

# Gretton Neighbourhood Plan 2019-2031 Statement of Basic Conditions

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## 1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Gretton Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
  - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
  - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
  - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
  - (d) such other matters as may be prescribed.
- 1.4 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
  - (a) 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
  - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
  - (c) 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)
  - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
  - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

- 1.5 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

## 2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

### **The Plan is being submitted by a qualifying body**

The Neighbourhood Plan has been submitted by Gretton Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan Area.

### **What is being proposed is a neighbourhood plan**

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has 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 Regulations 2012.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

- 2.3 The Neighbourhood Plan states that the period which it relates to is from 2019 until 2031. The period has been chosen to align with that of the North Northamptonshire Joint Core Strategy which was adopted in July 2016.

### **The policies do not relate to excluded development**

- 2.4 The Neighbourhood 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 proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan area.**

- 2.5 The designated Plan area was approved by Corby Borough Council on 2 November 2016. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.

2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.

### **3.0 The Basic Conditions**

3.1 This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the strategic policies contained in the North Northamptonshire Joint Core Strategy 2011-2031.

3.2 The Neighbourhood Plan has been informed by the evidence base of the North Northamptonshire Joint Core Strategy, which was Adopted in July 2016.

#### **Having regard to national policies and advice**

3.3 The Neighbourhood Plan has been developed having regard to the NPPF amended in 2019. An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.4 In broad terms the Plan:

- Process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area.
- Policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency.
- Seeks to deliver homes, businesses and infrastructure through housing allocations, windfall sites and employment policies.
- Seeks to actively manage patterns of growth in the most sustainable locations through the designation of Limits to Development.
- Supports local strategies to deliver sufficient community facilities and services, to meet local needs.
- Contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces and the protection and enhancement of biodiversity.

### **General conformity with the strategic policies of the development plan for the area**

- 3.5 The Neighbourhood Plan has been prepared in general conformity with the strategic policies of the North Northamptonshire Joint Core Strategy 2011-2031
- 3.6 Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the Strategic Policies of the North Northamptonshire Joint Core Strategy 2011-2031.

<b>Gretton Neighbourhood Plan policies</b>	<b>NPPF para</b>	<b>Regard to National Planning Policy</b>	<b>General Conformity with North Northamptonshire Joint Care Strategy 2011-2036</b>
<b>Policy H1: Residential Site Allocation</b>	16 & 47	<p>.Inclusion of a housing allocation supports ‘the presumption in favour of sustainable development’ by planning positively, shaping and directing development.</p> <p>The policy in identifying a residential site to ensure housing delivery utilising evidence underpinning the emerging local plan Part 2, supports the NPPF aims of delivering sustainable development.</p>	<p>This policy is in general conformity with the settlement hierarchy identified in the Local Plan and the apportioned housing requirements for the parish, agreed in consultation with the Borough Council.</p> <p>Inclusion of a housing allocation supports ‘the presumption in favour of sustainable development’ by providing for the strategic development needs set out in the Core Strategy and the emerging Part 2 Local Plan for Corby</p>
<b>Policy H2: Limits to Development</b>	17, 23, 30, 55 & 95	<p>One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Limits to Development seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Limits to Development facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.</p> <p>The policy accords with the NPPF in its control of development outside the defined Limits to Development (in the open countryside).</p>	<p>The Local Plan Part 2 retains settlement boundaries and recognises that they may ‘be overtaken by the neighbourhood plan process’ (para 8.16)</p>
<b>Policy H3: Design Policies</b>	42, 58 & 60	<p>The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.</p>	<p>The Core Strategy emphasises the need for enhanced design quality (page 6).</p> <p>Policy 2 requires that ‘Proposals should complement their surrounding historic environment through the form, scale, design and materials’.</p> <p>Policy 3 states that development should ‘Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management’.</p>

<i>Gretton Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy</i>	<i>General Conformity with North Northamptonshire Joint Care Strategy 2011-2036</i>
<b>Policy H4: Affordable Housing Provision</b>	61, 62, 63, 64	This policy supports the provision of affordable housing and includes a policy prioritising allocation to local residents. This policy is consistent with the NPPF which outlines the need to widen opportunities for home ownership and create inclusive and mixed communities through amongst other things, supporting affordable housing where there is an identified need.	Policy H4 is in general conformity with Core Strategy policy 30 which sets targets for affordable housing and establishes the need for an appropriate mix of housing.
<b>Policy H5: Accessible Housing</b>	127	The NPPF requires that planning policies ensure that developments ‘create places that are inclusive and accessible’. The NPPF goes on to state that planning policies for housing should make use of the Government’s optional standards for accessible and adaptable housing’ where this would address an identified need.’	The Core Strategy recognises the importance of the issue of accessible housing (page 142) ‘related, but not exclusive, to housing for older people’.  Policy 30 encourages proposals to meet the specialist housing needs of older households.
<b>Policy H6: Windfall Sites</b>	48 & 55	The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years.	Policy H6 is in general conformity with the Core Strategy which recognises the role of windfall development within villages to help meet the overall housing requirement.
<b>Policy ENV1: Protection of Local Green Space</b>	76 & 77	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The principles underpinning the protection of Local Green Spaces are in general conformity to the Core Strategy’s conservation and enhancement of the environment (Page 9 references ‘encouraging and promoting environmental protections’ whilst Policy 4 seeks a net gain in biodiversity).



<b>Gretton Neighbourhood Plan policies</b>	<b>Regard to National Planning Policy</b>		<b>General Conformity with North Northamptonshire Joint Care Strategy 2011-2036</b>
	<b>NPPF para</b>		
<p><b>Policy ENV 2: Protection of sites and features of Environmental Significance</b></p> <p><b>Policy ENV 3: Important Open Spaces</b></p> <p><b>Policy Env 6: Notable Trees</b></p>	109 & 135	These policies seek to protect other open space with environmental value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	<p>The Core Strategy seeks to protect sites of ecological and geological importance (Policy 4) and encourages the management of land for nature conservation.</p> <p>The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the overarching principles contained in Section A, 1 in policies 3 and 4.</p>
<b>Policy ENV 4: Buildings and Structures of Local Significance</b>	Para 17 &135	This policy recognises Gretton’s historic character as one of its most important assets and seeks to protect and enhance it. It has regard to the NPPF with regards to identifying non-designated heritage assets for protection. The policy supports the protection of heritage assets and their setting, a core principle of the NPPF.	<p>Policy ENV 4 is in general conformity with Core Strategy Policy 2 on the historic environment which states that ‘The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced’.</p> <p>Updated Planning Practice Guidance recognises the ability of neighbourhood plans to identify locally important dwellings and structures for inclusion on a local list (Reference ID: 18a-040-20190723).</p>
<b>Policy ENV 5: Ridge and Furrow</b>	139	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	Policy ENV5 is in general conformity with the Core Strategy Policy 2 which identifies the need to avoid development which impacts on a heritage asset and/or its setting
<b>Policy ENV 6: Biodiversity</b>	109 &117	This policy seeks to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	Protection and enhancement of designated and non-designated ecological sites suitably conforms with the strategic policies of the Core Strategy and in particular, Policy 4 which introduces a range of conditions in seeking a net gain in biodiversity and protections for features of geological interest.
<b>Policy ENV 7: Protection of Important Views</b>	Para. 109	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	Core Strategy Policy 2 states that ‘Proposals should protect and, where possible, enhance key views and vistas of heritage assets’. The Neighbourhood Plan policy ENV 7 applies locally important views to this broad strategic policy.

<i>Gretton Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy</i>	<i>General Conformity with North Northamptonshire Joint Care Strategy 2011-2036</i>
<b>Policy ENV 8: Footpaths and Bridleways</b>	30 & 75	This policy aims to protect and improve the existing cycle and pedestrian network. In doing so, it has regard to the NPPF in terms of ‘promoting sustainable transport’, reducing congestion and greenhouse gas emissions and ‘promoting healthy communities’.	Whilst there is no generic strategic policy regarding the protection of footpaths and cycleways, the Core Strategy includes several policies protecting specific routes. Policy ENV8 generally conforms with the implicit objectives of the Core Strategy in identifying locally important footpaths. The policy is in general conformity with the Core Strategy emphasis on improving health and wellbeing.
<b>Policy Env 9: Renewable Energy Generation Infrastructure</b>	148, 151, 154	The policy supports the NPPF aim of meeting the challenge of climate change by supporting the delivery of renewable energy development while ensuring that adverse impacts are addressed satisfactorily.	Policy Env 9 is in general conformity with the identified outcomes expressed in the Core Strategy in seeking the highest viable standards for a range of issues, including renewable energy.
<b>Policy CAF1: The Retention of Community Facilities and Assets</b>	Para. 28 & 70	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	Policy CAF 1 is in general conformity with Core Strategy policy 7 which requires development to support and enhance community facilities where appropriate. The Neighbourhood Plan provides further detail, by identifying those community facilities that are important to the local community.
<b>Policy CAF2: New or Improved Community Facilities</b>	70	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Policy CAF2 is in general conformity with Core Strategy policy 7 which promotes the enhancement of community facilities whilst policy 11 only supports development which does not exceed the capacity of local infrastructure or services. Policy 10 requires the delivery of appropriate infrastructure, services and facilities arising from development.
<b>Policy VC1: Broadband and Mobile Infrastructure</b>	Para. 42 & 43	The NPPF advocates planning that supports high quality communications infrastructure.	Core Strategy policy 10 promotes next generation broadband to serve all areas
<b>Policy T1 Traffic Management</b>	30 & 95	The policy seeks to manage potential traffic issues arising from development and has regard for ‘promoting sustainable transport’ and supporting reductions in greenhouse gas emissions.	Core Strategy policy 3 on landscape character requires development to minimise the visual and traffic impacts of development. Policy 8 prioritises the needs of pedestrians, cyclists and public transport

<b>Gretton Neighbourhood Plan policies</b>	<b>NPPF para</b>	<b>Regard to National Planning Policy</b>	<b>General Conformity with North Northamptonshire Joint Core Strategy 2011-2036</b>
<b>Policy T2: Electric Vehicles</b>	105, 110	The NPPF supports the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and that applications for development are designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.	This policy is in general conformity with Core Strategy policy 26 which supports proposals for low carbon energy generation. Policy T2 is in line with the Core Strategy paragraph 2.10 on page 14 which supports the use of electric vehicles and is in line with policy 14 which calls for a comprehensive infrastructure to facilitate the use of electric vehicles at Deenethorpe airfield.
<b>Policy BE1: Support for Existing Businesses and Employment Opportunities</b>	9, 28 & 37	These policies support employment opportunities through small scale employment premises. 'Making it easier for jobs to be created in cities, towns and villages' is a key element in the pursuance of sustainable development as outlined in the NPPF. The policies aim to support a prosperous rural economy, to grow and where possible, diversify the local economy.	Supporting additional employment development on the premise that is within existing buildings, on areas of previously developed land or within the limits to development is in general conformity with Core Strategy policy 22 which sets the conditions by which economic development is achieved.
<b>Policy BE2: Support for New Businesses and Employment</b>	9, 28 & 37		
<b>Policy BE3: Home Working</b>	28 & 29	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.	The growing trend for home working is highlighted in policies 14 and 33 which support home working in specific locations. Policy BE3 is in general conformity with these policies.
<b>Policy BE4: Farm Diversification</b>	17 & 28	Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and the transition to a low carbon future by encouraging the use of existing resources.	Core Strategy policy 25 supports opportunities to develop and diversify the rural economy. The narrative underpinning the policy specifically refers to support for farm diversification.
<b>Policy BE5: Tourism</b>	Para 21& 28	The policy in supporting development proposals for tourism and leisure facilities recognises the role that the area can play in 'building a strong, competitive economy' and 'supporting a prosperous rural economy' through sustainable rural tourism and leisure developments.'	Core Strategy policy 25 promotes commercial opportunities related to ecotourism and supports tourism within a context of sustainable rural diversification.

## Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the draft Part 2 Local Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need;
  - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport and local employment opportunities;
  - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important open green space and protection of important views.
  - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
  - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of superfast broadband;
  - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

## EU obligations

### Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening opinion was issued by Corby Borough Council with which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

### Habitats Directive

3.12 Corby Borough Council undertook a Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

### Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule

set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Advisory Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## **4.0 Conclusion**

- 4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Gretton Neighbourhood Plan.
- 4.2 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the strategic policies in the North Northamptonshire Core Strategy, adopted in July 2016, and meets relevant EU obligations.
- 4.3 It is therefore respectfully suggested to the Examiner that the Gretton Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.