

# Long Itchington, Bascote and Bascote Heath Neighbourhood Plan

## Basic Conditions Statement May 2021



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## **1. Introduction**

1.1 Long Itchington Parish Council has formally submitted its proposed Neighbourhood Plan (the Submission Version, May 2021) to Stratford District Council following the required Pre-Submission Consultation that took place in October 2020. The Plan has been amended in response to the comments received.

1.2 This document has also been submitted to satisfy the requirement set out in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 and explains how the Submission Version of the Neighbourhood Plan satisfies paragraph 8 Of Schedule 4B of the Town and Country Planning Act 1990 and other relevant legislation.

1.3 It is contended that the proposed Neighbourhood Plan, supported by the statutorily required documents, meets the 'Basic Conditions' and should, therefore, proceed to referendum.

## **2. The Legal Requirements**

2.1 This Basic Conditions Statement is required to set out how the proposed Neighbourhood Plan meets the requirement of each legal test. The evidence for each is provided below.

### **The Qualifying Body**

2.2 The Long Itchington, Bascote and Bascote Heath Neighbourhood Plan has been submitted by the Long Itchington Parish Council as the Relevant Body for the Long Itchington Neighbourhood Area.

### **Long Itchington Neighbourhood Area Designation**

2.3 As the Relevant Body, Long Itchington Parish Council formally applied to Stratford on Avon District Council to designate the Neighbourhood Area which corresponds with the Long Itchington parish boundary and is shown on the following map.

2.4 Stratford on Avon District Council formally approved the application on 7 October 2014.

### **The Neighbourhood Plan Period**

2.5 The Long Itchington, Bascote and Bascote Heath Neighbourhood Plan covers the period 2011 to 2031 to correspond with the period covered by Stratford on Avon's Core Strategy formally adopted in July 2016.

### **Excluded Development**

2.6 The proposed Neighbourhood Plan does not contain any policies relating to excluded development.

### **Policies Relating to Development and Use of Land and Property**

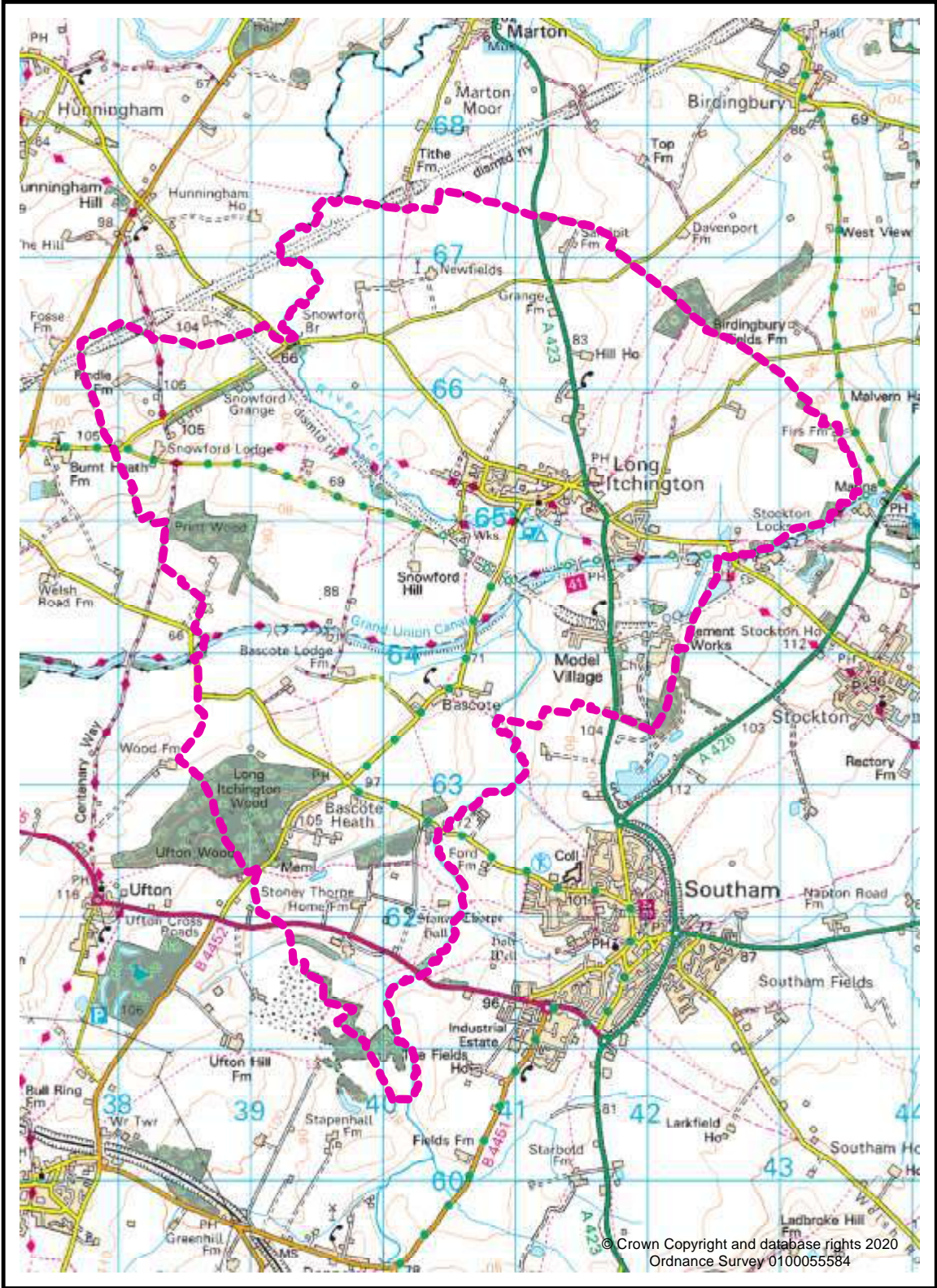
2.7 The proposed Neighbourhood Plan includes policies that only relate to the development and use of land and property wholly or partly located in the Long Itchington Neighbourhood Area. It includes policies that can be used in the determination of planning applications.

2.8 Where proposals or options are identified that fall outside legitimate development and land use matters, for example around the further development of community engagement, they are clearly identified as Community Aspirations within the body of the Plan.

### **Other Neighbourhood Areas**

2.9 The proposed Neighbourhood Plan does not relate to all or any part of another designated Neighbourhood Area. Similarly, there is no other made Neighbourhood Plan that overlaps with any part of the Long Itchington Neighbourhood Area.





Long Itchington Neighbourhood Plan Area

### **3. Meeting the Basic Conditions**

3.1 This statement sets out how the proposed Neighbourhood Plan meets the prescribed Basic Conditions.

3.2 A neighbourhood plan meets the Basic Conditions if it:

- has regard to national planning policies and advice issued by the Secretary of State.
- contributes to the achievement of sustainable development.
- is in general conformity with the strategic policies contained in the development plan for the area.
- is compatible with and does not breach European Union regulations (enacted in UK law).
- meets all prescribed matters in relation to its preparation and adoption.

#### **Regard to National Policies and Advice**

3.3 The proposed Neighbourhood Plan has been developed having regard to the revised National Planning Policy Framework June 2019 (the NPPF).

3.4 The NPPF provides the opportunity for communities to influence local planning policies and decisions that address housing needs, economic, social and environmental priorities at a local level, but within the wider planning framework. The proposed Neighbourhood Plan engages enthusiastically with this opportunity.

3.5 Section 6 of the proposed Neighbourhood Plan explains the methodology for producing the policies set out in the submitted Plan. Briefly, initial community consultation resulted in the following “Vision Statement”:

“Our vision for the future is to ensure that the Neighbourhood Area adapts to improve and protect the quality of life for all local people and meet their housing, education, enterprise and employment, leisure and cultural needs.

This must be sustainably achieved by:

- Protecting the rural character of the area
- Preserving the historic features and heritage of the area
- Enhancing and protecting the natural environment
- Ensuring that our community remains cohesive, inclusive, active and vibrant.”

3.6 The following six themes were identified through this community consultation: Housing, Built Environment, Employment and Business, Natural Environment, Community, Sport Leisure and Recreation. These provide the structure for the policies set out in the proposed Neighbourhood Plan.

3.7 Each theme is introduced in the proposed Neighbourhood Plan by identification of Strategic Objectives and followed by specific policies designed to achieve them in accordance with the sustainability aims of the Vision Statement.

3.8 Each policy is a statement setting out a particular action, objective or aim. It is followed by an explanation of why the policy is made and how it supports the achievement of the aim

or objective. Evidence is then cited to support the inclusion and relevance of each policy in the Plan. References to national and local planning guidance and advice is cited where appropriate. The policies in the Plan are significantly informed and supported by the results of the Questionnaire Survey undertaken in late 2016 that received a 74% response rate from local people aged 16 years or over and local businesses within the Neighbourhood Area.

3.9 It is contended that this approach satisfies the requirements for an effective plan set out in Paragraph 16 of the NPPF.

3.10 The following section lists the title of each policy, grouped in the six themes identified in para. 3.6 above and briefly explains how each policy satisfies the requirements of the NPPF, including the requirement to support sustainable development. It also demonstrates how the Plan is in general conformity with the strategic policies in Stratford on Avon’s Core Strategy adopted in July 2016. The relevant section of the NPPF and references to the Core Strategy policies cited in the proposed Neighbourhood Plan are included in the tables. The full wording of each policy is included in appendix A.

## A. Housing

<b>Proposed Neighbourhood Plan Policy Number</b>	<b>NPPF Reference</b>	<b>Core Strategy (CS) Reference</b>	<b>Comment</b>
H1 - Housing Supply and Development	<p>Section 2, Achieving sustainable development.</p> <p>Section 5, Delivering a sufficient supply of homes.</p>	<p>Section 5.1</p> <p>Policy CS.16</p> <p>Policy AS.10</p> <p>Policy AS.11</p>	<p>The policy supports new housing development on sites within the Long Itchington village built up area boundary and on Rural Exception Sites.</p> <p>For clarity, Sub-section 2 of Section 6, Neighbourhood Plan Policies in the Plan provides a Statement of Support for New Housing Development.</p> <p>The policy does not apply to redevelopment of the Cemex brownfield site within the Neighbourhood Area. This site is identified as a rural brownfield site in the CS with potential for windfall additions to the housing supply during the CS period. In view of the likely scale of mixed-use development on this site its relationship with this Plan is set out in Sub-section 3 of Section 6, Neighbourhood Plan Policies.</p> <p>Long Itchington is identified as a Category 1 Local Service Village in Stratford on Avon’s Core Strategy (CS) and the explanation to the policy sets out the scale of new housing development that</p>

			has been undertaken in and adjacent to the village since the start of the CS period. This substantially exceeds the quantity considered appropriate. Whilst it is recognised that the number based on the formula in the CS is not to be deemed a maximum figure, the number already provided is disproportionately large. This is clear evidence that the Neighbourhood Area has already made a significant contribution to meeting the housing needs of the wider Stratford area and its neighbouring planning authorities. It is for this reason that no housing development sites have been specifically identified in the Plan.
H2 - Redevelopment of Previously Developed Land	<p>Section 2, Achieving sustainable development.</p> <p>Section 5, Delivering a sufficient supply of homes.</p> <p>Section 6, Building a strong, competitive economy.</p> <p>Section 11, Making effective use of land.</p>	<p>Policy CS.15 G</p> <p>Section 5 (para. 5.2.12)</p>	This policy supports the re-use of previously developed land and property for residential use. The policy includes safeguards to ensure that a balance is maintained to support economic activity and employment opportunities.
H3 - Affordable Housing	<p>Section 2, Achieving sustainable development.</p> <p>Section 5, Delivering a sufficient supply of homes.</p> <p>Section 11, Making effective use of land.</p>	Policy CS.18	<p>This policy recognises and supports the need to provide affordable housing within the Neighbourhood Area.</p> <p>The Plan cites the Housing Needs Survey Report for Long Itchington Parish Council independently undertaken in October 2016 and included as Appendix B to the proposed Neighbourhood Plan.</p> <p>The Plan acknowledges that further Housing Needs Surveys will be required throughout the life of the Plan as local housing needs will change over time and the policy must be flexible to accommodate this.</p>
H4 - Development on Private Garden Land	Section 2, Achieving sustainable development.	Section 5 (para. 5.2.12)	This policy recognises and supports the potential for windfall housing development on private garden land that is too large to meet the needs of current house owners.



	<p>Section 5 Delivering a sufficient supply of homes.</p> <p>Section 11, Making effective use of land.</p>		<p>The policy has the potential for releasing self or custom build plots within the Neighbourhood Area.</p>
H5 - Housing Stock Diversity	<p>Section 2, Achieving sustainable development.</p> <p>Section 5, Delivering a sufficient supply of homes.</p> <p>Section 12, Achieving well-designed places.</p>	<p>Section 1 (para. 1.2.11)</p> <p>Policy CS.19</p>	<p>This policy promotes the provision of housing types and tenures that meet identified local need.</p> <p>It encourages the flexible design of housing to meet the needs of occupiers as these change over a lifetime.</p> <p>This policy also includes a clearly identifiable Community Aspiration towards 'Access to a Range of Housing and a Sustainable Community'. This statement explains the local demographic context and the wishes of local people gained through consultation in the preparation of this Plan.</p>

## B. Built Environment

<b>Proposed Neighbourhood Plan Policy Number</b>	<b>NPPF Reference</b>	<b>Core Strategy Policy Reference</b>	<b>Comment</b>
BE1 - New Development	<p>Section 6, Building a strong, competitive economy.</p> <p>Section 9, Promoting sustainable transport.</p> <p>Section 10, Supporting high quality communications.</p> <p>Section 11, Making effective use of land.</p>	Section 3.6, Objective 1	<p>This policy applies to development outside the Long Itchington village built-up area boundary identified in the Plan for uses other than new housing which is covered by Policy H1.</p> <p>It supports development permitted under the NPPF and Core Strategy subject to meeting other relevant policies in the Plan.</p>
BE2 - Scale, Form, Layout and Design	<p>Section 2, Achieving sustainable development.</p> <p>Section 12, Achieving well-designed places.</p>		<p>This policy is intended to help preserve the rural and historic character of the Neighbourhood Area seen as highly important by local residents. It provides an overview of the architectural and historic character of</p>

	<p>Section 15, Conserving and enhancing the natural environment.</p> <p>Section 16, Conserving and enhancing the historic environment.</p>		<p>different areas of the Neighbourhood Area.</p> <p>The policy refers to the Long Itchington Village Design Statement 2000 adopted as Supplementary Planning Guidance. Its analysis of the varied architectural and environmental character of different areas within the village remains valid. The policy requires that design standards should have regard to the particular character of the area in which the proposal is located.</p> <p>The policy also refers to meeting the standards set out in Part A, 'How to Achieve Good Design' of Stratford on Avon's Development Requirements Supplementary Planning Document 2019.</p>
BE3 - Assessment of the Impact of Development on the Neighbourhood Area	Section 2, Achieving sustainable development.		This policy requires that any proposed, significant development should provide evidence of its impact on the wider environment to demonstrate that it is sustainable. The explanation to the policy provides examples of potential wider impact against the background of no change to existing infrastructure e.g., local roads, parking provision, drainage etc.
BE4 - Design Standards	<p>Section 12, Achieving well-designed places.</p> <p>Section 14, Meeting the challenge of climate change and flooding.</p>		<p>This policy aims to provide detailed guidance on standards to be achieved by any development proposal, particularly new housing.</p> <p>The policy cites Stratford on Avon's Development Requirements Supplementary Planning Document and the Long Itchington Village Design Statement 2000, adopted as Supplementary Planning Guidance, as sources of specific design guidance to assist developers.</p>
BE5 - Alternative Use of Land and Buildings	Section 2, Achieving sustainable development.		This policy provides support for any alternative use of land or premises subject to the conditions outlined.

	Section 6, Building a strong, competitive economy.  Section 11, Making effective use of land.		The policy acknowledges the need for flexibility to meet changing needs and market demands. It encourages the re-use of redundant land and property.
BE6 - Conservation of Heritage Assets	Section 16, Conserving and enhancing the historic environment.	Section 3.8, Objective 1	This policy protects the rich historic heritage of settlements, buildings and structures distributed throughout the Neighbourhood Area from harm caused by inappropriate development.  The policy highlights the local importance of the existing, Long Itchington Conservation Area identified in the Plan.
BE7 - Designing Out Crime and Anti-Social Behaviour	Section 8, Promoting healthy and safe communities.  Section 12, Achieving well-designed places.		The policy requires the design of any proposal to address the reduction of crime and the fear of crime.

### C. Employment and Business

<b>Proposed Neighbourhood Plan Policy Number</b>	<b>NPPF Reference</b>	<b>Core Strategy Policy Reference</b>	<b>Comment</b>
EB1 - Development of Land and Buildings for Business Use	Section 2, Achieving sustainable development.  Section 6, Building a strong, competitive economy.		This policy recognises the importance of supporting businesses that provide local employment opportunities.  Support is subject to meeting relevant development standards relating to location, scale, form and design set out in the Plan. This is in order to protect and enhance the rural character of the Neighbourhood Area.
EB2 - Tourism	Section 2, Achieving sustainable development.  Section 6, Building a strong, competitive economy.	Policy CS.24  Section 5 (para. 5.10.11)	Long Itchington Neighbourhood Area is environmentally attractive to visitors as well as local residents. It contains a significant number of tourism assets identified in the proposed Plan.

	Section 11, Making effective use of land.		This policy recognises and supports the potential for increasing the local economy from development of appropriate tourism businesses.  Support, however, is subject to conditions to protect the environment from harm from inappropriate development.
EB3 - Change of Use of Employment/Business Land and Buildings	Section 2, Achieving sustainable development.  Section 6, Building a strong, competitive economy.  Section 11, Making effective use of land.	Policy CS.22	This policy recognises the need to be flexible about support for alternative uses of employment/business land and buildings as requirements change.  Changes of use will be supported subject to conditions set out in the policy that balance the need for flexibility with the objective of at least maintaining and ideally improving local employment opportunities.
EB4 - Change of Use of Agricultural Buildings to Commercial or Residential Use	Section 2, Achieving sustainable development.  Section 6, Building a strong, competitive economy.  Section 11, Making effective use of land.	Policy AS.10  Section 6.12, Strategic Objective 1	This policy acknowledges the rights granted by the Town and Country Planning (General Permitted Development (England) (Amendment) Order 2018, Class Q and supports changes of use of agricultural buildings subject to conditions set out in the policy.  The policy recognises that the needs of agricultural businesses for traditional buildings and structures change as the industry's technology develops and appropriate flexibility is essential to ensure the most economically effective use of land and property.
EB5 - Infrastructure	Section 6, Building a strong, competitive economy.  Section 10, Supporting high quality communications.  Section 14, Meeting the challenge of	Section 7 (para. 7.2.14)	This policy supports the construction of infrastructure to enhance peoples lives and make businesses more competitive within the Neighbourhood Area.  The policy acknowledges that in some instances the approvals regime for certain types of infrastructure falls outside the NPPF. However, where feasible, support for

	climate change and flooding.		construction and installation requires the location and design of infrastructure to be sensitive to the rural character of the neighbourhood.
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## D. Natural Environment

<b>Proposed Neighbourhood Plan Policy Number</b>	<b>NPPF Reference</b>	<b>Core Strategy Policy Reference</b>	<b>Comment</b>
NE1 - Valued Landscapes and Views	<p>Section 12, Achieving well-designed places.</p> <p>Section 15, Conserving and enhancing the natural environment.</p> <p>Section 16, Conserving and enhancing the historic environment.</p>		<p>This policy identifies important landscapes and views that provide the rural character of the Neighbourhood Area.</p> <p>In conjunction with other relevant policies in the Plan, particularly the establishment of the built-up area boundary around Long Itchington village, the protection of these landscapes and views fulfils the wishes of local people to protect this character.</p>
NE2 - Local Green Spaces	<p>Section 8, Promoting healthy and safe communities.</p> <p>Section 12, Achieving well-designed places.</p> <p>Section 15, Conserving and enhancing the natural environment.</p>	Policy CS.7	<p>This policy designates areas of green space distributed throughout settlements in the Neighbourhood Area.</p> <p>The wide distribution of village greens and other amenity space throughout the Neighbourhood Area is a key feature of the character and distinctiveness of the area.</p> <p>Access to green space benefits the health and wellbeing of local people and it is, therefore, important to protect and, where possible, enhance the current standards of provision.</p> <p>Each area identified meets the requirements of Paragraph 100 of the NPPF and is supported by a detailed assessment in Appendix C of the proposed Plan.</p>
NE3 - Wildlife Habitats and Biodiversity	Section 15, Conserving and enhancing the natural environment.	Policy CS.7	This policy requires protection and enhancement of wildlife habitats and biodiversity to be a core consideration in any appropriate development proposal. The protection of



			<p>watercourses is specifically mentioned.</p> <p>The explanation of the policy illustrates the wide variety of habitats throughout the Neighbourhood Area and the importance that local people place on their protection and enhancement. They are an essential feature of maintaining the rural character of the Neighbourhood Area and the settings of the settlements within it.</p>
NE4 - Flooding and Water Management	<p>Section 2, Achieving sustainable development.</p> <p>Section 8, Promoting health and safe communities.</p> <p>Section 14, Meeting the challenge of climate change and flooding.</p>	Policy CS.4	<p>This policy requires that all appropriate development proposal must ensure that it causes no adverse flooding impact.</p> <p>Areas of the Neighbourhood Area, particularly within Long Itchington village, are subject to foul and surface water flooding. This has, in some situations, been exacerbated by recent large-scale housing development. Flooding, or the fear of flooding, is a distressing experience that can have an adverse impact on the health and wellbeing of local people. It is, therefore, understandable that this is an issue of high local importance. The policy incorporates local advice from the Environment Agency.</p>
NE5 - Environmental Pollution	<p>Section 2, Achieving sustainable development.</p> <p>Section 8, Promoting healthy and safe communities.</p>	Policy CS.1	<p>This policy requires that the impact of development on all types of pollution on the Neighbourhood must be minimised.</p> <p>Traffic congestion is specifically identified in the policy as the road network used to access local facilities remains unchanged throughout the recent period of large-scale development undertaken in Long Itchington village.</p>
NE6 - Renewable Energy and Energy Efficiency	Section 2, Achieving sustainable development.	Policy CS.3	This policy encourages new development to contribute to environmental sustainability through the use of renewable or low carbon technologies. It requires new dwellings to

	<p>Section 8, Promoting healthy and safe communities.</p> <p>Section 14, Meeting the challenge of climate change and flooding.</p>		<p>meet high standards of energy efficiency and thermal insulation.</p> <p>The policy supports the development of renewable energy generation schemes subject to conditions to protect the rural character and setting of the Neighbourhood Area.</p>
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## E. Community

Proposed Neighbourhood Plan Policy Number	NPPF Reference	Core Strategy Policy Reference	Comment
C1 - Protection of Existing Community Facilities	Section 8, Promoting healthy and safe communities.	Policy CS.1	<p>This policy protects or enhances existing community facilities. This does not prevent the redevelopment of land or buildings but ensures that valuable assets are not lost to the community.</p> <p>The Neighbourhood Area is proud of its active community that is supported by existing facilities used by many voluntary organisations offering opportunities for social and cultural interaction and activities for all sections of the local population.</p> <p>Opportunity for social interaction is a key factor in a healthy, integrated community.</p>
C2 - Support for New Community Facilities	Section 8, Promoting healthy and safe communities.		<p>This policy positively supports development proposals that result in new community facilities that meet an identified need or community aspiration.</p> <p>The proposed Neighbourhood Plan confirms the population growth, mainly as a result of recent new housing development. There has been no corresponding increase in the capacity of community facilities. Where a need is identified, it will be</p>

			<p>important to support opportunities for increasing capacity in order to adequately meet the needs of all sections of the community.</p> <p>The explanation of the policy outlines the Parish Council's intention to sponsor a project to produce a 'Community Strategy'. This is outlined in a "Community Aspirations' statement attached to the policy.</p> <p>Amongst other outputs, the Community Strategy will help to identify the need for replacement or additional community centre facilities to serve the Neighbourhood Area. A 'Community Aspiration' statement on future community centre options is also attached to this policy.</p>
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## F. Sport, Leisure and Recreation

<b>Proposed Neighbourhood Plan Policy Number</b>	<b>NPPF Reference</b>	<b>Core Strategy Policy Reference</b>	<b>Comment</b>
SLR1 - Sports Grounds and Children's Play Areas	<p>Section 2, Achieving sustainable development.</p> <p>Section 8, Promoting healthy and safe communities.</p>	Policy CS.25	<p>This policy supports proposals for new or improved sports facilities and children's play grounds subject to meeting other relevant policies in the Plan.</p> <p>The policy also sets out the circumstances in which a proposal would be supported if it affects existing facilities.</p> <p>The explanation to the policy confirms the health, wellbeing and social cohesion that access to sports and play facilities provide. This emphasises the importance of providing and protecting an appropriate supply to meet the needs of the Neighbourhood Area.</p>

<p>SLR2 - Access to the Countryside</p>	<p>Section 2, Achieving sustainable development.</p> <p>Section 8, Promoting healthy and safe communities.</p>		<p>This policy supports proposals that improve access to the countryside for all visitors and residents through additions or improvements to the network of public rights of way throughout the Neighbourhood Area.</p> <p>Proposals that have an adverse impact on these rights of way will not be supported.</p> <p>The explanation to the policy emphasises the importance of access to the countryside throughout the Neighbourhood Area which is very well served by an extensive network of public footpaths and bridleways, canal tow paths and the Sustrans route suitable for walking, cycling and horse riding. In addition to allowing people who use the network to enjoy the rural setting and character of settlements throughout the area, the opportunity has clear benefits for physical and mental health and wellbeing.</p>
<p>SLR3 - Allotment Gardens</p>	<p>Section 2, Achieving sustainable development.</p> <p>Section 8, Promoting healthy and safe communities.</p> <p>Section 15, Conserving and enhancing the natural environment.</p>	<p>Policy CS.25</p>	<p>This policy protects allotment gardens, also designated as Local Green Space in Policy NE2 above.</p> <p>The policy supports proposals for improvements to allotments subject to meeting relevant policies in the Plan.</p> <p>The explanation to the policy confirms the popularity of and demand for allotment gardens. This emphasises the importance of protecting them and the health and social benefits they provide.</p>

## **Emerging Site Allocations Plan (SAP)**

3.11 Regulations do not require neighbourhood plans to be in accordance with emerging local plans, only to be in general conformity with adopted plans. However, in view of the proposals included in Stratford on Avon's emerging Site Allocations Plan and their potential impact on the Neighbourhood Area a statement is included in Section 2 of the proposed Neighbourhood Plan.

3.12 The statement confirms that the proposals in respect of two reserved sites and a site for multiple self and custom build plots is unacceptable. Whilst this position is significantly based on the disproportionately high level of housing development that has already taken place in the Neighbourhood Area, as set out in the explanation and evidence for Policy H1, there are also concerns about the suitability of the sites identified for development. The statement also points out that the SAP proposals for housing are in addition to the potential, large-scale, windfall development on the Cemex brownfield site located within the Neighbourhood Area during the life of the CS.

3.13 A web link to the detailed response to the SAP consultation by the Parish Council on behalf of the Neighbourhood Area is provided in the statement.

## **EU/UK Law Obligations**

3.14 Stratford on Avon as the Local Planning Authority will ensure that the proposed Plan is compatible with EU obligations enacted in UK law when deciding if it can proceed to examination before referendum and adoption.

## **Strategic Environmental Assessment (SEA)**

3.15 In the summer of 2020 Stratford on Avon arranged for consultants to undertake a screening exercise to assess whether a SEA would be required for the proposed Neighbourhood Plan. It was concluded that the Plan did not contain proposals likely to result in significant environmental effects in relation to criteria set out in the SEA Regulations or the Habitats and Species Regulations. Historic England, Environment Agency and Natural England were consulted in reaching this decision.

3.16 A copy of the letter confirming the outcome of the screening exercise is in Appendix B.

## **European Convention on Human Rights (ECHR)**

3.17 The ECHR contains a number of articles potentially relevant to preparation of a neighbourhood plan:

- Respect for private and family life
- Freedom of expression
- Prohibition of discrimination

3.18 The proposed Neighbourhood Plan has been prepared with a commitment to effective consultation with local people, businesses and statutory consultees thus meeting these obligations.



3.19 The Consultation Document, submitted to accompany the proposed Neighbourhood Plan, details the initiatives and activities undertaken. Notable amongst those are:

- the Questionnaire Survey that achieved a 74% response rate and provided a robust base to inform the development of policies (see paragraph 3.8 above); and
- the Regulation 14 pre-submission consultation in October 2020 that resulted in comments from local people, businesses and statutory consultees. These resulted in significant modification of the draft Plan.

3.20 The proposed Neighbourhood Plan has been developed with the objective of representing the views of the community as a whole. This is likely to result in a positive outcome of the referendum leading to the Plan being adopted.

3.21 It is, therefore, concluded that the approach to developing the Plan has had appropriate regard to the rights and freedoms guaranteed by the ECHR.

### **Equalities**

3.22 The proposed Neighbourhood Development Plan has been prepared in accordance with the public sector obligations set out in the Equalities Act 2010.

## **4. Conclusion**

4.1 It is contended that the proposed Long Itchington, Bascote and Bascote Heath Neighbourhood Plan meets the Basic Conditions set out in paragraph 8 Of Schedule 4B of the Town and Country Planning Act 1990 and is fit to proceed towards adoption.

## Appendix A

### Proposed Long Itchington, Bascote and Bascote Heath Neighbourhood Plan Policies

#### 1. Housing

##### **Policy H1 – Housing Supply and Development**

Proposals for new dwellings within the built-up area boundary of Long Itchington village, as defined on Figure 5, will be supported subject to being in accordance with other policies in the Plan.

All areas outside this built-up area boundary are classed as Countryside with the exception of the Cemex site identified as Site 3 in Core Strategy Policy AS.11. New dwellings within the Countryside will be strictly controlled and limited to Local Needs Schemes, Rural Exception Sites, replacement dwellings and dwellings for rural workers in accordance with policy AS10 criterion (i) of the Core Strategy.

##### **Policy H2 – Re-development of Previously Developed Land**

Proposals to develop small-scale new housing (of typically up to 10 units) including self-build, custom-build plots and live-work units that meet an identified local need in respect of dwelling types and tenures to add to stock diversity in the Neighbourhood Area on previously developed land that either currently exists or may exist within the life of this Plan will be supported provided that:

- a) The site is either within the identified Built-Up Area Boundaries in the Neighbourhood Area or satisfies the approach regarding Local Needs Schemes set out in Policy CS.15 G of the Core Strategy. This criterion does not apply to the potential redevelopment of the brownfield elements of the Cemex site identified in Core Strategy Policy AS.11.
- b) It is demonstrated that where the previous use of the site provided local employment there is no demand for redevelopment or re-use of the site to generate new job opportunities. This Plan seeks to encourage a vibrant local economy and job opportunities.
- c) Any remedial works to decontaminate the site are satisfactorily dealt with at the developer's cost; and
- d) The new use would be compatible with surrounding uses and lead to an enhancement in the character and appearance of the site and its immediate surroundings.

##### **Policy H3 – Affordable Housing**

This Plan supports the provision of small-scale affordable housing (as defined in Core Strategy Policy CS.18) either on rural exception sites adjacent to the Village Boundaries (as defined on the map in Figure 5) or on redevelopment of previously developed sites in accordance with the needs of the local community as identified through a Housing Needs Survey.

Appropriate housing tenures will be secured in perpetuity through a Section 106 legal agreement.

The criteria for local occupancy are those established by Stratford District Council.

#### **Policy H4 – Development on Private Garden Land**

Development on private garden land will only be supported if it can be demonstrated that the proposal will:

- a) preserve or enhance the character of the area, particularly if the site is within the Long Itchington Village Conservation Area
- b) not introduce an inappropriate form of development which is at odds with the existing settlement pattern
- c) not significantly and demonstrably harm the amenity of the host dwelling and neighbouring properties
- d) provide satisfactory arrangement for access and off-road parking; and
- e) the proposal would not conflict with any other policies in the Plan.

#### **Policy H5 – Housing Stock Diversity**

A) Housing development that adds to the choice of type and tenure of housing, including self-build, custom-build and live/work units available to meet the identified needs of local people will be supported in accordance with the appropriate standards set out in Core Strategy Policy CS.19 subject to the proposal meeting all relevant policies in this Plan.

B) Developers of new housing are encouraged to build sustainable and flexible living into house design to meet the requirements of people throughout their lives in accordance with the appropriate standards set out in Core Strategy Policy CS.19. In particular, accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working, people with disabilities and older residents who may need care and support.

C) Proposals to convert any bungalow into a two storey or more dwelling other than by the creation of additional bedroom and ancillary accommodation within the existing roof space will not be supported unless facilities for ground floor living are retained to ensure that the choice of single storey living remains available for older people or people with restricted mobility within the Neighbourhood Area.

The policy recognises the permitted development rights of homeowners.

## **2. Built Environment**

#### **Policy BE1 - New Development**

Any development outside the built-up area boundaries identified on the map in Figure 5 will only be supported if it is permitted under the National Planning Policy Framework, the Core Strategy and also in accordance with the policies set out in this Plan.

#### **Policy BE2 – Scale, Form, Layout and Design**

Any proposed new development must demonstrate that its scale, form, layout and design is consistent with and sympathetically reflects the rural setting of the Neighbourhood Area and the architectural character and distinctiveness of buildings and structures within its settlements. This will be achieved by reflecting the recommendations of the Village Design Statement and meeting the standards set out in Part A, 'How to Achieve Good Design' of Stratford on Avon's Development Requirements Supplementary Planning Document 2019.

**Policy BE3 – Assessment of the Impact of Development on the Neighbourhood Area**

Any proposal for development of more than a single dwelling should provide evidence of its impact on the Neighbourhood Area as a whole not solely in terms of the proposed site and its immediate environs in order to demonstrate that it is sustainable and has no adverse impact on the wider Neighbourhood Area or the quality of life of the community within it.

**Policy BE4 – Design Standards**

Proposals for any development in the Neighbourhood Area should strive to achieve the highest standards of design and must have regard to Stratford on Avon's Development Requirements SPD 2020, particularly Part V, Climate Change Adaptation and Mitigation. Proposals for new housing should comply with the principles set out in Section 5.2 of this Plan 'Summary Statement - Supported New Housing Development. Buildings and structures, including the specification of public realm fixtures and fittings, should reflect the style and quality that creates the character and distinctiveness of the particular area in which the development is to be located. Innovative design proposals will be supported providing that they add to and do not detract from the distinctive character of the location and environment of the site within the Neighbourhood Area.

In particular, proposals should be considered against each of the following key recommendations contained in the Village Design Statement 2000:

- a) Maintain the open, rural character of settlements by protecting all existing open spaces including green verges forming part of the adopted highway within Built-up Area Boundaries
- b) The characteristics of buildings of all types should reflect the scale and form of the village
- c) Tree planting and landscaping must be an integral part of the design and construction of any development
- d) Healthy, mature, native trees and hedges must be protected and supplemented by new planting of indigenous species
- e) Integration of any new development should be strengthened by provision or improvement of existing footpaths and cycleways
- f) Adequate, off-road vehicle parking should be incorporated in accordance with Part O of the adopted Development Requirements SPD. These standards are to be considered as a starting point for negotiation depending on the circumstances of the development site and its relationship with neighbouring properties and the extent of existing local on-street parking. Vehicle parking should be screened from public view as far as is practicable
- g) Large expanses of hard surfacing should be avoided.

All new dwellings must include secure cycle storage facilities wherever practicable in order to promote sustainable transport within the Neighbourhood Area.

All new dwellings must be constructed to a high standard of energy efficiency and thermal insulation in accordance with Building Regulations.

Any new development should incorporate design features to protect and enhance wildlife corridors within and between the sites of buildings, green spaces and the adjoining countryside.

#### **Policy BE5 – Alternative Use of Land and Buildings**

Where planning permission is required, the use of existing buildings or sites for alternative purposes will be supported if the following criteria can be demonstrated by clear evidence:

- a) The existing or previous use of the building or site is no longer viable or required to meet the needs of local people
- b) The proposed use would either meet the housing or other identified needs of local people or support the sustainable growth of the local economy
- c) The proposal meets the policies in this Plan intended to promote high quality design and protect the rural setting and distinctive character of settlements in the Neighbourhood Area
- d) The proposal has no detrimental effect on adjoining land and property in terms of its visual impact or nuisance including noise caused by its use to neighbouring owners or occupiers.

#### **Policy BE6 – Conservation of Heritage Assets**

Proposals should demonstrate how they will conserve or enhance the Neighbourhood Area's historic environment including archaeological assets.

The impact of any development on any heritage asset will be judged against the degree of harm and the significance of the heritage asset affected and weighed against any public benefits.

Proposals, including changes of use, that enable the appropriate and sensitive restoration or conservation of listed buildings will be supported.

Proposals that cause harm to the special architectural or historical interest of listed buildings and their settings will not be supported.

Development that fails to conserve or enhance the character or appearance of the Long Itchington village Conservation Area will not be supported.

#### **Policy BE7 – Designing Out Crime and Anti-Social Behaviour**

Development proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. Proposals which fail to satisfactorily create a safe and secure environment will not be supported.

### **3. Employment and Business**

#### **Policy EB1 – Development of Land and Buildings for Business Use**

A proposal for the development or redevelopment of land and buildings within the Built-Up Area Boundaries identified in Figure 5 or expansion or redevelopment of existing business sites outside these areas that leads to local employment opportunities will be supported providing that it satisfies all relevant policies in this Plan relating to location, scale, form and design.



### **Policy EB2 – Tourism**

A development proposal that encourages or supports the growth of the local economy from tourism will be supported provided that it satisfies all relevant policies in this Plan relating to location, scale form and design. Proposals to provide new, small-scale touring caravan and camping sites or improve existing facilities will be supported where they have safe road access, are effectively screened from neighbouring land and property and do not adversely affect residential amenity, the settings of heritage assets or the adjoining character of the landscape including wildlife habitat.

### **Policy EB3 – Change of Use of Employment/Business Land and Buildings**

Change of use of land and buildings used for employment/business purposes will be supported subject to the proposals not conflicting with any relevant policies in the Plan and evidence of compliance with one or more of the following criteria:

- a) There is sufficient supply of suitable land in the Neighbourhood Area without the subject site to meet local demand for employment/business use
- b) The site is no longer suitable for any employment/business use
- c) Existing environmental problems caused by the site's employment/business use can be removed
- d) Development for an alternative use to meet an identified local need would result in the business occupier relocating to more suitable premises within the Neighbourhood Area
- e) Development for an alternative use would meet an identified local need for housing, social or community uses.

If a change of use is proposed on the basis that a site is no longer suitable for any employment/business use (criterion (b) above) it should be accompanied by a detailed analysis of the reasons why it is unsuitable and evidence of a minimum of 12 months active marketing to attempt to secure a new business occupier on reasonable open market terms.

A proposal for alternative use of part of a site would also be supported if this would support its sustainable economic viability and growth of local employment opportunities.

**Policy EB4 – Change of Use of Agricultural Buildings to Commercial or Residential Use**

The conversion or alternative use of existing agricultural buildings constructed of traditional materials for business, leisure, commercial or residential uses will be supported subject to the proposal not conflicting with any relevant policies in the Plan and the following:

- a) Evidence is provided to demonstrate that the building to be converted is no longer viable for agricultural use
- b) The proposed development must be contained within the existing building envelope and provide adequate vehicle parking to support the operation occupying the site
- c) The alternative use, form and scale of the development must have no adverse effect on the viability of the agricultural holding
- d) The design of the proposal is sympathetic to the character of adjoining buildings and retains or enhances the rural setting of the site.

Any proposal should meet the requirements of Core Strategy Policy AS.10 (d) and (k).

**Policy EB5 – Infrastructure**

The installation of equipment or construction of facilities to improve or provide public services including access to high quality digital communications, renewable energy, drainage and flood protection and safe roads, footpaths and cycle ways will be supported provided that the proposals:

- a) Meet an identified need;
- b) Satisfy the design standards set out in relevant policies of this plan, particularly in terms of appropriate landscaping and visual screening to avoid any adverse effect on adjoining property;
- c) Have no adverse impact on the physical form or setting of any listed building or structure in the Neighbourhood Area
- d) Have no adverse impact on the Valued Landscapes identified in the Plan. (See Policy NE1).

## 4. Natural Environment

### **Policy NE1 – Valued Landscapes and Views**

Development proposals must demonstrate how they are appropriate to and integrate with the landscape setting whilst conserving and enhancing the character of the landscape including important local features. Development proposals should ensure that all important views of the valued landscape shown on the map in Figure 9 are maintained and safeguarded, particularly where they relate to heritage assets, village approaches and the green spaces around and between settlements.

### **Policy NE2 – Local Green Spaces**

This Plan designates the following areas of Local Green Space in the Neighbourhood Area as identified on the map in Figure 10:

- a) LGS 1: Dale Close estate, play area and open green space, west of Short Lane, Long Itchington.
- b) LGS 2: Green area south of Galanos/east of Sabin Close, Long Itchington.
- c) LGS 3: Allotment Gardens, north of Church Road at the junction of Bascote Road, Long Itchington.
- d) LGS 4: Open green space south of Church Road at the junction of Bascote Road, Long Itchington.
- e) LGS 5: Model Village open green space and cricket ground, west of Southam Road, Long Itchington.
- f) LGS 6: Communal green space, Beechcroft south of The Green, Long Itchington.
- g) LGS 7: The Green and Village Pond at the junction of/on Leamington, Church and Stockton Roads.
- h) LGS 8: Green End recreation ground and playground, north of Green End, Long Itchington.
- i) LGS 9: LILAC Field, west of Marton Road, Long Itchington.
- j) LGS 10: Green and ponds at Bishops Drive and Cox Crescent, east of Marton Road, Long Itchington.
- k) LGS 11: Playground and open green space, west of Leigh Crescent, Long Itchington.
- l) LGS 12: Green space, south west of Leigh Crescent, Long Itchington.
- m) LGS 13: Cluster of incidental green communal spaces and verges from the junction of Collingham Land and Stockton Road to Leigh Crescent, Long Itchington.
- n) LGS 14: Green area, Wulfstan Drive, Long Itchington.
- o) LGS 15: Keepers Meadow green spaces bordering The Grand Union Canal and Stockton Road, Long Itchington.
- p) LGS 16: Spinney Fields green spaces, north of Stockton Road, Long Itchington.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are special circumstances that outweigh the harm to the Local Green Space.

### **Policy NE3 – Wildlife Habitats and Biodiversity**

Development should protect and, where possible, enhance the natural environment including valued landscapes, natural features, wildlife corridors and other biodiversity-rich areas. Development will not be supported that would adversely affect or put the sustainability of these features at risk.

Any new development that involves construction of new or replacement boundary fencing or walls should incorporate suitable ground-level access to protect and enhance wildlife corridors within and between the sites of buildings, green spaces and the adjoining countryside.

Development will be expected to ensure that the natural features and functions of watercourses and their wider corridors are retained and, where relevant, reinstated. Appropriate habitat buffers should also be established.

In all cases, development should not adversely affect: a) the integrity of the watercourse structure, b) the quality of the water as a result of unauthorised discharges and/or run off, c) the ecological quality of the waterways.

All new developments should incorporate the planting of native tree and hedge species as well as nectar-rich plants in their plans. New planting should connect habitats to maintain and improve wildlife corridors. When constructing boundaries, hedges should be used in preference to walls and close boarded fences.

Opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

#### **Policy NE4 - Flooding and Water Management**

Any development proposal should meet the requirements of Core Strategy Policy CS.4 and be sensitive to its impact on Climate Change

Any development should be designed to reduce the risk of flooding. Proposals that increase the risk of flooding will not be supported. Planning applications for development within the Plan area should be accompanied by a site-specific flood risk assessment dependent on their scale, use and location in line with the requirements of national policy and advice, but may also be required based on locally available evidence. Proposals that improve or enhance existing flood defence works benefitting land or properties in proximity to the River Itchen and its associated watercourses will be supported. Any proposal that has an adverse impact on the effectiveness of existing flood defence works, including restriction of essential access to watercourses or flood defence structures for maintenance purposes will not be supported.

No development should be undertaken within a minimum of 8.0 metres of any point either along the banks of the River Itchen or the toe of any flood defence structure.

All proposals must include an independent hydrology survey that demonstrates adequate capacity in existing drainage infrastructure (for foul and storm water) so that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant.

Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.

Dependent on the scale and nature of any development proposal, appropriate Sustainable Drainage Systems (SuDS) should be incorporated into all new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water based ecological systems, should be used wherever feasible. Where it can be demonstrated that Infiltration SuDS and above ground SuDS attenuation is not practicable, development proposals are encouraged to maximise opportunities to use SuDS measures which require no additional land take, such as green roofs. All development proposals are encouraged to seek control and discharge runoff generated on site to the Greenfield runoff rate for all periods up to the 1 in 100 year plus climate change critical storm event using above ground sustainable drainage systems.

The design of structures constructed on stilts or utilising voids to mitigate the impact of flood risk will not be supported.

The reuse and recycling of water within developments will be encouraged including the use of water butts. Surface water drainage schemes are encouraged to have regard to Warwickshire's Surface Water Management Plan (SWMP).

#### **Policy NE5 – Environmental Pollution**

Where appropriate, development proposals must demonstrate how they have been designed to minimise and mitigate the impact on the environment of the Neighbourhood Area as a result of air, noise, or water pollution. Particular attention must be given to evidence of the impact of increased road traffic congestion within the Neighbourhood Area attributable to any proposal that involves the construction of one or more dwellings, new business premises or intensification of use of existing premises.

#### **Policy NE6 – Renewable Energy and Energy Efficiency**

Proposals for new development should contribute to environmental sustainability through the inclusion of on-site renewable or low carbon producing technologies with the aim of maximising as far as practicable their contribution to the development's energy demands.

Proposals for renewable energy generation schemes will be supported providing that:

- a) they have no adverse impact on the Valued Landscapes and Views identified in Policy NE1
- b) the design, scale and form of the proposal meets all other relevant policies set out in this Plan.

Any new dwelling must be constructed to a high standard of energy efficiency and thermal insulation in accordance with Building Regulations and have regard to Stratford on Avon's Development Requirements SPD 2020, Part V Climate Change Adaptation and Mitigation.

## **5. Community**

#### **Policy C1 – Protection of Existing Community Facilities**

Development proposals that result in the complete or partial loss of a community facility will only be supported if:

- a) Evidence is provided to prove that the facility is either not used or needed by the community; or
- b) The facility is to be replaced at the expense of the party promoting the development in a location and form acceptable to the community and in compliance with all relevant policies contained in this Plan.

#### **Policy C2 – Support for New Community Facilities**

Any proposal to develop land, buildings or structures that results in facilities for better or more effective community service, activity or engagement will be supported subject to it:

- a) Meeting identified needs or aspirations of local people; and
- b) Complying with all relevant policies contained in this Plan relating to location, scale, form and design.



## 6. Sport, Leisure and Recreation

### **Policy SLR1 – Sports Grounds and Children’s Play Areas**

Any proposal for development of new sports grounds and children’s play areas or improvements to existing facilities will be supported subject to all relevant policies contained in this Plan relating to location, scale, form and design being met.

Any proposal for development that adversely affects existing sports grounds or children’s play areas will not be supported unless:

- a) The proposed development meets an identified need of local people for housing, social or community facilities; and
- b) The proposal includes the replacement of the facility in a location and to a standard at least equivalent to the one affected and acceptable to the community.

### **Policy SLR2 – Access to the Countryside**

Any proposal that creates new public rights of way, provides a link between existing ones or improves access to the network for people with special needs will be supported subject to it meeting all relevant policies in this Plan relating to location, scale, form and design.

Any proposal that has an adverse impact on access to, or enjoyment of the network of public footpaths, bridleways, the ‘Sustrans’ disused railway route and canal towpath throughout the Neighbourhood Area or will not be supported.

### **Policy SLR3 – Allotment Gardens**

Development proposals that adversely affect or result in the loss or partial loss of allotment gardens located in the Neighbourhood Area will not be supported.

Existing allotment gardens are ‘Local Green Spaces’ and identified in Figure 9.

Any development proposal intended to improve facilities for allotment gardens will be supported subject to it meeting all relevant policies in this Plan relating to location, scale, form and design.

## Appendix B

### Summary Statement - Supported New Housing

New housing development will be supported where a proposal:

- a) helps to satisfy an identified local housing need. (See Policy H3)
- b) is sited within existing built-up area boundaries or on sites previously built on, other than proposals permitted under the National Planning Policy Framework published in February 2019 and updated in June 2019 (for example Rural Exception Sites). (See Policy H1 and Policy H2)
- c) is for a small-scale scheme of typically up to 10 units located on a site meeting criteria b) above. (See Policy H2 and Policy BE2)
- d) meets the following design standards:
  - i. Dependent on the scale and location of the proposal, an independent hydrology survey demonstrates that existing infrastructure (for foul and storm water) is capable of taking the additional volumes without adverse effect to other land and premises. All new residential development should be located within Zone 1 of the Environment Agency's Flood Map. (See Policy NE4)
  - ii. All driveways and hard-standing areas are to be constructed with a permeable surface to minimize run-off (See Policy NE4)
  - iii. Appropriate off-road vehicle parking is provided dependant on the scale and location of the development. (See Policy BE4)
  - iv. All dwellings must be capable of supporting residents in all stages of their lives. The adoption of the optional Part M4(2) of the Building Regulations in any new dwelling will help to ensure that this requirement is met. (See Policy H5 and Policy BE2)
  - v. All dwellings must be connected to a high-speed broadband connection See Policy EB5)
  - vi. All dwellings must include a secure cycle facility. (See Policy BE4)
  - vii. All dwellings must be provided with a minimum of 250 litre rainwater collection and storage facility in order to support water conservation (See Policy NE4)
  - viii. All dwellings and associated development must be designed to meet the standards and requirements of Stratford on Avon's Development Requirements SPD 2020, Part V Climate Change Adaptation and Mitigation in addition to the minimum standards of Building Regulations. (See Policy BE4 and Policy NE6)
  - ix. All dwellings should be effectively screened from existing properties wherever practicable by means of a suitable mix of native species of trees, shrubs and hedging (See Policy BE4)
  - x. All boundary walls and fencing should, wherever practicable, include suitable ground-level access to encourage small mammals (e.g. hedgehogs) to travel across garden areas and between green open spaces (See Policy BE4 and Policy NE3).

## Appendix C

### Outcome of the Strategic Environmental Assessment Screening

Direct Line : 01789 260249  
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My ref : Long Itchington NDP  
Your ref :

Date : 16 July 2020



Long Itchington Parish Council  
c/o Mr A Jack  
Long Itchington Neighbourhood  
Development Plan Steering Group  
**(e-mail only)**

Dear Mr Jack,

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

In accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), Lepus Consulting has prepared a SEA Screening Document on behalf of Stratford-on-Avon District Council to determine whether the Long Itchington Neighbourhood Development Plan (LINDP) should be subject to a Strategic Environmental Assessment (SEA).

The Screening Document explored the potential effects of the proposed LINDP and concluded that on the basis of the SEA Screening Assessment, the LINDP would not result in significant environmental effects in relation to criteria set out in the SEA Regulations or the Habitats and Species Regulations.

This screening document was subsequently submitted to the statutory environmental bodies of Historic England, Environment Agency and Natural England for comment, in accordance with the SEA Regulations. The three consultees concurred with the conclusions of the Screening Document that the preparation of a SEA was not required. However, the EA did suggest a number of recommendations which you may wish to consider.

Having read the Submitted Draft NDP, SEA Screening Document and responses from the three statutory consultees, I concur with the view that a SEA is not required for the LINDP.

I hope this is sufficient for your needs. However, should you have any queries please do not hesitate to contact Eva Neale, Policy Planner, whose details are at the top of this letter.

Yours sincerely



John Careford  
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**Stratford-on-Avon District Council**