



Basic Conditions Statement Addendum

in respect of:

Tatenhill Neighbourhood Plan

on behalf of:

Tatenhill Parish Council

August 2015





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1. Introduction

- 1.1. This Basic Conditions Statement has been prepared in support of the Tatenhill Neighbourhood Development Plan (TNDP) and demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan Period and identifies a designated Neighbourhood Area.

- 1.2. The statement primarily focuses on the three policies which have significantly changed post-examination which include Parish Housing Strategy (HE1), Local Green Spaces (LC2) and Highway Safety (IN2), please see original for other policies. The statement also has regard to Winsford's Neighbourhood Plan examination report where the emerging Local Plan has been given significant weight on it represents the most up-to-date local interpretation on the delivery of sustainable development, however it is noted that it is not the adopted Local Plan. Since the submission of Tatenhill's Neighbourhood Plan in August 2014 the emerging Local Plan has advanced significantly and following examination the main modifications are now being consulted upon. Given the significant weight the emerging Local Plan carries and the findings of Winsford's Neighbourhood Plan examination report, the basic conditions statement will have regard to both the Adopted Local Plan (2006) and the Pre-Submission Local Plan (2012) in conjunction with the schedule of main modifications (2015). This will ensure the Neighbourhood Plan is in accordance with emerging local policies and strategies and contributes to the achievement of sustainable development.

1.3. The core basic conditions for Neighbourhood Plans, as required by Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended), can be summarised as follows:

- having regard to national policies and advice contained in the National Planning Practice Guidance and National Planning Policy Framework.
- the making of the neighbourhood plan contributes to the achievement of sustainable development, in this case the National Planning Policy Framework and East Staffordshire Borough Council emerging Local Plan.
- the making of the neighbourhood 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), in this case East Staffordshire Borough Council's Adopted Local Plan.
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

2. Conformity with Basic Conditions

Basic Condition	Statement	Reference/Evidence
<p>What is being proposed is a Neighbourhood Plan</p>	<p>The TNDP policies relate to planning matters (the use and development of land) and does not deal with County planning matters (mineral extraction and waste development) or nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.</p> <p>The three revised policies in the Neighbourhood Plan relate to the parish’s housing strategy, designation of Local Green Spaces and highway safety.</p>	
<p>The TNDP is being submitted by a qualifying body</p>	<p>The TNDP is submitted by Tatenhill Parish Council, which is a qualifying body as defined by the Localism Act 2011.</p>	
<p>The TNDP covers a stated plan period</p>	<p>The TNDP runs parallel to the emerging ESBC Local Plan and covers a Plan Period from 2012 to 2031, a period of 19 years.</p>	
<p>The TNDP covers a designated Neighbourhood Area</p>	<p>The TNDP covers a Neighbourhood Area, as designated by ESBC in December 2012. The Neighbourhood Area relates only to the Parish of Tatenhill and does not include in whole or part any other Neighbourhood Area. It is the only</p>	<p><i>See original statement (2014)</i></p>

	Neighbourhood Development Plan in the designated area and no other NDP exists or is emerging for any part of the designated area.	
The TNDP is in conformity with the NPPF	In order to ensure that the TNDP conforms to the NPPF an Assessment of Compliance has been undertaken. The table demonstrates how the final proposed policies all link back into the core aims of the NPPF thus fully supporting the strategy established at the national level.	<i>See original statement (2014) and Appendix 1 for policies HE1, LC2 and IN2.</i>
The TNDP contributes to sustainable development as set out by the NPPF	<p>Strategic Policies 1 – 4 promote sustainable development, as set out in the NPPF, within the parish of Tatenhill. Paragraph 7 of the NPPF sets out sustainable development as consisting of the following factors:</p> <ul style="list-style-type: none"> • to contribute to building a strong, responsive and competitive economy, • to support strong, vibrant and healthy communities; and • to contribute to protecting and enhancing the natural, built and historic environment. <p>Strategic Policies 1 and 4 particularly focus on how this is to be achieved throughout the parish over the plan period.</p>	<i>See original statement (2014)</i>

Strategic Policy 1 (Settlements – General Principles of Development) focuses new development within the settlements of Tatenhill and Rangemore. This complies with sustainable development in promoting development near existing services to ensure their accessibility for residents and to reinforce their role as community hubs within the wider parish. This will be achieved through a preference for infill development where opportunity exists. In order to ensure sustainability of development proposals will have to demonstrate how they are acceptable in terms of; Traffic Generation, Preservation of trees, hedgerows, biodiversity and key landscape features, Preservation or enhancement of the character of the Conservation Areas, Design quality and Flood Risk.

Strategic Policy 4 (Sustainability and Climate Change) outlines the TNDP’s approach to ensuring that all development proposals seek to mitigate and/or reduce the impact of climate change in order to uphold the principles of sustainable development. This policy explicitly states that it looks to the principles of sustainable development as set out in the NPPF. Sustainable buildings and sustainable forms of construction and the maximising of energy efficiency are all key priorities of the TNDP and are set out through this

	<p>Strategic Policy. There is also encouragement of renewable energy proposals where they comply with other TNDP policies.</p>	
<p>The TNDP is in conformity with the ESBC Adopted and Emerging Local Plan</p>	<p>In order to ensure that the TNDP conforms to the East Staffordshire Adopted and Emerging Local Plan an Assessment of Compliance has been undertaken. The table demonstrates how the final proposed policies all link back into the core aims of the ESBC adopted and emerging Local Plan thus fully supporting the strategy established at the borough level.</p>	<p><i>See original statement (2014) and Appendix 1 for policies HE1, LC2 and IN2.</i></p>
<p>The TNDP is in conformity with the appropriate EU regulations</p>	<p><i>Habitats Regulations:</i></p> <p>It is not envisaged that any of the development that would be consented by this framework will have an effect on any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. The nearest designated habitat is the Branston Water Park LNR some 1km to the east of the Parish Boundary. The Parish is covered by the National Forest but this is not subject to Articles 6 & 7 of the Habitats Directive.</p>	<p><i>See original statement (2014)</i></p>

Environmental Impact:

The scale of development for which the TNDP provides the framework for consent is particularly small scale and as such it is unlikely that there would be any effects that could be described as 'significant' when measured against Article 3.5. The document is the lowest level of plan adopted within the LPA area, and does not influence the preparation of other plans. It is designed to promote sustainable development - in line with guidance contained in the National Planning Policy Framework.

The document has a 19 year lifespan (to 2031) where it supports the delivery of a very small number of residential dwellings, employment premises, the diversification and enhancement of existing employment uses (particularly farming and tourism) and leisure assets. It is not envisaged that the level of development proposed would individually or cumulatively have a significant affect when measured against Article 3.5.

Appendix 1

Assessment of Compliance

The proceeding table outlines the policy links and the general conformity of the modified policies within Tatenhill's Neighbourhood Development Plan with the East Staffordshire Borough Council Adopted Local Plan, East Staffordshire Borough Council Pre-submission Local Plan and pertinent documents of East Staffordshire Borough Council and the National Planning Policy Framework, all considered material consideration in the determination process.

Tatenhill's Neighbourhood Development Plan Policies	East Staffordshire's Borough Councils Adopted Local Plan (2006)	East Staffordshire Borough Councils Pre-Submission Local Plan (2012)	National Planning Policy Framework
HE1 – Parish Housing Strategy	Policy H8.	Principle 1, Strategic Policy 1, Strategic Policy 3, Strategic Policy 4, Strategic Policy 6, Strategic Policy 8, Strategic Policy 16, Strategic Policy 17, Detailed Policy 1	¶7, ¶11-16, ¶17, Section 6
LC2 – Local Green Spaces	No relevant 'saved' policies.	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 25, Strategic Policy 26, Strategic Policy 29, Detailed Policy 5, Detailed Policy 6, Detailed Policy 8. Tatenhill and Rangemore Conservation Area Appraisal and Management Plans.	¶11-16, ¶17, ¶17, ¶76 - ¶78, Section 7, Section 11, Section 12
IN2 – Highways Safety	Policy T1.	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 9, Strategic Policy 24, Strategic Policy 35, Detailed Policy 1. Tatenhill Parish Design Guide Tatenhill and Rangemore Conservation Area Appraisal and Management Plans.	¶11-16, ¶17, ¶14, ¶17, Section 4, Section 7