

Tanworth Neighbourhood  
Development Plan

Basic Conditions Statement

June 2021

# 1. Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Tanworth Neighbourhood Development Plan (TNDP).
- 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 TNDP;
  - b) having regard to the desirability of preserving any listed building or its setting or any special features of architectural or historical interest that it possesses, it is appropriate to make the TNDP;
  - c) having regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the TNDP;
  - d) the making of the TNDP contributes to the achievement of sustainable development;
  - e) the making of the TNDP 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 TNDP does not breach, and is otherwise compatible with, EU obligations; and
  - g) Prescribed conditions are met in relation to the TNDP and prescribed matters have been complied with in connection with the proposal for the TNDP.
- 1.3. This Basic Conditions Statement addresses these requirements in four sections:

|           |  |
|-----------|--|
| Section 2 | Demonstrates conformity with the National Planning Policy Framework (the NPPF) as revised in February 2019.                              |
| Section 3 | Shows how the TNDP will contribute to sustainable development.   |
| Section 4 | Demonstrates general conformity with the strategic policies contained within the Stratford-on-Avon District Council (SDC) Core Strategy. |
| Section 5 | Demonstrates compliance with the appropriate EU obligations.   |
- 1.4. The TNDP is submitted by Tanworth Parish Council, who is the qualifying body as defined by the Localism Act 2011.
- 1.5. The TNDP applies to the Parish of Tanworth in Arden (Tanworth) 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 Tanworth Parish Council to designate their Parish for the purposes of producing a TNDP and advertised it accordingly for the statutory period of 6 weeks.

- 1.6. The application was approved by the Cabinet of SDC on 6 October 2014 and consequently the Tanworth Parish was designated as a Neighbourhood Area. The map below defines the area:



- 1.7. Tanworth Parish Council confirms that the TNDP:
- Relates only to the Parish of Tanworth 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. The TNDP 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 TNDP must have appropriate regard to national planning policy. The NPPF states, para 13, that NPs should support the delivery of strategic policies in Local plans, and specifically should not promote less development than is set out in those policies.
- 2.2. Guidance issued by the Ministry of Housing Communities and Local Government says that beyond that the content of the NDP will determine which other aspects of national policy are relevant. It goes on to advise that this statement should set out how the parish council has considered whether a particular policy is or is not relevant. It is not necessary for a NDP to cover every policy area.
- 2.3. The following section describes how the TNDP contributes to the policy chapters of the National Planning Policy Framework (NPPF) revised in February 2019.

### Delivering a sufficient supply of housing

The Parish Council has identified the particular housing needs of the area. and within the constraints of the national policy for the Green Belt has identified two sites (Policies H1 and H2) for Local Need housing schemes. Policy H6 encourages the development of smaller homes on acceptable infill sites. Policies H4 and H5 supports development of brownfield sites and garden land respectively.

### Building a strong, competitive economy

Within the constraints of the national policy for the Green Belt Policy E1 supports expansion of existing businesses, including those associated with local tourism and leisure. Policy E3 supports home working.

### Ensuring vitality of town centres

There are no town centres in the area.

### Promoting healthy and safe communities

Policy NE3 designates five Local Green Spaces some of which are used for formal recreation. Some of the proposed Local Green Spaces will be maintained for safe recreation.

### Promoting sustainable transport

The plan promotes sustainable transport through the following policies. Policy E3 encourages development which supports home working with consequent reduction in the need for travel. Policy I1 supports the expansion of car parking facilities at the three railway stations in the area which will encourage greater use of the rail system in place of the car.

### Supporting high quality communications

Policy I2 supports development needed to improve telecommunications and broadband services which will assist home working as well as existing businesses.

### Making effective use of land

Policy H5 supports the redevelopment of brownfields sites. Policy H6 supports the development of garden land subject to certain constraints.

### Achieving well designed places

Policy BE1 , in conjunction with Appendix A – Character and Landscape Statements –details how developments should be designed in a manner which respects local character in terms of materials, layout, design and landscape and boundary treatments.

### Protecting Green Belt

Supporting NPPF policies on the protection of the Green Belt is a recurring theme of the TNDP as a whole. Policy H4 defines the village boundaries outside of which development is limited to the exceptions set out in para 145 of the NPPF.

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

The Parish Council does not consider it has the expertise to add to, or elaborate on, the policies in the Local Plan other than to require appropriate provision of charging points for electric cars in new developments.

### Conserving and enhancing the natural environment

The area lies entirely in designated Arden Special Landscape and Policy NE1 requires the protection of identified valued views and more generally that development demonstrates regard for landscape character (summarized in Appendix A). NE2 identifies the wild life sites which will be subject to the protection of Local Plan policies.

### Conserving and enhancing the historic environment

Policy BE3 provides for the protection of designated heritage assets and introduces a local list of non-designated heritage assets that merit consideration where development proposal impact on them.

### Facilitating the sustainable use of minerals

This is not relevant in the area.

2.4. The table below provides a matrix of the TNDP policies against the relevant paragraphs of the NPPF:

| Tanworth Neighbourhood Plan Policy ref.                 | NPPF Paragraph ref.  |
|---|--|
| <b>Housing</b>  |  |
| H1 Meeting Local housing Needs 1                        | 8(b), 61,62,69,77,134, 145(f)                                  |
| H2 Meeting Local Housing Needs 2                        | 8(b), 61,63, 64d, 77, 77(a), 145(f) & (g),                     |
| H3 Village Boundaries                                   | 145(e)   |
| H4 Use of Brownfield Land                               | 118(c), 145(f) & (g), 146(d)                                   |
| H5 Use of Garden Land                                   | 145(e) & (g)   |
| H6 Meeting Local Housing Needs 3                        | 8(b),145(c), 145(d)  |
| <b>Economy</b>  |  |
| E1 Existing Businesses                                  | 8(a), 83   |
| E2 Loss of Local services                               | 8(b), 83, 91(a), 92  |
| E3 Home Working   | 81(d)  |
| E4 Tourism and leisure                                  | 83 (c)   |
| <b>Infrastructure</b>                                   |  |
| I1 Parking at Railway Stations                          | 102  |
| I2 Telecommunications and Broadband                     | 112, 115   |
| <b>Built Environment</b>                                |  |
| BE1 Responding to Local Character and Design Principles | 8©, 124,125,127(b) and (c),170(a) and ( b), 172, 174, 175, 177 |
| BE2 Car Parking   | 105,106  |
| BE3 Protection of Historic Heritage                     | 8(c), 20(d), 150, 151, 154(a)                                  |
| <b>Natural Environment</b>                              |  |
| NE1 Landscape and Valued Views                          | 8(c),170(a) and (b),   |
| NE2 Bio Diversity and Protection of Wildlife Sites      | 8(c), 170(a),(b),(d), and (e)                                  |
| NE3 Local Green Spaces                                  | 8(c), 99 to 101  |

## 3 Delivering Sustainable Development

- 3.1. 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.
- 3.2. 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, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Plan area is wholly covered by the West Midlands Green Belt which in itself imposes constraints on development and economic growth. It does, however, present challenges to the protection and support of vibrant and healthy communities because of the effect on local housing market. The TNDP attempts to address this issue.

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

### 3.3 Economic objective

- The TNDP supports and encourages local employment growth and opportunities where there is no conflict with Green Belt policy.
- It supports home-working.
- It supports improvements to telecommunications and broadband services

### 3.4 Social objective

- A key objective of the TNDP is to support new housing development which meets the local housing needs of the area in terms of size and tenure, which in turn will contribute to maintaining a vibrant community.
- It encourages a well-designed environment which will ensure the village settlements evolve in accordance with residents' wishes.
- It protects and enhances local green spaces and valued landscapes which support the community's health and social well-being.
- It encourages the protection of local service businesses which meet the current and future needs of the community.

### 3.5 Environmental objective

- The TNDP protects the valued countryside and Green Belt.
- It protects bio diversity
- It ensures development in the area is undertaken with sensitivity and an awareness of the impact on the area's heritage assets.

## 4 General Conformity with Strategic Local Policy

- 4.1 The TNDP 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 TNDP supports the delivery of the strategic policies of the Core Strategy, and contains no conflicts with these policies.
- 4.5 The TNDP builds on, adapts or otherwise makes use of selected Core Strategy policies to suit the local environment and economy of the Tanworth parish.
- 4.6 The table overleaf provides a matrix indicating the relationship between the TNDP policies and the SDC Core Strategy policies:



| Tanworth Neighbourhood Development Plan Policy ref.     | SDC Core Strategy Policy ref. |
|---|-------------------------------|
| <b>Housing</b>  |                               |
| H1 Meeting Local Housing Needs 1                        | CS.10, CS18, AS.10            |
| H2 Meeting Local Housing Needs 2                        | CS.10, CS.19, AS.10           |
| H3 Village Boundaries                                   | CS.10, AS.10                  |
| H4 Brownfield Sites                                     | CS.9, CS.10, AS.10            |
| H5 Garden Land  | CS.9, CS.10, AS.10            |
| H6 Meeting Local housing Needs 3                        | CS.9, CS.19, CS.20            |
| <b>Economy</b>  |                               |
| E1 Existing Businesses                                  | AS.10, CS.22, CS.25           |
| E2 Loss of Local Services                               | AS.10, CS.25                  |
| E3 Home Working   | CS.1 CS.22                    |
| E4 Local Tourism and Leisure                            | CS.24                         |
| <b>Infrastructure</b>                                   |                               |
| I1 Parking at Local Railway Stations                    | CS.1, CS.26                   |
| I2 Broadband and Mobile Telephone Services              | CS.5, CS.8, CS.9, AS.10       |
| <b>Built Environment</b>                                |                               |
| BE1 Responding to Local Character and Design Principles | CS.9                          |
| BE 2 Car Parking  | CS.26                         |
| BE 3 Protecting Historic Heritage                       | CS.8                          |
| <b>Natural Environment</b>                              |                               |
| NE1 Landscape and Valued Views                          | CS.5, CS.12                   |
| NE2 Protecting Wild Life Sites                          | CS.6                          |
| NE3 Local Green Spaces                                  | CS.7, CS.25                   |

## 5. European Union Obligations

5.1 A Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment screening exercise was completed by Lepus on behalf of Stratford-on-Avon District Council (SDC) in December, 2019.

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 that a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment are not required in respect of the TNDP.

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