

# Basic Conditions Statement

## Ettington and Fulready Neighbourhood Development Plan

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**APS** Avon  
Planning  
Services



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## 1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Ettington and Fulready Neighbourhood Development Plan (EFNDP).

### 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 EFNDP 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.

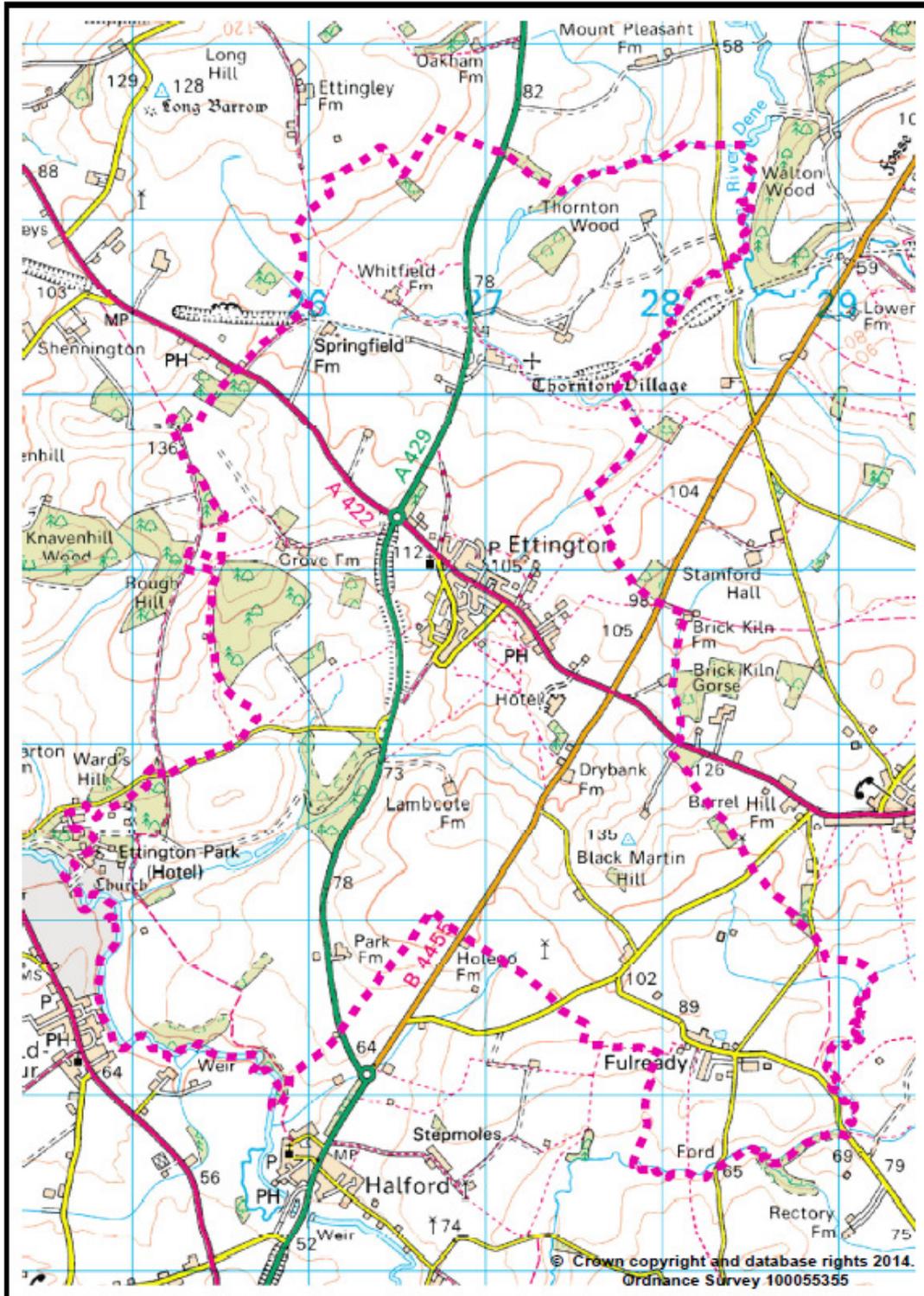
### The Qualifying Body

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

### The Neighbourhood Area

1.5 The EFNDP applies to the Parish of Ettington 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 Ettington 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 12 March 2015 and consequently the Parish of Ettington was designated as a Neighbourhood Area.
- 1.7 Ettington Parish Council confirms that the EFNDP:
  - a) Relates only to the Parish of Ettington 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.



Ettington Neighbourhood Area

- 1.8 Ettington is a village and Parish in the county of Warwickshire. The Parish is predominately open countryside with the main settlement of Ettington being centrally located. Fulready is a small hamlet located in the southern corner of the parish. There are a number of farmsteads and dispersed individual dwellings across the parish. The A422 dissects the parish east to west and the A429 dissects the parish north to south. The Roman Road known as the Fosse Way cuts through the southwestern corner of the parish. The surrounding area is predominately rural with Stratford-upon-Avon town centre lying approximately 7km to the northwest of the Parish boundary.

#### Timeframe

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

| Core Planning Principles  | How the EFNDP 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 EFNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The EFNDP 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 EFNDP 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 EFNDP 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 EFNDP is a positive plan which seeks to promote an appropriate level of development in suitable sustainable locations having regard to the rural location 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, Local Service Villages (of which Ettington 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 strategic allocations for Ettington.</p> |

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|   | In light of this the EFNDP 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 H3).  |
| 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.  | The EFNDP includes a policy on promoting high quality design in housing (Policy H5) and all other development (Policy BE1) which will assist the delivery of high quality design.   |
| 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>Policy BE1 requires development proposals to respond to the local character and context.</p> <p>The focus of development within the Neighbourhood Area is therefore towards limited infilling within the defined village boundary of Ettington (Policy H1) with scope for rural exception housing (Policy H3) thereby preserving the surrounding countryside and from inappropriate forms of development.</p> <p>Policy NE1 affords protection to Valued Landscapes, Skylines and Important Views.</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>Policy IN2 (Sustainable Design) will assist in achieving a transition to a low carbon future.</p> <p>Policy IN3 (Drainage and Flooding) will address flood risk issues within the parish.</p> <p>Policy BE2 (Use of Brownfield Land) supports the principle of redevelopment and reuse of previously developed land and buildings.</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.   | Preservation of valued landscapes, skylines and important views (Policy NE1), protection of green infrastructure such as trees and hedgerows (Policy NE2) are important components of the EFNDP.  |
| 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 BE2 seeks to promote the reuse of brownfield land. The use of garden land for development is permissible but is controlled under Policy BE1.   |

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| <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>Ettington has seen significant levels (76 commitments) of housing development in recent years despite its level 3 categorization as a Local Service Village. Consequently, it is not anticipated that there will be any further significant increase in housing in the village during the plan period. However, Policy H2 includes a small Strategic Reserve site which would be released for further housing should the need arise.</p> <p>Policy LE4 promotes tourism within the Neighbourhood Area and Policy LA3 actively promotes sports and recreation. Policy AM4 (Promoting Walking and Cycling) seeks 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 BE3 addresses the conservation of all designated heritage assets in the Neighbourhood Area including the numerous listed buildings within the parish and the 3 Scheduled Monuments.</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 EFNDP.</p> <p>The settlement of Ettington 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 2 shows the extent of the village boundary.</p> <p>Policy LA1 provides the mechanism for protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area.</p> <p>Policy LA4 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</p>  | <p>There is a direct link between health, social and cultural wellbeing and community facilities and amenities.</p>  |

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| <p>community and cultural facilities and services to meet local needs.</p> | <p>Policy LA1 (Designated Local Green Space), Policy LA3 (Encouraging Safe Walking and Cycling) and Policy LA5 (Allotments and Growing Space) will ensure the long term health, social and cultural wellbeing of the local community.</p> |
|--|---|

2.8 The EFNDP 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
- 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 EFNDP.

### Building a strong and competitive economy

Policy LE1 supports the protection of existing employment uses against their loss and Policy LE2 seeks to improve the village economy through positively encouraging development for employment and services. Policy LE3 allows the flexibility to work from home or create mixed use live/work units.

### Ensuring the vitality of town centres

Policy LA1 seeks to improve the somewhat limited retail offer within the village whilst protecting existing shopping and business uses. The EFNDP is generally resistant to the loss of local retail provision or services.

### Promoting sustainable transport

Policy LA1 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 LA4 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 in the village and provides an opportunity and encouragement of suitable infill development within the village boundary. Policy H3 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 H5 sets out the standard of design and layout expected of qualifying applications in the plan. Policy BE1 requires applications to demonstrate how local character has been taken into account in the design of any new development.

## Promoting healthy communities

The Neighbourhood Area does not benefit from any built health facilities and it is unlikely that new medical/health facilities will be built in the village during the plan period. Policy LA4 promotes walking and cycling as a sustainable and healthy mode of travel. Policy LA5 supports the preservation of existing and provision of new allotments and growing space in order to promote healthy home grown produce.

## Meeting the challenge of climate change, flooding and coastal change

Policy IN2 promotes the use of renewable energy and technologies in the design of new buildings through BREEAM. Policy IN3 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 NE1 affords protection to valued landscapes, skylines and important views. Policy NE2 affords protection to green infrastructure such as trees and hedgerows which contribute to and enhance the natural and local environment by minimising impacts on biodiversity.

## Conserving and enhancing the historic environment

Policy BE3 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area including the three Scheduled Monuments.

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

| <b>Neighbourhood Plan (November 2017)<br/>Policy Ref.</b> | <b>NPPF (March 2012)<br/>Paragraph Ref.</b>                    |
|---|--|
| H1 - Housing Growth                                       | 47, 49   |
| H2 - Strategic Reserve                                    | 47, 49   |
| H3 - Local Needs Housing                                  | 50   |
| H4 - Housing Mix  | 50   |
| H5 - Housing Design                                       | 17, 56, 57, 58, 60, 61, 64                                     |
| LE1 - Protecting and Supporting Existing Employment Sites | 17, 18, 19, 22, 28   |
| LE2 - Promoting New Employment Opportunities              | 17, 18, 19, 21, 26, 28   |
| LE3 - Home Working  | 21   |
| LE4 - Rural Tourism                                       | 17, 21, 26, 28, 73, 74   |
| LA1 - Protecting and Enhancing Existing Community Assets  | 17, 28, 70, 72   |
| LA2 - Designated Local Green Space                        | 17, 69, 70, 73, 74, 75   |
| LA3 - Sports and Recreation                               | 17, 69, 70, 73, 74, 75   |
| LA4 - Encouraging Safe Walking and Cycling                | 17, 29, 35, 75   |
| LA5 - Allotments and Growing Space                        | N/A  |
| NE1 - Valued Landscapes                                   | 17, 109, 113, 114  |
| NE2 - Green Infrastructure                                | 17, 113, 114   |
| BE1 - Responding to Local Character                       | 17, 56, 57, 58, 60, 61, 64, 69                                 |
| BE2 - Use of Brownfield Land                              | 17, 111  |
| BE3 - Designated Heritage Assets                          | 17, 126, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 |
| IN1 - Parking and Highway Safety                          | 32, 39   |
| IN2 - Sustainable Design                                  | 17, 56, 57, 58, 60, 61, 64                                     |
| IN3 - Drainage and Flooding                               | 17, 100, 101, 102, 103, 104                                    |

## 3.0 Delivering Sustainable Development

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

- The EFNDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy.
- The EFNDP sets out policies to ensure that any development in Ettington 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 EFNDP 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 EFNDP 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 EFNDP 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 EFNDP 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, adopted 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 EFNDP policies against the equivalent Core Strategy policies.

| Neighbourhood Plan (November 2017)<br>Policy Ref.         | Core Strategy (July 2016)<br>Policy Ref. |
|---|--|
| H1 - Housing Growth                                       | CS.15, CS.16                             |
| H2 - Strategic Reserve                                    | CS.15, CS.16                             |
| H3 - Local Needs Housing                                  | CS.17, CS.18                             |
| H4 - Housing Mix  | CS.19                                    |
| H5 - Housing Design                                       | CS.2, CS.3, CS.5, CS.8, CS.9, AS.1       |
| LE1 - Protecting and Supporting Existing Employment Sites | CS.22, CS.23, CS.24                      |
| LE2 - Promoting New Employment Opportunities              | CS.22, CS.23, CS.24                      |
| LE3 - Home Working  | CS.22, CS.24                             |
| LE4 - Rural Tourism                                       | CS.24                                    |
| LA1 - Protecting and Enhancing Existing Community Assets  | AS.10, CS.27                             |
| LA2 - Designated Local Green Space                        | AS.10, CS.24, CS.25, CS.27               |
| LA3 - Sports and Recreation                               | AS.10, CS.24, CS.25, CS.27               |
| LA4 - Encouraging Safe Walking and Cycling                | CS.25, CS.26                             |
| LA5 - Allotments and Growing Space                        | N/A                                      |
| NE1 - Valued Landscapes                                   | CS.5, CS.6, CS.7, CS.9, CS.15            |
| NE2 - Green Infrastructure                                | CS.5, CS.6, CS.7                         |
| BE1 - Responding to Local Character                       | CS.8, CS.9, CS.19                        |
| BE2 - Use of Brownfield Land                              | CS.10, AS.10                             |
| BE3 - Designated Heritage Assets                          | CS.8, CS.9                               |
| IN1 - Parking and Highway Safety                          | CS.9, AS.10, CS.20, CS.22, CS.26         |
| IN2 - Sustainable Design                                  | CS.2, CS.3, CS.5, CS.8, CS.9, AS.1       |
| IN3 - Drainage and Flooding                               | CS.4, CS.7, CS.9                         |

## 5.0 European Union Obligations

### Strategic Environmental Assessment

- 5.1 A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of SDC in October 2017. The screening process has confirmed that an SEA is not required for the EFNDP.
- 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 EFNDP 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 EFNDP 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.