

SOUTHAM  
NEIGHBOURHOOD PLAN  
2011 TO 2031



**SOUTHAM**  
Neighbourhood **Plan**

**BASIC CONDITIONS STATEMENT**

# 1. Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Southam Neighbourhood Development Plan (SNDP)

## The Basic Conditions

- 1.2. Paragraph 8, sub-paragraph (2), of schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

- 1.3 This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework as updated in July 2021

Section 3 Shows how the SNDP 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 Council (SDC) Core Strategy; and

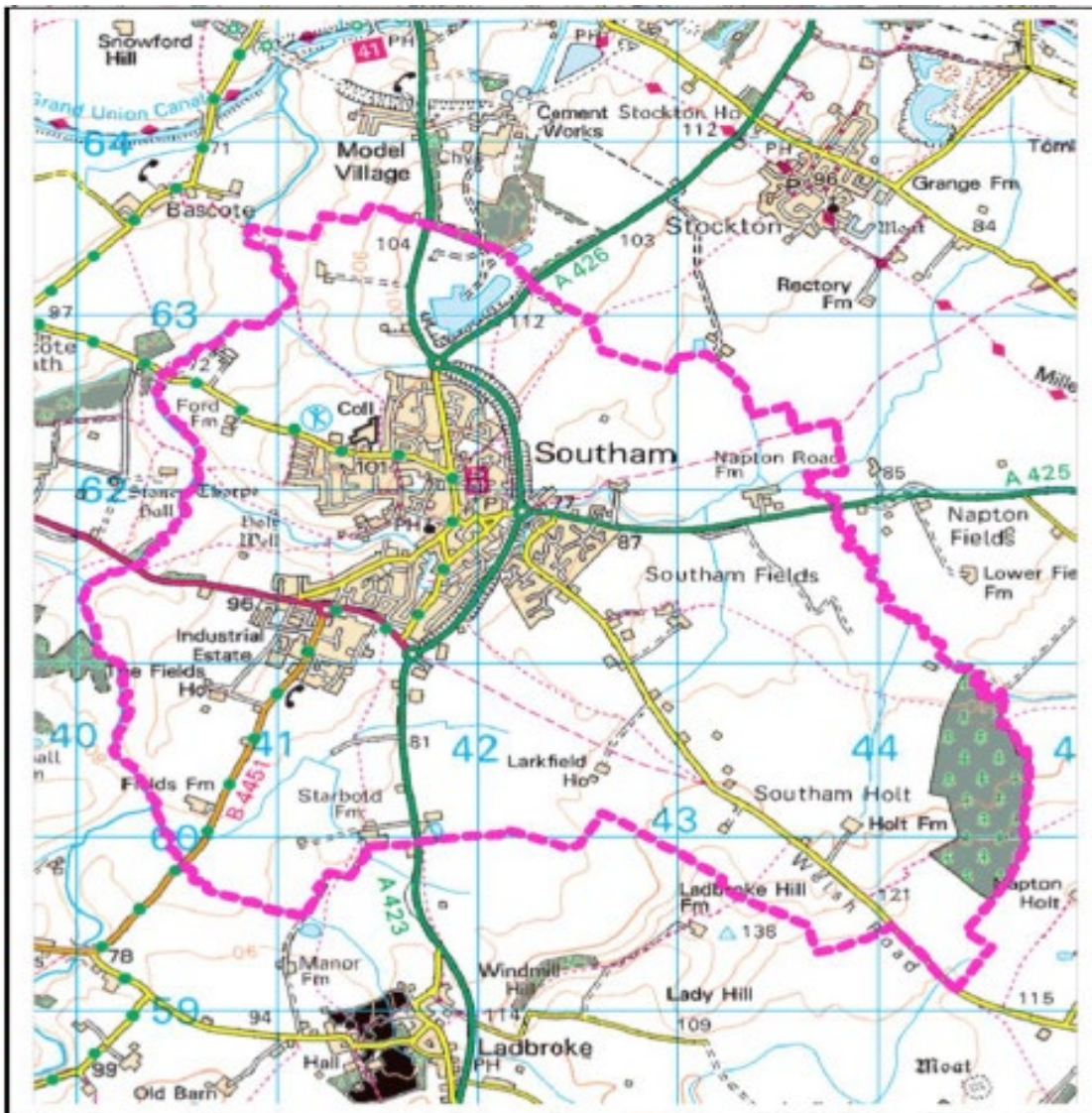
Section 5 Demonstrates compliance with the appropriate SEA obligations.

## The Qualifying Body

- 1.4. The SNDP is submitted by Southam Town Council, who is the qualifying body as defined by the Localism Act 2011.

## The Neighbourhood Area

- 1.5. The SNDP applies to the Town of Southam 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 submitted in August 2014 from Southam Town Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6. The application was approved by the Cabinet of SDC in December 2014 and consequently the Town of Southam was designated as a Neighbourhood Area.
- 1.7. Southam Town Council confirms that the SNDP:
  - Relates only to the Town of Southam and to no other Neighbourhood Area(s).
  - 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



Southam Neighbourhood Area

- 1.8. Southam is an attractive market town situated in the North East of Stratford on Avon District in the county of Warwickshire with an estimated population in 2020 of 7,327. At the time of writing stage completion in the last two years of new housing developments as laid out in the district's Core Strategy have increased this number to nearer 8,000. It is classified as a Main Rural Centre (MRC) in the District Council's Core Strategy with amenities that serve surrounding villages such as secondary schooling, shops, medical and leisure facilities, and places of employment. The original settlement developed over a thousand years ago at the junction of the Welsh Road droving route to London and the route north from Oxford. The town has retained some of its historic character boasting 40 listed buildings and monuments. The built-up area boundary is surrounded by open countryside and agricultural land.

### **Plan Period**

- 1.9. The SNDP states that the period it relates to is from 2011 until 2031. The period has been chosen to align with the dates of the District Council's Core Strategy.

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

- 2.1. The SNDP must have appropriate regard to national policy. The following section describes how the SNDP relates to the National Planning Policy Framework (NPPF) July 2021.

### **Sustainable Development**

- 2.2. The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and that the right time to support growth, innovation an 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 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.

2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

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

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

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

2.6. Footnote 16 to paragraph 29 notes that:

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

2.7. In addition to contributing to the district`s strategic development plan, Paragraph 70 adds that:

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

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

- Delivering a sufficient supply of homes,
- Building a strong, competitive economy
- Promoting healthy and safe communities,

- Promoting sustainable transport,
- Making effective use of land,
- Achieving well-designed places,
- Protecting Green Belt Land (in Southams’s case: Local Green Spaces),
- Meeting the challenge of climate change, flooding, and coastal change,
- Conserving and enhancing the natural environment,
- Conserving and enhancing the historic environment.

2.9. The tables below summarises how the SNDP key objectives and relevant policies contribute to the sustainability objectives of the NPPF.

### Achieving sustainable development

**Policy 02** supports the use of existing Brownfield land within the Built-up Area Boundary provided certain criteria are met. **Policy 03** seeks to clarify how development within the conservation area would be supported under special circumstances where it can be demonstrated enhancement outweighs any harm to it. **Policy 04** seeks to enforce a requirement for development proposals to demonstrate methodology for designing out crime. **Policy 08** seeks sustainable development through the provision of renewable technologies, carbon zero appliances and resource efficient design incorporating `eco-friendly` forms of construction. **Policy 09** supports developments that provide designs for rainwater harvesting and use of domestic grey water re-cycling techniques to reduce the reliance on domestic mains supply. **Policy 10** supports the provision of electrical infrastructure in new properties to provide a means to charge electric vehicles. **Policy 11** is a Dark Skies development policy designed to minimise light pollution. **Policy 12** seeks to provide guidance on development design for safe walking and cycling. **Policy 13** looks to refine `on-plot` residential parking spaces including cycle allocation. **Policy 14** ensures new development does not increase the risk of pluvial and fluvial flooding including the provision of Sustainable Urban Drainage Systems (SUDS) dictated by assessment. **Policy 16** supports Commercial Area development that demonstrates a benefit to the town centre and increases footfall.

### Plan making

No policy is included in the plan, however, map **figure 10** shows the designated sites for residential development as required by SDC’s Core Strategy allocation for Southam that have now been built or are in the final stages of construction.

### Delivering a sufficient supply of homes

**Policy 05** supports housing development including community-led schemes that addresses an imbalance of ground floor single storey accommodation evidenced by the housing needs survey and in relation to examination of the developments required and now built or under

construction by SDC's Core Strategy strategic allocation for Southam. **Policy 07** seeks to enhance the housing mix requirement to underpin **Policy 05** for future development proposals. **Policy 06** supports self-build and custom developments and *ref 109* identifies an allocation site in SDC's Strategic Allocation plan (SAP)

### Building a strong, competitive economy

**Policy 16** supports new commercial and retail development proposals or the improvement of existing units in preference to those that would involve a change of use that would enhance or support the vitality of the town centre and provide opportunity for local employment.

### Promoting healthy and safe communities

**Policy 04** requires development proposals, where necessary, to demonstrate how the design is positively influenced by the need to reduce crime and the fear of crime. **Policy 12** requires development proposals to prioritise and incorporate safe, well-lit walking and cycling routes within the development and linking with similar routes to other external settlements and pavement networks allowing pedestrians access to local amenities. **Policy 11** requires proposals to demonstrate that only acceptable levels of light pollution in accordance with current guidance can be achieved and to avoid obtrusive property lighting. **Policy 01** designates fifteen Local Green Spaces, which are of particular importance to the local community

### Promoting sustainable transport

**Policy 10** supports the provision of electric vehicle charging by way of 3-phase electrical domestic meter supply infrastructure in new properties to provide maximum flexibility and capacity. **Policy 12** requires development to provide safe walking and cycling links to external pavement and road network routes. **Policy 13** introduces additional cycle space allocation in new properties to encourage cycling as a sustainable carbon free form of transport.

### Making effective use of land

**Policy 02** supports the use of existing Brownfield land within the Built-up Area Boundary provided certain criteria are met. **Policy 06** supports self-build and custom developments and references (*ref 109*) a site known as Green Acres on the east side of Coventry Road identified under Stratford District Council's SAP.

## Achieving well-designed places

**Policy 04** supports developments that incorporate design features that reduce levels of crime and the fear of crime. **Policies 05 and 07** seek to adjust the housing type mix to include more ground floor single storey dwellings in future development to provide a wider supply range and that are near to central amenities for those who have a need due to age or disability. **Policy 10** supports the provision of electrical infrastructure in new properties to provide a means to charge electric vehicles **Policy 12** requires development to provide safe walking and cycling links to external pavement and road network routes. **Policy 13** requires new developments to provide off-road parking and cycle spaces related to the number of bedrooms.

## Protecting Green Belt land

Not applicable. There is no Green Belt designated land within the Neighbourhood Area.

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

**Policy 08** identifies how new development can be environmentally sustainable by using renewable energy sources, resource efficient design employing eco-friendly forms of construction and energy efficiency. **Policy 09** supports developments that provide designs for rainwater harvesting and use of domestic grey water re-cycling techniques to reduce the reliance on domestic mains supply. **Policy 14** requires new developments to mitigate the effects of pluvial and fluvial flooding. **Policy 15** sets out a minimum easement value from the riverbank for developments to provide access for river management and risk areas are not compromised.

## Conserving and enhancing the natural environment

**Policy 01** identifies and seeks to safeguard fifteen valued Local Green Spaces. **Policy 11** reinforces the desire for dark skies in the town minimising the harmful impact of light pollution on the natural environment by adhering to current professional guidance.

## Conserving and enhancing the historic environment

The Neighbourhood Area contains 40 listed buildings with 37 being in the conservation area itself which covers most of the centre of the town. **Policy 03** requires new development proposals to assess how they will impact any local heritage assets and the character of the conservation area. Development will not be supported that cause harm unless clear public benefit is demonstrated.



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

Southam Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
<b>4.1 Conserve and develop Local Green Spaces (Environment)</b>	
01. Local Green Spaces	8c,20d,99-101
02. Use of brownfield Land	69a,119
<b>4.2 Reflect and Enhance Southam Qualities</b>	
03. Conservation Area	20d,189, 190,197,199-202
<b>4.3 Enhance the Public Realm</b>	
04. Designing out Crime	92b,130f,
<b>4.4 Meet the Housing Need</b>	
05. Local Need Housing	60,61,62,70
06. Self-build and custom provision	62,65c
<b>4.5 Refine the Housing Mix</b>	
07. Housing Mix	60-62
<b>4.6 Reduce Carbon and Resource demand</b>	
08. Environment Sustainability	8c,152,153,154b,155c,156
09. Water Conservation	8c,20b,34,153
10. Electric Vehicles	8c,20d,107e,112e,153,154b
11. Dark Skies	185c
<b>4.7 Safe walking and Cycling</b>	
12. Safe Walking and Cycling	8b,92a,92b,104e,106d,110a,110b,110c,112a
<b>4.8 Parking and Traffic</b>	
13. Residential Parking	107,108,112a,127
<b>4.9 Flood Strategy</b>	
14. Flood Risk Mitigation	8c,20b 20d,167, 169

15. Riverside Management	20b
<b>4.10 Encourage a vibrant Commercial Centre</b>	
16. Retail Area Development	8a,8b,84a,84d,86c, 86d,93d,93e
<b>4.11 Conserve Southam`s Heritage</b>	
Conservation Area	20d,189, 190,197,199-202

### 3. Delivering Sustainable Development

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

#### 3.1 Economic objective

- The SNDP seeks to protect the Conservation Area which includes the high street retail area and many of the Towns historic assets but is open under special circumstances to development that would for example enhance community utility and/or attraction to visitors.
- It supports retail development that is additive to daily footfall but not proposals for change of use from existing retail to residential.

#### 3.2 Social objective

- The SNDP supports new housing development by redevelopment of Brownfield land within the built-up area boundary.
- It seeks to protect local green spaces which support and contribute to the community's health, social and cultural well-being.
- It supports a site identified in SDC's Strategic Allocation Plan for self-build and custom housing and seeks to refine the housing mix to support a local requirement for more ground floor single level accommodation to meet the evidenced housing need.
- Pays special attention to well-designed and safe development that reduces the risk of crime, has good, safe pathways and cycleways internally, connecting to neighbouring settlements and provides access to local amenities.
- The SNDP looks to refine residential parking standards to include cycle storage spaces allocated by property size and promotes residential charging infrastructure for the growing base of electric vehicle owners.

### **3.3 Environmental objective**

- It seeks to protect Local Green Spaces important to the town which contribute to resident well-being.
- It encourages sustainable development that incorporates the use of renewable energy source technology, `eco-friendly` forms of construction, water conservation and resource recycling
- The SNDP provide policies that address flood risk mitigation and provides guidance on development easement to allow access for riverside management and river maintenance.
- It encourages development that minimises light pollution (Dark Skies)
- The SNDP takes a sensitive approach to the Conservation Area, particularly where development may put heritage assets at risk.

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

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

Southam Neighbourhood Plan Policy ref.	SDC Core Strategy Policy ref.
<b>4.1 Conserve and Develop local Green Spaces (Environment)</b>	
01 Local Green Spaces	CS.5, CS.6, CS.9, CS.13, CS.25, AS7 b2
02 Use of Brownfield Land	AS.11, CS.15 b & e
<b>4.2 Reflect &amp; Enhance Southam Qualities</b>	
03 Conservation Area	CS.8 e
<b>4.3 Enhance the Public Realm</b>	
04 Designing out crime	CS.9 b5
<b>4.4 Meet the Housing Need</b>	
05 Local Need Housing	CS.18, CS.15 g, AS.10 a
06 Self-build and Custom Provision	SAP (June22) Proposal SCB.9
<b>4.5 Refine the Housing Mix</b>	
07 Housing Mix	CS.18, CS.19
<b>4.6 Reduce Carbon and Resource Demand</b>	
08 Environmental Sustainability	CS.2b, CS.3, CS.9 B5
09 Water Conservation	CS.2 a1, CS.3, CS.4
10 Electric Vehicles	CS.3, CS.9. b5, CS.26 b
11 Dark Skies	CS.2 b, CS.9 b8, CS.11
<b>4.7 Safe walking and Cycling</b>	
12 Safe Walking and Cycling	CS.2, CS.7, CS.9 b4, b6, CS.26 b5
<b>4.8 Parking &amp; Traffic</b>	
13 Residential Parking	CS.9 b7, CS.26
<b>4.9 Flood Strategy</b>	
14 Flood Risk Mitigation	CS.2 a, CS.4, CS.7 a, b5, CS.9 b5
15 Riverside Management	CS.4 c
<b>4.10 Encourage a Vibrant Commercial Centre</b>	
16 Retail Area Development	CS.23, CS.25

<b>4.11 Conserve Southam`s Heritage</b>	
Conservation Area	CS.8 e

## 5 EU 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 April 2018. The process suggested that the SNDP was screened in for assessment.
- 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 1<sup>st</sup> February 2021 that a Strategic Environmental assessment (SEA) is not required in respect of the SNDP.

### Human Rights

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