

Spratton Neighbourhood Development Plan 2015-2029

Basic Conditions Statement

April 2015



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1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Spratton Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Development Planning General Regulations 2012 and how the basic conditions of Neighbourhood Development Planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Development Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.3 The Regulations state that a Neighbourhood Development Plan will be considered to have met the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan 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); and
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Supporting documents and evidence

- 1.4 The Spratton Neighbourhood Development Plan is supported by a Consultation Statement and this Basic Conditions Statement.

Key statements

- 1.5 Spratton Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan for the parish of Spratton. The Spratton Neighbourhood Development Plan expresses policies that relate to the development and use of land only within the neighbourhood area.
- 1.6 The neighbourhood area is contiguous with the parish boundary, as shown in the map accompanying the neighbourhood area designation application.
- 1.7 The Spratton Neighbourhood Development Plan covers the period from 2015 to 2029.
- 1.8 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Development Plan.
- 1.9 The Spratton Neighbourhood Development Plan does not relate to more than one neighbourhood area. It is solely related to the neighbourhood area of Spratton as designated by Daventry District Council on 6th December 2012.
- 1.10 There are no other Neighbourhood Development Plans in place for the Spratton neighbourhood area.

2 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 It is required that the Spratton Neighbourhood Development Plan (SNDP) has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).

National Planning Policy Framework

2.2 The NPPF in sections 183-185 refers to Neighbourhood Development Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act 2011 which refers to the 'adopted Development Plan'.

2.3 This section demonstrates that the SNDP has regard to relevant policies within the NPPF in relation to:

- Delivering a wide choice of high quality homes
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment

2.4 The SNDP has established eight principal objectives which it seeks to achieve. We summarise them in Table 2.1 below and which NPPF goals each objective seeks to address.

2.5 Table 2.2 then provides a summary of how each policy in the SNDP conforms specifically to the NPPF.

Table 2.1: Assessment of challenges that the SNDP addresses against NPPF goals

SNDP Objective	Relevant NPPF goal
Protect agricultural land in order to increase sustainability of food supplies	Supporting a prosperous rural economy. Promoting healthy communities.
Protect the landscape and heritage of Spratton village	Conserving and enhancing the natural environment. Conserving and enhancing the historic environment.
Protect and enhance the green spaces of value to the community	Conserving and enhancing the natural environment
Developments should meet the needs of the local community and be designed to be in keeping with the existing built form	Requiring good design. Delivering a wide choice of high quality homes.
Increase local employment and opportunities for local business to thrive	Supporting a prosperous rural economy.

SNDP Objective	Relevant NPPF goal
	Building a strong, competitive economy.
Address traffic, parking and pedestrian movement issues in Spratton village	Promoting sustainable transport
Provide new community facilities and support existing community facilities to address identified needs of the community	Promoting healthy communities.
Ensure that new development minimises its impact on the environment	Meeting the challenge of climate change, flooding and coastal change

Table 2.2: Assessment of how each policy in the SNDP conforms to the NPPF

No.	Policy title and reference	NPPF ref. (para.)	Commentary
1	Policy SB1: Village Settlement Boundary	55, 109	Defines the built-up area boundary to ensure consistency with the need to deliver affordable and open market rural homes and to direct development other than infill to sites immediately adjacent to the settlement edge, subject to the appropriate protection of the natural landscape.
2	Policy HS1: Housing development	50, 54	Recognises the need for Spratton, as a rural settlement, to provide for a range of housing needs, principally for its community but also for the wider rural area it serves.
3	Policy HS2: Infill development	53	Seeks to resist the inappropriate development of sites in the built-up area where this would have an unacceptable impact on residential amenity.
4	Policy CM1: Provision of incubator space	21, 28	Recognises the potential for small start-up businesses to grow and seeks to provide for their needs.
5	Policy CM2: Protecting and enhancing existing employment areas	21, 28	Seeks to provide the opportunity for minor extensions to commercial employment areas in order to allow thriving commercial activities to grow
6	Policy LG1: Local Green Spaces	74, 76, 77	Makes use of the provision for making a designation and applies the NPP criteria.
7	Policy LG2: Protection of allotment space	70, 73	Seeks to protect against the loss of facilities that are important to the well-being of residents in Spratton.
8	Policy LG3: Other green spaces	61, 69, 70, 109	Seeks to protect other green spaces of value to the community in terms of their biodiversity and heritage value
9	Policy LD1: Landscape and views	109	Protects views of particularly valued local landscapes.
10	Policy LD2: Tree planting	58	Seeks to ensure that new development is broken up and creates links with the surrounding countryside through well planned tree planting.
11	Policy LD3: Special Landscape Area	109, 113	Seeks to protect a particularly valued landscape area from inappropriate development.
12	Policy LD4: Light pollution	125	Seeks to ensure that light pollution does not detract from the quality of the night sky in an attractive rural setting.
13	Policy LD5: Enhancing woodland areas	109, 113	Protects the limited number of woodland areas within the parish and seeks to enhance woodland planting.

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No.	Policy title and reference	NPPF ref. (para.)	Commentary
14	Policy HD1: Building design	58, 60	Seeks to reflect the distinctiveness on the architecture of local development in Spratton.
15	Policy HP1: Parking standards for new residential development	39	Recognises the impact of on-street parking and seeks to ensure that new development provides for off-street parking commensurate with the comparatively high levels of car ownership in a rural parish.
16	Policy HP2: Improved provision for walking	29, 30, 58	Seeks to ensure that Spratton is a safe place for pedestrians where they come into contact with vehicular traffic. Seeks to improve access to both the built-up area and the countryside and ensure that non-car users have alternative routes to the existing road network
17	Policy RE1: Use of renewable energy in new buildings	93, 95, 97	Provides a positive strategy to encourage the provision of renewable energy and CO ₂ -reducing measures
18	Policy CF1: Provision of a multi-activity community building	70	Seeks to provide the necessary flexibility to permit a community hub to come forward and provide for a range of social, recreational and cultural activities within the community.

3 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'
- 3.2 The strategic objectives of the Neighbourhood Development Plan comprise a balance of social, economic and environmental goals.
- 3.3 The **social** goals are to maintain a thriving community within Spratton, recognising that the community and its needs may change over time. This it seeks to achieve by providing improved non-car movement and recreation within the local and wider community whilst protecting the value heritage of Spratton village.
- 3.4 The **economic** goals are to retain and improve the existing employment base within Spratton. This it seeks to achieve by providing for needs of existing and start-up businesses.
- 3.5 The **environmental** goals are to protect the environment and ensure that development recognises this in its design, landscaping and access. This it seeks to achieve through its policies on design, protecting of green spaces and views.
- 3.6 Daventry District Council considered that a Strategic Environmental Assessment (SEA) was not required because the SNDP is not likely to have a significant impact upon the environment.

4 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 4.1 The development plan currently consists of the following:
- 1997 Daventry District Local Plan (saved policies)
 - 2014 West Northamptonshire Joint Core Strategy
 - 2014 Northamptonshire Minerals and Waste Local Plan
- 4.2 The policies of relevance are shown in Tables 4.1 and 4.2 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the SNDP is in general conformity with them.
- 4.3 Any policy that is not identified in Tables 4.1 and 4.2 is not considered to be relevant to the SNDP because the SNDP does not have any policies that directly relate to it.
- 4.4 It is confirmed that there are no policies in the 2014 Northamptonshire Minerals and Waste Local Plan that the SNDP policies have any relevance to.

Table 4.1: Relevant policies in the 2014 West Northamptonshire Joint Core Strategy

District Local Plan Policy	SNDP Policy
Policy SA – Presumption on Favour of Sustainable Development	All SNDP policies seeks to address the presumption
Policy S1 – The Distribution of Development	Policy HS1 seeks to provide for the housing needs of Spratton as a rural village. Policies CM1 and CM2 seek to strengthen rural enterprise.
Policy S11 – Low Carbon and Renewable Energy	Policy RE1 provides support for the provision of renewable energy and CO ₂ -reducing measures
Policy RC2 – Community Needs	Policy LG2 seeks to protect allotment space, subject to criteria for their re-provision
Policy E1 – Existing Employment Areas	Policies CM1 and CM2 seek to make provision appropriate for Spratton’s rural role
Policy H1 – Housing Density and Mix and Type of Dwellings	Policy HS1 seeks to reflect the same approach to establishing local needs regarding mix. Policy HS2 on infill seeks to ensure that densities are appropriate.
Policy H2 – Affordable Housing	Policy HS1 reflects the requirement for the overall provision of affordable housing and seeks to ensure provision in perpetuity for local needs, reflecting Spratton’s rural role.
Policy BN3 – Woodland Enhancement and Creation	Policy LD5 also seeks to protect and enhance woodland areas in Spratton.
Policy BN5 – The Historic Environment and Landscape	Policies LD1 and HD1 seek to provide guidance on key views and important aspects of respecting the heritage of Spratton’s architecture respectively.
Policy INF1 – Approach to Infrastructure Delivery	Policy CF1 identifies a specific item of infrastructure that is needed by the community.
Policy R1 – Spatial Strategy for Rural Areas	Policy HS1 reflects the fact that Spratton’s role in the settlement hierarchy has yet to be established. It has focused on providing

District Local Plan Policy	SNDP Policy
	for its needs and creating a flexible and positive framework for growth, principally around the edge of the settlement.

Table 4.2: Relevant saved policies in the 1997 Daventry District Local Plan

District Local Plan Policy	SNDP Policy
Policy EN1 – Special Landscape Areas	Policy LD3 reflects the requirements of this policy whilst seeking to be positive about growth that does not have an adverse impact on the character of the local landscape.
Policy EN18 – The Redevelopment, Renovation and Conversion of Existing Buildings within Villages	Policy HD1 provides more locally relevant guidance on development within Spratton village.
Policy EN25 - Landscaping	Policy LD5 applies these criteria where they are relevant to preserving and enhancing woodland areas.
Policy EN42 – Design of Development	Policy HD1 provides more locally relevant guidance on development within Spratton village.
Policy HS22 – Restricted Infill Villages	Policy SB1 permits development outside but adjacent to the existing settlement boundary, so is in a certain degree of conflict with Policy HS22. Such a policy does not enable the Neighbourhood Development Plan to address the opportunities arising from growth and to be positive about providing for sustainable development. This is the fundamental requirement of the National Planning Policy Framework. The Neighbourhood Development Plan proposes a more flexible approach to development adjacent to the built-up area of the village in order that it can properly accommodate the levels of growth likely to come forward through the updated planning policy framework provided by Daventry District Council. By restricting development to no more than fifteen dwellings, this will ensure that there is no significant encroachment into open countryside.
Policies EM11 to EM13 – Industrial or Commercial Development within or adjacent to Restricted Infill Villages	Policy CM1 seeks to direct small scale incubator business development either within the settlement boundary or adjacent to it, provided it complies with the requirements of Policy SB1.
Policy EM16 - Industrial or Commercial Development within Open Countryside	Policy CM2 seeks to ensure that small scale development is within the existing confines of the existing commercial area provided it is not detrimental to the character of the wider countryside or views.

5 DOES NOT BREACH, AND IS COMPATIBLE WITH, EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

- 5.1 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 The SNDP Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) of the draft SNDP in October 2014. In December 2014, Daventry District Council formally stated that neither an SEA nor an HRA was required. The formal opinion is provided as a separate supporting document.

6 CONCLUSION

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Spratton Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Spratton Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

