at the local Primary School to ensure that no young child should need to be educated outside of the Parish in order to create a stronger bond with their local community.</p> <p><b>Policy WW19</b> encourages the promotion and expansion of local tourist attractions, focused on the cultural experience of Chedham’s yard and the aircraft viewing at Wellesbourne Airfield.</p>
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### 2.3 Key National Strategic Policies

The WWNDP includes a number of policies which positively address the NPPF policies relating to ‘Delivering Sustainable Development’. The following sections of the NPPF are particularly relevant.

- Building a strong and competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- 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

Table 2 provides a description of how policies in the WWNDP relate to those within the NPPF.

**Table 2: Relationship between WWNDP and NPPF Policies**

**NPPF Policy: Building a strong and competitive economy**

**Related WWNDP Policies:**

WW17: Retention and expansion of local retail businesses along with stipulation that conversion of shops to residential use at ground floor level will not be supported. Existing car parking areas to be safeguarded and opportunities sought to expand available space for car parking to encourage local shopping.

WW18: Commercial businesses to be safeguarded and expanded and the flying function at Wellesbourne Airfield supported for continued operation. An additional area identified to attract more commercial businesses to the area.

WW19: Profile of existing tourist attractions to be raised in order to encourage more visitors to the area

**NPPF Policy: Ensuring the vitality of town centres**

**Related WWNDP Policies:**

WW11: Footpaths, footways and cycle paths that link from new developments towards the heart of the village are to be provided along with bike storage facilities near main community buildings to provide greater access to local shops.

WW15: Car parking facilities to be improved and expanded near the village centre to encourage increased use of local services and amenities.

**NPPF Policy: Promoting sustainable transport**

**Related WWNDP Policies:**

WW7: Transport impact assessments and area access strategies to be carried out as part of new development proposals.

WW15: New housing to be no more than a 10 minutes walk to a bus stop.

**NPPF Policy: Delivering a wide choice of high quality homes**

**Related WWNDP Policies:**

WW7: Preferred locations identified for additional housing adjacent to the existing built-up area of Wellesbourne.

WW8: Required mix of housing types and size specified with the additional qualification that 25% of 2 bedroom affordable homes should be provided as bungalows for the preferential use of the elderly and those with disabilities.

WW9: Priority given to people with local living or working connections in the allocation of affordable housing through the application of the SDC cascade process.

### **NPPF Policy: Requiring good design**

#### **Related WWNDP Policies:**

WW10:

a) Recognition of the prevailing climate change, energy efficiency and environmental sustainability standards as specified within SDC Design Guide along with the inclusion of water saving and recycling technologies.

b) Application of architectural design of a height scale and form that does not detract from the visual amenities of the local street scene along with stipulations on plot layout, size and density.

c) Adoption of Building Regulations part M4(2) adaptability and accessibility standards to meet the needs of elderly and those with disabilities.

WW12: Requirement for excellent landscape design, including the planting of new trees and hedging, and the preservation of the existing mature tree population as part of any development.

WW14: Inclusion of robust utilities infrastructure that avoids placing increased constraints on the capacity of services provided to existing properties.

### **NPPF Policy: Promoting healthy communities**

#### **Related WWNDP Policies:**

WW1: Designation of green space that is accessible by the community for leisure pursuits and protected from development.

WW2: Retention of allotments as a valuable contribution to both the biodiversity and healthy lifestyle of residents.

WW4 and WW7: Expansion of accessible open space as part of any new developments.

WW11: Provision of footpaths, footways and cycle paths that link from new developments towards to the surrounding countryside including the provision of bike storage facilities near main community buildings.

WW15: Contribution towards a Multi-Use Games Area (MUGA), including tennis courts, and the donation of land for additional playing fields/pitches plus the reinstatement/ expansion of play areas for children.

**NPPF Policy: Meeting the challenge of climate change, flooding and coastal change**

**Related WWNDP Policies:**

WW7: No housing to be built within zones 2 and 3 flood risk areas.

WW10: Adoption of prevailing climate change, energy efficiency and environmental sustainability standards as specified in the SDC Design Guide and the inclusion of flood protection measures for modified housing that are within a zone 2 or 3 flood risk area.

WW13: In addition to not allowing any new developments within zone 2 and 3 flood risk areas, a corridor of 8 metres should be retained from the edge of a water course in support of wildlife migration and access by water authorities. Requirements also imposed for hydraulic modelling and flood water mitigation measures to be undertaken as part of any development to ensure no adverse impact on local flooding.

**NPPF Policy: Conserving and enhancing the natural environment**

**Related WWNDP Policies:**

WW4: Open spaces and cherished views preserved along with the retention of hedgerows

WW5: Wildlife sites, ecosites and linking wildlife corridors protected along with the creation of a nature reserve along the River Dene corridor that runs through both Walton and Wellesbourne villages.

WW6: Landscape between the villages of Walton and Wellesbourne to be preserved in support of maintaining the distinctive character of the two settlements.

WW7: Removal of existing trees and hedgerows as part of developments to be minimised.

WW12: Excellent landscape design to be achieved as part of any development, including the planting of new trees and hedging, and the preservation of the existing mature tree population.

**NPPF Policy: Conserving and enhancing the historic environment**

**Related WWNDP Policies:**

WW3: Buildings and street scene within the existing conservation area to be protected. A 'local list of heritage sites' to be established which requires special consideration for preservation as part of any possible development.

WW5: Designated ancient woodlands, historic sites, archaeological events, monuments to be protected along with historic landscape characteristics such as ridge and furrow field patterns.

WW6: The distinctive separate character of Walton and Wellesbourne to be maintained.

Table 3 provides a matrix of the WWNDP policies with the corresponding relevant paragraphs of the NPPF.

### **3.0 Conformity with the NPPF and the District Core Strategy**

#### **3.1 Delivering Sustainable Development**

The WWNDP is considered to be in compliance with the NPPF objectives of sustainable development by:

- conforming with the SDC Core Strategy (Local Plan)
- protecting green space and expanding open space, including sports fields and play areas, for community use
- preserving the character of the conservation area and other locations recognised as being of significance
- highlighting the locations of cherished views and historic sites/monuments that should not be harmed through development
- specifying the mix of housing types that should feature as part of any development, including the provision of housing that meets the needs of the elderly and people with disabilities
- reinforcing the SDC policy for prioritising people with local family or work connections for housing
- ensuring that the impact on services and amenities infrastructure is taken fully into account as part of any development, including access to public transport
- stipulating the requirement for full a flood risk assessment to be undertaken as part of any new development with the purpose of ensuring no increased risk of local flooding
- promoting the retention and expansion of retail and commercial businesses including the provision of improved local parking to encourage local people to shop locally
- requiring new developments to be linked by a combination of footpaths, footways and cycle paths towards the centre of Wellesbourne in support of enhancing the vitality of the area

#### **3.2 Compliance with the District Core Strategy (Local Plan)**

In addition to being in compliance with the policies contained within the NPPF, the WWNDP is also regarded as being in general conformity with strategic policies within the District Core Strategy (Local Plan) that was approved in July 2016.

Table 3 provides a matrix of the WWNDP policies against the equivalent Core Strategy policies.

## **4.0 European Union Obligations**

### **4.1 Strategic Environmental Assessment**

An environmental screening assessment was undertaken by Lepus Consulting. This has confirmed that a Strategic Environmental Assessment (SEA) is not required for the WWNDP.

The screening process included engagement with the statutory environmental bodies (Historic England, Natural England and the Environment Agency). All these bodies provided responses which confirm they are in agreement that the WWNDP does not require an SEA.

### **4.2 Habitat Regulations Assessment**

It is considered that a Habitat Regulations Assessment (HRA) would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the relevant section within the SDC Core Strategy (Local Plan), which has been done.

### **4.3 Environmental Impact Assessment**

An Environmental Impact Assessment (EIA) is considered unnecessary 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.

### **4.4 Human Rights**

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

**Table 3: Matrix of WWNDP Policies Cross Referenced with Equivalent NPPF and SDC Core Strategy Policies**

<b>WWNDP Policy Number</b>	<b>NPPF (2012) Paragraph</b>	<b>Core Strategy Policy Number</b>
WW1 – Designation of Local Green Space	73, 76, 77, 78	2, 5, 7, 9, AS.9A
WW2 – Preservation of Allotments	73, 76, 77, 78	2, 7B, 9A, 9B, AS.9A
WW3 – Protection of Local Heritage	126-141	7, 8, 9B
WW4 – Preservation of Landscape and Views	109	5, 7, 9A, 9B, 13, AS.9A
WW5 – Retention of Biodiversity and Historic Sites	109, 113, 114, 117, 118	5, 6, 7, 8, AS.9A
WW6 – Separation between Wellesbourne and Walton	112	5, 6, 7, 15, AS.9A
WW7 – Location of New Houses	7, 12, 17, 47, 48, 49, 50, 52, 53, 109, 184	5, 15, 16, 17
WW8 – Mix of New Housing Types	7, 17, 47, 50	16A, 18, 19
WW9 – Affordable Housing for Local People	47, 50, 54	18, 19
WW10 – Design of New and Modified Housing	17, 56-64, 95	2, 3B, 4, 5, 9, 18, 19, 20
WW11 – Pathways Linking to New Housing	73-76	5, 7, 9A, 9B, 26, AS.9B
WW12 – Landscape Design of New Housing	7, 17, 58, 75, 109, 118	5, 7, 9A, 9B, AS.9B
WW13 – Flood Risk Management of New and Modified Housing	94, 99-104	2, 4
WW14 – Infrastructure associated with New and Modified Housing	17, 21, 42, 162, 171, 177	4A, 4B, 7, 25, 26, AS.9A, AS.9B
WW15 – Contribution towards New Community Amenities	73-76	7, 25, 27, AS.9A, AS.9B
WW16 – Capacity at Primary School	72	25
WW17 – Support for Retail Businesses	20, 22, 23, 26	21, 22, AS.9C
WW18 – Support for Commercial Businesses	20, 23-26	2, 3B, 22, 26, AS.9C
WW19 – Support for Tourism	28	7, 24, 26, AS.9C