

# **Claverdon Neighbourhood Plan**

## **Basic Conditions Statement**

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103 High Street, Evesham, Worcestershire WR11 4DN  
tel: 01386 423768 email: [neil@avonplanning.co.uk](mailto:neil@avonplanning.co.uk) web: [www.avonplanning.co.uk](http://www.avonplanning.co.uk)

# **1. Introduction**

- 1.1. This Basic Conditions Statement has been prepared to accompany the Claverdon Neighbourhood Plan (CNP).

## **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 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 as revised in July 2018 (NPPF);

Section 3 Shows how the CNP 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

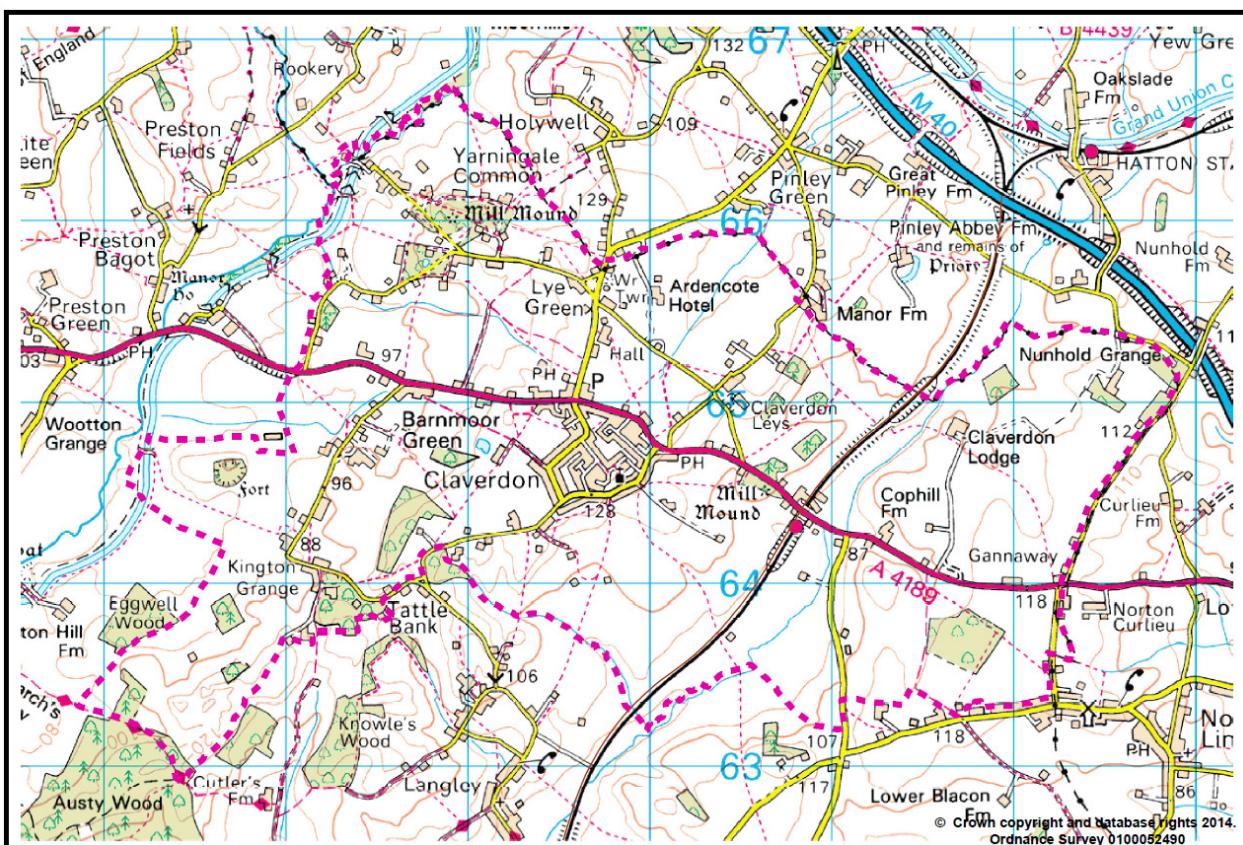
Section 5 Demonstrates compliance with the appropriate EU obligations.

## **The Qualifying Body**

- 1.4. The CNP is submitted by Claverdon Parish Council, who is the qualifying body as defined by the Localism Act 2011.

## The Neighbourhood Area

- 1.5. The CNP applies to the Parish of Claverdon 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 Claverdon 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 Claverdon was designated as a Neighbourhood Area.
- 1.7. Claverdon Parish Council confirms that the CNP:
  - Relates only to the Parish of Claverdon and to no other Neighbourhood Area(s); and
  - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.
- 1.8. Claverdon is a village and a Parish in the county of Warwickshire. The Parish is predominately open countryside with the only settlement of Claverdon being located in the north.



Claverdon Neighbourhood Area

- 1.9. Claverdon is a village and Civil Parish in the Stratford-on-Avon District of Warwickshire, England, about 5 miles (8.0 km) west of the county town of Warwick. The village is located in the north west of the District and washed over by the West Midlands Green Belt. It has good road links to the local towns of Stratford-upon-Avon to the south, Leamington Spa/ Warwick to the east, Henley-in-Arden to the west and Solihull to the north and only 6 miles from junction 15 on the M40. The village straddles the A4189 road from Warwick to Henley-in-Arden.

## **Plan Period**

- 1.10. The CNP states that the period it relates to is from 2011 until 2031. The period has been chosen to align with the dates of SDC's Core Strategy.

## **2. National Planning Policy Framework**

- 2.1. The CNP must have appropriate regard to national planning policy. The following section describes how the CNP relates to the National Planning Policy Framework (NPPF) revised July 2018.

### **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. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

*"Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."*

- 2.5. Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

*"Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."*

2.6. Footnote 16 to paragraph 29 notes that:

*"Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area."*

2.7. In addition to contributing to the district's strategic development plan, Paragraph 69 adds that:

*"Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their areas."*

2.8. Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Claverdon's plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt Land( in Claverdon's case: Local Green Spaces);
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.9. The tables below summarises how CNP policies contribute to the sustainability objectives of NPPF:

### Achieving sustainable development

Policy H1 supports new development within the village boundary. Policy H2 supports affordable housing development on small sites adjacent to the village boundary. Policy H3 supports the redevelopment of brownfield land for new housing. Policies NE1, NE4 and NE5 seek to reinforce the existing ecological harmony between development and local wildlife. Policies E1 and E2 support the protection and enhancement of existing employment sites as well as encouraging the growth of local employment.

### Plan making

In accordance with paragraphs 143-147 of the NPPF, only limited forms of development can take place within the Neighbourhood Area given its Green Belt status. The CNP respects this situation and therefore does not contain any site allocations for housing or employment.

## Delivering a sufficient supply of homes

In accordance with national policy, only limited infilling within in the village, rural workers dwellings, replacement dwellings, the reuse of buildings and rural exception housing can be accommodated within the Neighbourhood Area given its Green Belt status. Since 2011, there have been 25 commitments for new homes within the Neighbourhood Area, 3 of which are for affordable homes. However, Policy H2 supports affordable housing development on small sites adjacent to the village boundary. Policy H3 supports the redevelopment of brownfield land for new housing subject to compliance with Green Belt policy.

## Building a strong, competitive economy

Policy E2 supports proposals for new employment sites which encourage growth in local employment subject to compliance with Green Belt policy. Policy E3 encourages development which supports home-working and live-work units through the use of flexible design and incorporated internet connectivity. Policies E4 requires new residential and commercial developments to provide the necessary infrastructure for high speed broadband connectivity. Appendix 1 – Village Design Guide section on Design and Rural Economy provides ‘Economy Guidelines’ for development of light industrial or commercial units and home-working within the Neighbourhood Area.

## Promoting healthy and safe communities

Policy BE1 requires all development proposals to demonstrate how the design is influenced to by the need to plan positively to reduce crime and the fear for crime. Policy NE4 designates six Local Green Spaces, which include formal sports and recreational spaces, as well as informal areas of play and open space. CSL1 supports proposals which enhance and improve existing community facilities and does not support their loss or partial loss unless it can be replaced or is no longer actively used. CSL2 supports the protection, enhancement and expansion of existing informal and formal sport and recreational facilities and the creation of new leisure and sport facilities which are compatible with existing neighbouring uses. NE5 encourages measures to improve landscape quality, scenic beauty and tranquillity and the reduction of light pollution. The Landscape Guidelines found in Appendix 1 – Village Design Statement state that the network of ancient footpaths and bridleways should be retained and kept accessible.

## Promoting sustainable transport

The plan promotes sustainable transport through the following policies that encourage and support home working and live-work units thereby reducing the need for travel. Policy E3 encourages development which supports home-working and live-work units through the use of flexible design and incorporated internet connectivity. Policies E4 requires new residential and commercial developments to provide the necessary infrastructure for high speed broadband connectivity. The Landscape Guidelines found in Appendix 1 – Village Design Statement state that the network of ancient footpaths and bridleways should be retained and kept accessible.

## Making effective use of land

Policy H3 supports the redevelopment of brownfield land for new housing. Policy H4 supports development on garden land providing it preserves or enhances the area's character, preserves neighbouring properties' amenities and provides adequate parking and access.

## Achieving well-designed places

Policies BE1 and BE2 in conjunction with Appendix 1 – Village Design Statement detail how developments can be designed in a manner which respects heritage assets and is appropriate to the village character, its immediate setting and its position within the Green Belt. Appendix 1 – Village Design Statement also details guidance on how new development can be integrated sensitively through building materials, layout, landscaping and boundary treatments.

## Protecting Green Belt land

Policy H1 defines the village boundary and where new residential development will be supported. All areas outside the boundary are classed as countryside and Green Belt. New residential development in the countryside and Green Belt is limited to dwellings for rural workers, replacement dwellings, rural exception sites and reuse of existing buildings of permanent and substantial construction.

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

Policies NE2 and NE3 identify how new development can be environmentally sustainable through recycling, use of renewable energy, resource efficient design and energy efficiency. They require new developments to mitigate the effects of pluvial and fluvial flooding and encourage the recycling of grey water and mitigates the contribution of foul water on future flooding events.

## Conserving and enhancing the natural environment

Policy NE1 identifies nine valued landscapes and local vistas. Policy NE4 designates six local green spaces. Policy NE5 states that development should contribute to and enhance the local environment and minimise impact on biodiversity and provide net gains where possible. It encourages the planting of native hedges and trees as well as measures to improve landscape quality, scenic beauty and tranquillity and the reduction of light pollution. Appendix 1 – Village Design Statement, Landscape Guidelines section addresses the need to preserve certain open areas which encourage a variety of wildlife and open aspects which form part of the landscape character.

## Conserving and enhancing the historic environment

The Neighbourhood Area contains a number of listed buildings and two Conservation Areas. Policy BE2 requires new developments to assess how they will impact any local heritage assets. Appendix 1 – Village Design Statement details guidance on how new development can be integrated sensitively through building material, layout, landscaping and boundary treatment.

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

Claverdon Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
<b>Housing</b>	
H1 Development Strategy	79a & c, 133, 136, 137, 143 - 145d-g, 146d, 170b
H2 Meeting Local Housing Needs	61, 63, 64d, 77, 77a, 145f & g,
H3 Use of Brownfield Land	117, 118c, 145f & g, 146d
H4 Use of Garden Land	145e & g
<b>Community, Sports and Leisure</b>	
CSL1 Community Facilities	8b, 91a & c, 92
CSL2 Sports and Leisure Facilities	8b, 91a & c, 92, 96, 97
<b>Heritage and Archaeological Assets</b>	
BE1 Principles of Good Design	91b, 98, 110c, 122d & e, 125-127, 130, 170a
BE2 Heritage Assets	79b, 184, 185, 189, 190, 193--198
<b>Natural Environment</b>	
NE1 Valued Landscapes	8c, 170a & b, 172, 174, 175, 177
NE2 Flooding and Drainage	8c, 20b & d, 148-150, 155, 156, 163, 165
NE3 Renewable Energy	8c, 20d, 150, 151, 154a
NE4 Designated Local Green Spaces	8c, 99-101
NE5 Conserving the Natural Environment	8c, 170a,b,d & e,
<b>Economy and Infrastructure</b>	
E1 Protecting and Enhancing Existing Employment Sites	8a, 83d, 121a
E2 Promoting New Employment Opportunities	8a, 83
E3 Encouraging Home Based Working	8a, 83

E4 High Speed Broadband	8a, 112
E5 Telecommunications	8a, 113, 114, 115
Appendix 1 - Village Design Statement	125, 126
Settlement Guidelines	28, 29, 122d & e, 125 – 127, 130
Landscape Guidelines	28, 29, 98, 125 – 127, 130, 170a,b,d & e, 172, 174, 175, 177, 180
Building Guidelines	28, 29, 125 – 127, 130
Highways and Streetscape Guidelines	8c, 28, 29, 108, 109, 110d, 112, 113, 180c, 125 – 127, 130
Economy Guidelines	8a, 28, 29, 83, 84, 125 – 127, 130

### **3. Delivering Sustainable Development**

The key ways that the CNP will contribute to the achievement of the NPPF's three overarching objectives of sustainable developments are:

#### **3.1. Economic objective**

- The CNP policies seek to protect and enhance existing employment sites.
- The CNP supports new employment sites and encourages local employment growth and opportunities where there is no conflict with Green Belt policy.
- It supports home-working and live-work units through the use of flexible design and incorporated internet connectivity.

#### **3.2. Social objective**

- The CNP supports new housing development within the Village Boundary, on brownfield sites and garden land. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and enhances local green spaces, footpath, bridleways and valued landscapes which support the community's health, social and cultural well-being.
- It encourages the protection of local social and recreational amenities and businesses which serve the current and future needs of the community.

#### **3.3. Environmental objective**

- It protects the valued countryside and Green Belt surrounding the village, including agricultural and horticultural land.
- It seeks a harmonious relationship between developments and the local flora and fauna.
- It ensures development within or near the Conservation Area are undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets.
- It notes the impact of flooding in the locality (which appears to be partly related to climate change) and requires all developments to mitigate any future contribution to this by minimising off-site run-off and incorporating sustainable drainage systems.
- It encourages new developments to make effective use of renewable energy and resource recycling.

## **4. General Conformity with Strategic Local Policy**

- 4.1. The CNP 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 is the Stratford-on-Avon District Core Strategy 2011-2031, adopted July 2016.
- 4.3. Paragraph 13 of NPPF declares that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 4.4. The CNP supports the delivery of the strategic policies of the Core Strategy, and contains no conflicts with these policies.
- 4.5. The CNP builds on, adapts or otherwise makes use of selected Core Strategy policies to suit the local environment and economy of Claverdon.
- 4.6. The table below provides a matrix indicating the relationship between the CNP policies and the SDC Core Strategy policies:

Claverdon Neighbourhood Plan Policy ref.	SDC Core Strategy Policy ref.
<b>Housing</b>	
H1 Development Strategy	CS.10, CS.15d, CS16, AS.10
H2 Meeting Local Housing Needs	CS.10, CS.18, AS.10
H3 Use of Brownfield Land	CS.10, AS.10
H4 Use of Garden Land	CS.9, CS.10, AS.10
<b>Community, Sports and Leisure</b>	
CSL1 Community Facilities	AS.10, CS.25
CSL2 Sports and Leisure Facilities	AS.10, CS25
<b>Heritage and Archaeological Assets</b>	
BE1 Principles of Good Design	CS.9, AS.10
BE2 Heritage Assets	CS.5, CS.8, CS.9, AS.10
<b>Natural Environment</b>	
NE1 Valued Landscapes	CS.5, CS.6, CS.7, CS.9, CS.15
NE2 Flooding and Drainage	CS.2, CS.4, CS.7, CS.9
NE3 Renewable Energy	CS.2, CS.3, CS.9

NE4 Designated Local Green Spaces	CS.5, CS.6, CS.25
NE5 Conserving the Natural Environment	CS.5, CS.6, CS.7, CS.9, CS.15
<b>Economy and Infrastructure</b>	
E1 Protecting and Enhancing Existing Employment Sites	CS.1, CS.22, CS23, AS.10
E2 Promoting New Employment Opportunities	CS.1, CS.22, CS23, AS.10
E3 Encouraging Home Based Working	CS.1, CS.22
E4 High Speed Broadband	CS.22, CS.26
E5 Telecommunications	CS.26
<b>Appendix 1 - Village Design Statement</b>	
Settlement Guidelines	CS.9, CS15
Landscape Guidelines	CS.5, CS.6
Building Guidelines	CS.9
Highways and Streetscape Guidelines	CS.5, CS.26
Economy Guidelines	CS.22, AS.10

## **5. European Union Obligations**

### **Strategic Environmental Assessment**

- 5.1. A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Stratford-on-Avon District Council (SDC) in November, 2017.
- 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 and it was confirmed by SDC in a letter dated 15 November 2017 that a Strategic Environmental Assessment (SEA) is not required in respect of the CNP.

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