



ECCLESHALL PARISH NEIGHBOURHOOD PLAN BASIC CONDITIONS STATEMENT APRIL 2015



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ECCLESHALL NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

SUBMISSION TO STAFFORD BOROUGH COUNCIL. APRIL 2015

1. INTRODUCTION

- 1.1. This statement has been prepared by Eccleshall Parish Council to accompany its submission version of the Eccleshall Neighbourhood Plan. These two documents along with a Consultation Statement will be submitted to Stafford Borough Council, under Regulation 15 of the Neighbourhood (General) Planning Regulations 2012.
- 1.2. A Basic Conditions statement has been prepared to demonstrate how the pre-submission Eccleshall Neighbourhood Plan meets the basic conditions set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#). A Neighbourhood Plan must meet these conditions if it is to proceed to a referendum and be made. The Basic Conditions are:
- Have regard to national policy and guidance from the Secretary of State
 - Contribute to sustainable development
 - Have general conformity with the strategic policies of the development plan for the area or any part of that area
 - Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- 1.3. This statement addresses each of the four points and explains how the requirements of the Basic Conditions have been met.

2. BACKGROUND

- 2.1. Eccleshall Parish Council is the qualifying body responsible for the preparation of the Neighbourhood Plan. The Parish Council submitted proposals to prepare a Neighbourhood Plan for the parish of Eccleshall based on the parish boundary.
- 2.2. Following a six week public consultation, the Eccleshall Neighbourhood Plan area was formally approved and designated by Stafford Borough Council on July 4th, 2014. Subsequently, a Neighbourhood Plan Working Group was developed consisting of local people from the parish. This group has met regularly to prepare the pre-submission Neighbourhood Plan.
- 2.3. The pre-submission Eccleshall Neighbourhood Plan has been developed through effective consultation with the people of Eccleshall parish, including key stakeholders within the area. A robust community consultation supports the evidence base and justification for the development of the draft plan and more importantly the policies.
- 2.4. The feedback of an extensive survey identified key priorities for the Neighbourhood Plan to address and provided comprehensive feedback to support the Neighbourhood Plan. The Consultation Statement, which accompanies the Basic Conditions Statement and the Eccleshall Neighbourhood Plan details the consultation exercises that have taken place, and summarises the key findings of the survey.
- 2.5. The Parish Council has worked alongside officers at Stafford Borough Council throughout the preparation of the draft plan.

3. PRE-SUBMISSION PUBLIC CONSULTATION

- 3.1. The Neighbourhood Plan has undergone a pre-submission public consultation for the statutory six week period between January 19th, 2015 and February 28th, 2015. The comments received have been recorded and considered and summarised in the submitted Consultation Report.

4. WHAT IS BEING PROPOSED IN THE NEIGHBOURHOOD PLAN

- 4.1. The pre-submission Eccleshall Neighbourhood Plan proposes a range of planning policies. It establishes a settlement boundary for Eccleshall which includes sites for new housing development, some permitted and some proposed sites. The Plan seeks to protect and enhance the open space and open countryside within the Neighbourhood area and encourage economic activity within the rural parts of the parish to help achieve sustainable development.
- 4.2. The Plan sets out a vision to deliver five key priorities underpinned by subsequent planning policies. The five key priorities of the pre-submission Eccleshall Neighbourhood Plan are:
- Housing
 - Jobs and Employment
 - Traffic and Parking
 - Green Space
 - Historic Fabric
- 4.3. The policies in the pre-submission Eccleshall Neighbourhood plan relate to the development and use of land in the designated Neighbourhood Area and have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012. The Plan period covers the whole of the Parish for the period up to 2031, which is the same period as the Plan for Stafford Borough.
- 4.4. The Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the neighbourhood area.

5. CONFORMITY WITH NATIONAL PLANNING POLICY AND THE PLAN FOR STAFFORD BOROUGH

- 5.1. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and local strategic planning policies set out in the Local Plan – the Plan for Stafford Borough (PFSB).
- 5.2. The PFSB sets out a development strategy which includes a sustainable settlement hierarchy. This has been identified to deliver a sustainable pattern of growth and to meet the scale of housing and employment need over the plan period.
- 5.3. The PFSB provides a clear framework for delivering housing and employment growth in the towns of Stafford and Stone and the 11 Key Service Villages (KSVs). The scale and distribution of growth is set out in the development strategy of the PFSB Spatial Principles.
- 5.4. Spatial Principle 4 requires the provision of 1200 dwellings to be delivered across the 11 KSVs and 800 dwellings for the rural parts of Stafford Borough. A large proportion of these targets are already committed through granted planning permissions. The pre-submission Eccleshall Neighbourhood Plan, particularly policies 1 and 2 help support the PFSB and contribute to 6.7.

achieving the housing provision by delivering approximately 325 new dwellings within the defined settlement boundary.

- 5.5. Policy 3, of the Neighbourhood Plan supports Spatial Principle 5 by encouraging additional economic uses and employment provision within the Parish through the conversion of existing buildings and new development.
- 5.6. The Neighbourhood Plan sets out a total of 7 local policies. The table below shows these policies and how they conform to the PFSB and the NPPF.

Eccleshall Neighbourhood Plan Policies	Plan for Stafford Borough	National Planning Policy Framework
<p>Policy 1 HOUSING DEVELOPMENT <i>In accordance with Policy SP7 of the Plan for Stafford Borough 2014 the Eccleshall Settlement Boundary has been defined and is indicated on map 1, which forms part of the Neighbourhood Plan. Proposals for new housing development within the defined settlement boundary will be supported</i></p>	<p>SP2.-. Stafford Borough Housing and Employment requirements</p> <p>SP3 – Stafford Borough Sustainable Settlement Hierarchy</p> <p>SP4 – Stafford Borough Housing Growth Distribution</p> <p>SP6 – Achieving Rural sustainability</p> <p>SP7 – Supporting the location of New Development</p>	<p>Paragraph 14 – Sustainable Development</p> <p>Paragraph 17 – Empowering local people</p> <p>Paragraph 100 – Flood Risk</p> <p>Paragraph 109 – protecting valued landscapes</p> <p>Paragraph 126 – Conservation Areas</p> <p>Paragraph 184 – Neighbourhood Planning</p>
<p>Policy 2 HOUSING TYPES <i>To support the aspirations of the local Parish, new housing developments should seek to provide a mix of market and affordable houses. Applications that seek to provide 3 bedroom houses and 2 bedroom bungalows will be supported</i></p>	<p>C1 – Dwelling types and sizes</p> <p>C2 – Affordable Housing</p>	<p>Paragraph 47 – Assess market needs</p> <p>Paragraph 50 – Wide choice of homes</p> <p>Paragraph 159 – Housing needs</p>

Eccleshall Neighbourhood Plan Policies	Plan for Stafford Borough	National Planning Policy Framework
<p>Policy 3 JOBS AND EMPLOYMENT</p> <p>1. <i>Development proposals to provide a range of sustainable economic activities in the rural area will be supported through the conversion of existing buildings and through the provision of new buildings proving they reinforce Policy E2 of the Plan for Stafford Borough.</i></p> <p>2. <i>Economic uses that will generate significant amounts of traffic that would adversely effect the road infrastructure will not be supported unless suitable measures are introduced to reduce any impact on the local highway network.</i></p> <p><i>Any development proposals should be in accordance with Policy 4 of the Neighbourhood Plan.</i></p>	<p>SP5 – Stafford Borough Employment Growth Distribution</p> <p>SP6 – Achieving rural sustainability</p> <p>E1 – Local economy</p> <p>E2 – Sustainable rural development</p> <p>E3 – Development within recognised industrial estates</p> <p>E4 – Raleigh Hall recognised industrial estate</p> <p>T1 - Transport</p>	<p>Paragraph 28 - Economic growth</p> <p>Paragraph 29 – Sustainable Transport</p> <p>Paragraph 41 – Identify routes in developing infrastructure</p> <p>Paragraph 162 – Transport Infrastructure</p>
<p>Policy 4 TRAFFIC AND PARKING</p> <p><i>All new developments should:</i></p> <p>1. <i>Identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on existing traffic, pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts.</i></p> <p>2. <i>Maximise opportunities to walk and cycle, including between Eccleshall town and the rest of the Parish and where possible linking new and existing routes to Green Spaces. Public</i></p>	<p>SP6 – Achieving rural sustainability</p> <p>E1 – Local economy</p> <p>E3 – Development within recognised industrial estates</p> <p>E4 – Raleigh Hall recognised industrial estate</p> <p>T1 - Transport</p>	<p>Paragraph 23 – Vitality of town centres</p> <p>Paragraph 40 – parking in town centres</p> <p>Paragraph 69 – Healthy communities</p>
<p>Policy 5 LINK ROAD</p> <p><i>Any new residential development between the Stone Road and the Stafford Road should make provision for there to be a vehicular link between the two roads However, such a route should be designed to discourage through traffic and use by large vehicles.</i></p>	<p>E8 – Town, local and other centres</p> <p>T1 – Transport</p> <p>T2 – Parking and manoeuvring facilities</p>	<p>Paragraph 39 – Accessibility of the development</p> <p>Paragraph 58 – Green spaces and transport networks</p>

Eccleshall Neighbourhood Plan Policies	Plan for Stafford Borough	National Planning Policy Framework
<p>Policy 6 GREEN SPACE</p> <ul style="list-style-type: none"> <i>Development on publicly accessible local green spaces within the town identified on Map 3, which are not already protected by The Plan For Stafford Borough is unacceptable and will not be permitted to ensure that they remain for the benefit of the community and are protected for future acceptable use.</i> <i>Land along the south bank of the River Sow on sites 3 and 5 are to become Local Green Spaces forming a Country Park along the riverside as shown on Map 4. Developers of these sites must promote and establish the use as a country park, including the provision of suitable accesses to the area.</i> 	<p>C7 – Open space, sport and recreation</p> <p>N1 – Design</p> <p>N4 – The natural environment and green infrastructure</p> <p>I1 – Infrastructure delivery policy</p>	<p>Paragraph 58 – Green spaces and transport networks</p> <p>Paragraph 69 – Healthy communities</p> <p>Paragraph 70 – provision of valued facilities</p> <p>Paragraph 73 – Access to open spaces</p> <p>Paragraph 74 – Protect open spaces</p>
<p>Policy 7 HISTORIC ENVIRONMENT</p> <p><i>All new developments should be designed to complement and conserve the existing heritage of Eccleshall town. Applicants are required to use the principles set out within the Eccleshall Design Statement to help inform the design of new developments and maintain the town's distinctive character and local architecture</i></p>	<p>E8 –Town, local and other centres</p> <p>N1 – Design</p> <p>N4 – The natural environment and green infrastructure</p> <p>N8 – Landscape character</p>	<p>Paragraph 56 – Good design</p> <p>Paragraph 58 – Quality of design</p> <p>Paragraph 59 – Design codes</p> <p>Paragraph 126 – Conservation Areas</p>

6. SUSTAINABLE DEVELOPMENT

- 6.1. One of the basic conditions underlying a Neighbourhood Plan should be that it contributes towards the achievement of sustainable development.
- 6.2. The Government's approach towards sustainable development is set out in the [National Planning Policy Framework \(NPPF\)](#). This is essentially about enabling growth for the current needs of the population and for future generations to come.
- 6.3. The NPPF describes three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- An Economic Role - Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places

and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A Social Role - Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.4. There are many ways of demonstrating how Neighbourhood Plans contribute towards achieving sustainable development. Although Neighbourhood Plans are not required to carry out a Sustainability Appraisal, such an approach can be used to show how Neighbourhood Plans support the achievement of sustainable development. In order to do this, it is necessary to identify sustainability objectives that comprise a balance of socio-economic and environmental benefits.

6.5. For the purpose of the Eccleshall Neighbourhood Plan, an approach has been undertaken using the sustainability objectives applied in the Plan for Stafford Borough, to show how the policies of the Neighbourhood Plan compare against sustainability objectives and contributes towards achieving sustainable development. The sustainability objectives are listed below.

Economic Objectives

- 1. To create high, stable and equitable levels of employment*
- 2. To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues*
- 3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities*
- 4. To support the needs of the local rural economy and communities*
- 5. To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.*

Social Objectives

- 6. To ensure that everyone has the opportunity of a decent and affordable home*
- 7. To improve opportunities for access for all to work, education, health and local services*
- 8. To reduce and prevent crime, and reduce the fear of crime*
- 9. To reduce the impact of noise and light pollution*
- 10. To improve health, safety and well-being across the whole community.*

Environmental Objectives

- 11. To reduce societal contributions to climate change*
- 12. To protect and enhance biodiversity*
- 13. To protect and conserve soil*
- 14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.*
- 15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.*

Community Objectives

- 16. To create a sense of community identity and belonging*
- 17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities*
- 18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community*
- 19. To encourage a strong, inclusive, community and voluntary sector*
- 20. To engender a sense of civic and neighbourhood values, responsibility and pride.*

6.6. The sustainability objectives shown above have been applied in the Appraisal Table below

ECCLESHALL NEIGHBOURHOOD PLAN POLICIES – SUSTAINABILITY OBJECTIVES					
ECONOMIC	1	2	3	4	5
1. Housing	Compatible	Compatible	Compatible	Compatible	Compatible
2. Hsg types	Compatible	Compatible	Compatible	Compatible	Neutral
3. Jobs	Compatible	Compatible	Compatible	Compatible	Compatible
4. Traffic	Compatible	Compatible	Compatible	Compatible	Compatible
5. Link Road	Neutral	Compatible	Compatible	Neutral	Neutral
6. Green Sp	Neutral	Compatible	Compatible	Neutral	Compatible
7. Historic	Neutral	Compatible	Compatible	Neutral	Neutral
SOCIAL	6	7	8	9	10
1. Housing	Compatible	Compatible	Neutral	Neutral	Neutral
2. Hsg types	Compatible	Neutral	Neutral	Neutral	Compatible
3. Jobs	Neutral	Compatible	Neutral	Neutral	Compatible
4. Traffic	Neutral	Compatible	Neutral	Compatible	Compatible
5. Link Road	Neutral	Neutral	Neutral	Neutral	Compatible
6. Green Sp	Compatible	Compatible	Neutral	Neutral	Compatible
7. Historic	Neutral	Neutral	Neutral	Compatible	Neutral
ENVIRONMENT	11	12	13	14	15
1. Housing	Compatible	Compatible	Neutral	Neutral	Neutral
2. Hsg types	Compatible	Neutral	Neutral	Neutral	Compatible
3. Jobs	Compatible	Neutral	Neutral	Neutral	Neutral
4. Traffic	Compatible	Neutral	Neutral	Neutral	Compatible
5. Link Road	Compatible	Neutral	Neutral	Neutral	Neutral
6. Green Sp	Compatible	Neutral	Neutral	Neutral	Compatible
7. Historic	Neutral	Neutral	Neutral	Neutral	Compatible
COMMUNITY	16	17	18	19	20
1. Housing	Compatible	Compatible	Compatible	Compatible	Compatible
2. Hsg types	Compatible	Neutral	Compatible	Compatible	Compatible
3. Jobs	Compatible	Neutral	Compatible	Compatible	Compatible
4. Traffic	Compatible	Neutral	Compatible	Compatible	Compatible
5. Link Road	Compatible	Neutral	Neutral	Compatible	Neutral
6. Green Sp	Compatible	Neutral	Compatible	Compatible	Compatible
7. Historic	Compatible	Neutral	Compatible	Neutral	Compatible

6.7. The appraisal above indicates that the policies contained in the Eccleshall Neighbourhood Plan are either compatible or neutral compared with the sustainability objectives. Neutral is considered as having no effect at all, while compatible shows support towards achieving a sustainability objective.

6.8. The Parish Council is satisfied that this appraisal shows the Eccleshall Neighbourhood Plan contributes towards achieving sustainable development.

7. COMPATIBILITY WITH EU AND HUMAN RIGHTS OBLIGATIONS

- 7.1. The Neighbourhood Plan has had regard to EU obligations and the human rights requirements. It is compatible with all requirements.
- 7.2. The Neighbourhood Plan proposes to secure new housing developments within a defined settlement boundary. It seeks to encourage new economic activity through the use of existing buildings and also safeguard open spaces that are considered of high value to the Parish.
- 7.3. In order to meet the basic conditions of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan including the proposals and policies set out in the plan must be screened / assessed to determine whether a Strategic Environmental Assessment (SEA) or a Habitat Regulation Assessment (HRA) is required and if any significant environmental effects are likely to occur from the Neighbourhood Plan.
- 7.4. Stafford Borough Council has carried out and prepared a screening assessment on the Eccleshall Neighbourhood Plan and determined that in their opinion, the plan meets the basic conditions of not breaching, and otherwise being compatible with EU Obligations and Human Right requirements. The screening assessment confirms there are no likely significant environmental effects arising from the Eccleshall Neighbourhood Plan and a SEA or HRA will not be required.
- 7.5. A reform in Neighbourhood Planning Regulations which took place with effect from February 2015, require Neighbourhood Plan areas to submit either a statement of reasons; environmental report; or an explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive to accompany a Neighbourhood Plan when it is submitted to a local planning authority. The screening assessment undertaken by Stafford Borough Council fulfils this statutory requirement and will accompany the final submission of the Eccleshall Neighbourhood Plan