

Tredington Parish Council Neighbourhood Development Plan



Basic Conditions Statement

July 2022

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Introduction

1.1 The Basic Conditions Statement has been prepared to accompany the Tredington Neighbourhood Development Plan (TNDP).

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:

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| Section 2 | Demonstrates conformity with the National Planning Policy Framework as revised in July 2021 (NPPF); |
| Section 3 | Shows how the BNDP 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 TNDP is submitted by Tredington Parish Council, which is the qualifying body as defined in the Localism Act 2011.

The Neighbourhood Area

1.5 The TNDP applies to the Parish of Tredington which is within the Stratford-on-Avon District of Warwickshire. In accordance with Part 2 of the Regulations, SDC, as the local planning authority, publicised the Neighbourhood Area application from Tredington 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 On 26th June 2017, Stratford-on-Avon District Council ratified the proposal that Tredington Parish Council undertake the development of a Neighbourhood Plan and agreed that the proposed Neighbourhood Boundary was consistent with the Parish Boundary.

1.7 Tredington Parish Council determine that the TNDP:

- Does not relate to any other neighbourhood area.
- Is the only Neighbourhood Development Plan that covers any part of the Tredington Neighbourhood Area.

1.8 Tredington civil parish includes two villages (Tredington and Newbold-on-Stour) and three hamlets (Armscote, Blackwell and Darlingscott). The Neighbourhood Area is bounded by Alderminster to the North, Halford to the East, Shipston-on-Stour to the South and Ilmington to the West. The River Stour forms the eastern boundary.

1.9 The communities within the Parish have quite diverse characteristics. All the settlements have a long history with Tredington, Blackwell and Darlingscott being mentioned in the Domesday book; Newbold having a recently discovered henge, believed to be some 6000 years old; while Armscote has grown from a traditional farming community whose focus was the manor. Open countryside surrounds all the communities.

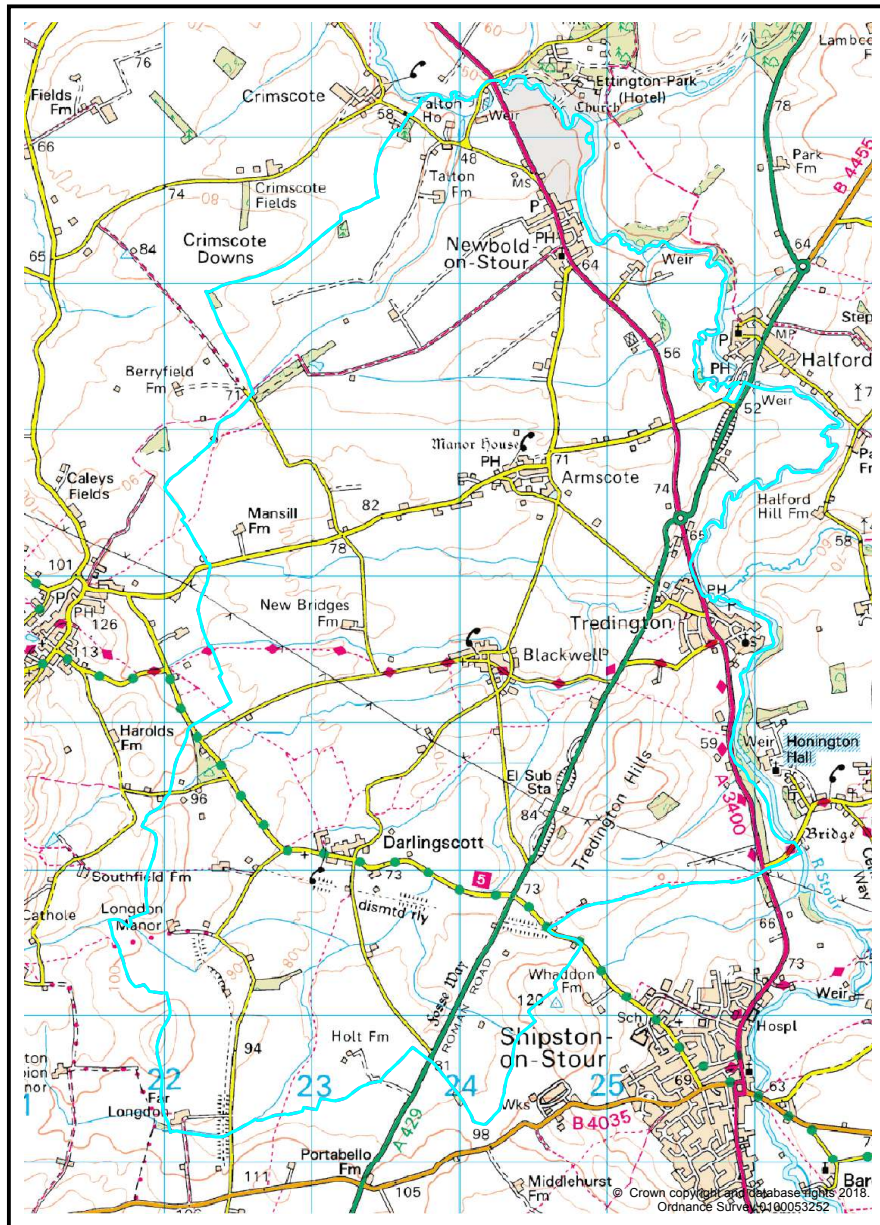
1.10 Just to the North of Tredington is the crossroads of the Fosse Way and the Birmingham-Oxford Road (A3400).

1.11 While the hamlets remain pretty much untouched, the two LSV villages have seen considerable development in the Plan Period during the past five years.

1.12 The plan covers the period up to 2031 and is aligned to the SDC Core strategy.

Plan Period

1.12. 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.



Tredington Neighbourhood Area

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) July 2021 sets out the Government's main planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.2 The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving this 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):

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- **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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.3 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. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

2.4 Paragraph 9 of the NPPF provides clear advice on how Neighbourhood Plans can contribute to this process:

“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 of the NPPF defines 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 18 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 70 adds that:

“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area”.

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 Tredington's plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Supporting high quality communications;
- Making effective use of land;
- Achieving well-designed places;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

Strategic Objectives

2.9 The following sets out how the TNDP strategic objectives and the resulting policies lend support to the sustainability objectives of the NPPF.

Achieving sustainable development

H 2	Meet identified housing needs.
IN 1 & LE 3	Promotes connectivity and supports Home Working.
IN 2	Highlight the need to ensure sufficient supplies of fresh water and waste-water removal as well as the need to reduce the risk of flooding.
IN 4	Ensures adequate parking.
NE 1 to NE 9	Address the need to maintain the rural nature of the designated area and to reinforce the sensitivity and balance required to sustain the ecological value and biodiversity of the area.
NE 4, 5, 6 & 8	Planning proposals which have an adverse impact on aquatic habitats, light, noise & air pollution will not be supported.
LA 1	Proposals which protect and enhance existing community facilities will be supported.
LA 2	Ensure adequate school capacity.
LE 1 to LE 3	Promote the local economy and encourage the development of small businesses to help support sustainable development.
BE 4	Conversion of redundant commercial or agricultural buildings will be supported if it meets the set criteria.
CI 1	Acknowledges the populations' input to CIL expenditure.

Plan making

NE 1, 4, 5, 6, 8 & 9	Make sufficient provision for the protection, enhancement and/or restoration of habitat biodiversity and remove the potential for any unacceptable adverse impact.
H 1 & H2	Constrain development to within the BUABs and ensures that local housing needs are met.
BE 1	Ensures that the character of the community is preserved.
IN 1, 2, 3 & 4	Encourages homeworking through suitable connectivity, parking and services and ensuring that any new properties will not flood.

Delivering a sufficient supply of homes

H 2 & 3	Identifies the housing mix required across the community and provides for the development of domestic curtilage while maintaining the character of the rural setting.
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Building a strong, competitive economy

LE 1	Protects existing employment sites and affords the opportunity for the exploration of sites for future employment.
LE 2	Promotes rural tourism and the associated businesses as long as they are in keeping with local character and have minimal impact on the local infrastructure.
LE 3	Encourages home working
IN 1 & 4	Development must incorporate provision for homeworking with suitable connectivity and parking.
CI 1	Acknowledges the populations' input to CIL expenditure.

Promoting healthy and safe communities

IN 1, 2, IN 3, & IN 4	Support safe development, reducing the number of vehicle movements. They also ensure adequate provision of fresh water and foul water removal and that properties will not flood.
LA 3 & 4	Encourage safe walking and cycling and seeks to improve public footpaths, pavements and bridleways as well as promoting sport and recreation and protecting current amenities.
LA 5	Ensures the provision of allotments which provide a social amenity as well as physical exercise.
NE 3	Identifies views of the landscape that are important to residents and provide a sense of tranquillity and grounding within the landscape when walking or cycling.
NE 5, NE 6, & NE8	Seek to minimise pollution from a number of sources.
NE 9	Designates a number of Local Green Spaces across the 5 communities, which sustain the sense of being in the countryside and are important to the residents.
BE 4	Makes provision for safe access when buildings are converted or reused.
LA 1, 2 & 6	Seek to strengthen existing community facilities, ensuring adequate space in the school and promoting the improvement of local services.
CI 1	Acknowledges the populations' input to CIL expenditure.

Promoting sustainable transport

IN 4	Promote the provision of adequate off-road parking in new developments as well as the installation of electric charging points for cars. It also encourages the inclusion of cycle storage space in the design of new dwellings or commercial premises as well as ensuring that the roads meet the needs of the population.
LA 3	Encourages safe walking and cycling and the use of public footpaths, pavements and bridleways.

Supporting high quality communications

IN 1	Sets out the requirement to incorporate high speed broadband facilities into their design and ensure that robust connections can be made from the roadside to home or commercial premises.
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Making effective use of land

BE 1	Reflects the desirability to maintain the prevailing character and setting of any in-fill development.
BE 4	Encourages the conversion and reuse of buildings.

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H 1, H2, & H 3	Constrain general development to the BUABs and make provision for the use of property curtilage, accepting that in-fill will take place. They also require that land is optimised by the provision for adequate off-road parking.
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Achieving well-designed places

BE 1 & BE 2	Seek to ensure that any development is compatible with the distinctive character of the area, and of a density and scale that is in keeping with the character of the surrounding development and landscape. They also seek to protect and enhance biodiversity by incorporating high quality landscaping.
IN 1	Highlights the need to provide for homeworking and suitable connectivity.
IN 2 & IN 4	Promote the proper provision of fresh water and the removal of grey water, as well as stressing the need to reduce flooding plus the need to plant trees.
IN 4	Seek to incorporate an interlinked pedestrian network and ensure there is sufficient off-road parking.
H 3	Any development must preserve or enhance the character of the area.

Meeting the challenge of climate change, flooding and coastal change

NE 7	Supports the inclusion of passive and active energy efficiency measures within the design.
IN 2	Supports the proper provision of fresh water and removal of waste water as well as recycling or containment within properties/developments wherever possible.
IN 3	Requires that the risk of pluvial and fluvial flooding be properly addressed through a variety of measures including the use of above ground attenuation.
IN 4	Requires electric charging points for vehicles to be incorporated.

Conserving and enhancing the natural environment

NE 1 to NE 9	The policies seek to minimise the impact of any development on the environment, maintain the biodiversity and protecting the flora and fauna.
NE 4	The River Stour and its tributaries are a significant feature within the designated area and this policy specifically requires development to enhance the aquatic habitat and its environs.
NE 5, NE 6 & NE 8	Inhibit light, noise and air pollution.
H1 & H 3	Constrains general development to the BUABs and stresses the need to preserve or enhance the character of the area.
BE 1 & BE 4	Highlights the need to harmonise general development with the character of the community and ensure that conversion of existing buildings does not cause harm to conservation.

Conserving and enhancing the historic environment

BE 1 & BE 4	Requires any development to be in harmony with the rural character of the communities and conversion and re-use of buildings must be in keeping with their surroundings.
BE 2	Addresses the need for design to be cognizant of the scale, location and materials of existing buildings, especially if they have heritage value.
BE 3	Makes provision to sustain and enhance the significance of heritage (buildings and conservation areas) assets including their immediate environs. There are 52 listed buildings across the five communities and two conservation areas.
H3	Requires any development to preserve or enhance the character of the area.

2.10 The following table shows how TNDP policies correlate to the relevant paragraphs in the NPPF:

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Tredington Planning Policy	NPPF Reference
Local Economy	
LE 1 Protect Existing Employment Sites and Explore Sites for Future Employment.	7, 8a, 81, 82, 84a, 85, 93d
LE 2 Promote Rural Tourism.	8a, 81, 84c, 190b, 197b
LE 3 Encourage Home Working.	8b, 8c, 82d, 84a, 105, 106a, 107b, 114
Natural Environment	
NE 1 Preserve and Restore Local Habitats and Wildlife Biodiversity.	8c, 20d, 174a, 174b, 174d, 179b, 180b, 180c, 180d, 185
NE 2 Protect Existing Mature and/or important Trees, hedgerows, Groups of Trees and Woodland.	8c, 20d, 174b, 174d, 175, 179a, 179b, 180c,
NE 3 Designate Valued Landscapes.	8c, 174a, 174b, 176
NE 4 Protect Rivers and Watercourses.	8c, 174e, 180d
NE 5 Minimise Light Pollution.	8c, 20d, 174a, 174e, 185
NE 6 Minimise Noise Pollution.	8c, 20d, 174a, 174e, 185
NE 7 Encourage Energy Efficiency.	8c, 20d, 107e, 112e, 152, 153, 154, 155, 158
NE 8 Minimise Air Pollution.	8c, 20d, 174a, 174d, 185
NE 9 Designate Local Green Spaces.	8c, 20d, 101, 102, 103
Housing	
H 1 Define Built Up Area.	8c, 138a, 138b, 138c,
H 2 Meet Identified Housing Needs.	8b, 20a, 61, 62, 124a, 125a
H 3 Use of Domestic Curtilage.	8b, 8c, 20a, 120d, 125a,
Built Environment	
BE 1 Develop in Harmony with the Rural Character of the Communities.	8b, 8c, 20a, 124d, 124e, 127, 130, 134, 174a, 190c, 197c
BE 2 Design in keeping with the Scale, Location and Existing Buildings.	8b, 20a, 124d, 124e, 127, 130, 134, 174a, 190c, 195
BE 3 Preserve Heritage Assets and Conservation Areas.	8c, 9, 20a, 80b, 130c, 189, 190, 194, 195, 197a, 200, 201, 202, 203, 204
BE 4 Conversion and Reuse of Buildings.	8b, 8c, 9, 20a, 80, 120d, 152, 190a, 190b, 195, 197a, 197b
Infrastructure	
IN 1 Connectivity	8a, 8b, 20b, 82c, 84a, 114, 115
IN 2 Make Proper Provision for the Supply of Fresh Water and Wastewater Removal.	8c, 20b, 152, 153, 154, 159, 160, 169
IN 3 Reduce the Risk of Flooding	8a, 8b, 8c, 20b, 131, 152, 153, 154, 159, 160, 167, 169

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IN 4 Ensure Sufficient Space is Provided for Vehicle Parking.	8b, 20b, 104e, 107a, 107b, 107d, 107e
Local Amenities	
LA 1 Protect and Enhance Existing Community Facilities.	8b, 20c, 84d, 92, 93
LA 2 Ensure that there is Sufficient School Capacity to Accommodate any Development.	8b, 20c, 84d, 95
LA 3 Encourage Safe Walking and Cycling.	8b, 85, 92, 100, 104c,
LA 4 Promote Sports and recreation.	8b, 92, 98, 99
LA 5 Provide Allotments	8b, 92, 99
LA 6 Promote the Improvement of Local Services.	8a, 8b, 8c, 20b, 20c, 85, 104a, 104c, 104d, 104e, 105, 106b, 106c, 106d

Tredington Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in the process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act.

Delivering Sustainable Development

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

Economic Objective

- The TNDP policies seek to protect and enhance existing employment sites.
- The TNDP supports new employment sites and encourages local employment growth and opportunities.
- It supports home-working and live-work units using flexible design and incorporated internet connectivity.

Social objective

- The TNDP supports new housing development within the villages/hamlets 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 communities continue to evolve in accordance with residents' wishes.
- It protects and enhances local green spaces, footpaths, bridleways and valued landscapes which support the communities' 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 communities.

Environmental objective

- It protects the valued countryside surrounding the villages/hamlets, 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 Areas are undertaken with sensitivity and an awareness of their impact on the setting of the five communities' 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.

General Conformity with Local Strategic Policy

- 4.1. The TNDP has been prepared with reference 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 Tredington Parish.
- 4.6. The table below provides a matrix indicating the relationship between the TNDP policies and the SDC Core Strategy:

Tredington Neighbourhood Plan Policy Ref	SDC Core Strategy Policy Ref
Local Economy	
LE 1 Employment Sites	CS.14, CS.22, AS.10,
LE 2 Promote Rural Tourism	CS.7, CS.10, CS.24, AS.10
LE 3 Encourage Home Working	CS.1, CS.19, CS.22, AS.10
Natural Environment	
NE 1 Preserve and Restore Local Habitats	CS.1, CS.6, CS.7
NE 2 Protect Trees, Hedgerows, Copse and Woodland	CS.1, CS.5, C.6, CS.7

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NE 3	Designate Valued Landscapes	CS.1, CS.5, CS.6, CS.7, CS.9,
NE 4	Protect Rivers and Watercourses	CS.1, CS.4, CS.6, CS.7
NE 5	Minimise Light Pollution	CS.1, CS.3, CS.9
NE 6	Minimise Noise Pollution	CS.1, CS.3, CS.9
NE 7	Encourage Energy Efficiency	CS.1, CS.2, CS.3, CS.9
NE 8	Minimise Air Pollution	CS.7, CS.3, CS.9
NE 9	Designate Local Green Spaces	CS.5, CS.6, CS.9, CS.25
Housing		
H 1	Define Built Up Area	CS.15d, CS.16, AS.10
H 2	Meet Identified Housing Needs	CS.15d, CS.16b, CS.18, CS.19
H 3	Use of Domestic Curtilage	CS.16
Built Environment		
BE 1	Develop in Harmony with Rural Character	CS.8, CS.9, CS.11
BE 2	Design in keeping with Existing Buildings	CS.8, CS.9, CS.11
BE 3	Preserve Heritage Assets and Conservation Areas	CS.8, CS.9, CS.11
BE 4	Conversion and Reuse of Buildings	CS.9, CS.11, CS.20, AS.10
Infrastructure		
IN 1	Connectivity	CS.26F
IN 2	Water Supply & Removal	CS.4,
IN 3	Reduce the Risk of Flooding	CS.2, CS.4, CS.7, CS.9
IN 4	Vehicle Parking Sufficiency	CS.9, CS.26C
Local Amenities		
LA 1	Protect and Enhance Existing Community Facilities	CS.25, AS.10
LA 2	School Capacity	CS.25
LA 3	Encourage Safe Walking and Cycling	CS.2, CS.7, CS.9,
LA 4	Promote Sports and Recreation	CS.25, AS.10
LA 5	Provide Allotments	CS.25
LA 6	Promote the Improvement of Local services	CS.26
Community Infrastructure Levy		
CI 1	CIL Expenditure and Priorities	CS.27

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 October 2021.

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 3 August 2022 that a Strategic Environmental Assessment (SEA) is not required in respect of the TNDP.

Habitat Regulations Assessment

5.4 The Lepus report also explored the potential effects of the proposed TNDP with a view to determining whether a habitats regulations assessment is required. It is recommended that the Tredington NDP should not be screened into the HRA process. The report concluded that a Habitat Regulations Assessment (HRA) would not be required for the TNDP.

Human Rights

5.5. 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.