

## **Eckington Neighbourhood Plan**

### **Basic Conditions Statement**

The Basic Conditions are that a Neighbourhood Plan must:

1. Have regard to national policies and advice contained in guidance issued by the Secretary of State (NPPF)
2. Contribute to the achievement of sustainable development
3. Be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area):
  - a. Support general principles of the South Worcestershire Development Plan*
  - b. In conformity with individual policies*
  - c. Add additional level of detail to policies without conflicting with the Core strategy*
4. Not breach, or otherwise be incompatible with EU obligations:
  - a. SEA directive*
  - b. The Habitat and Wild Birds Directives*

## 1. Legal requirements

- 1.1 This statement has been prepared by the Eckington Neighbourhood Development Plan Steering Group on the behalf of Eckington Parish Council to accompany its submission to Wychavon District Council of the Eckington Neighbourhood Development Plan under Section 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Plan has been prepared by the Eckington Parish Council, a qualifying body, for the area covering Eckington Parish, for the Neighbourhood Plan Area covering 876 hectares, as designated by Wychavon District Council on 17<sup>th</sup> March 2015.
- 1.3 The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2019 to 2030. It does not contain policies relating to excluded development as laid out in the Regulations.
- 1.4 The following statement will address each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.
- 1.5 The Regulations state that the neighbourhood plan will have met the basic conditions if it:
  - Is in general conformity with the strategic policies of the development plan for the area;
  - Has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - Contributes to the achievement of sustainable development;
  - Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.
- 1.6 The Plan has one supporting document:
  - Strategic Environmental Assessment (SEA) prepared by Lepus Consulting on behalf of the NDP Group;
- 1.7 There are also two Regulation 15 submission documents:
  - Basic Conditions Statement (this document);
  - Consultation Statement.
- 1.8 These documents meet the Requirements of Regulation 15. Specifically:
  - The Neighbourhood Plan Area is shown on the map at page 3 of the Plan and is shown again as an Appendix to this document;
  - The Consultation Statement (together with the Consultation Summary Reports) meets the requirement to have a consultation statement;
  - The Plan itself meets the requirement to have a neighbourhood plan; and

- This document, the Basic Conditions Statement, addresses each of the four 'basic conditions' required of the Regulations and explains how the Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.9 The policies described in the Plan relate to the development and use of land in the designated Neighbourhood Plan Area only.
- 1.10 The Plan period is from 2019-2030.
- 1.11 The Plan does not contain policies relating to excluded development in accordance with the Regulations.

## **2. Introduction and Background**

2.1 The Eckington Parish Council established a Steering Group in 2014, following an initial public meeting in August that year, to develop the Plan. The Steering Group is empowered by, and reports to, the Parish Council. It has met at least monthly to oversee the development of the Plan.

2.2 All key documents relating to the development of the Plan are available for scrutiny on the Eckington Neighbourhood Plan website:

<http://www.eckingtonplan.com/>

2.3 The Parish Council arranged a public meeting on the 12th August 2014 to discuss Neighbourhood Plans. It was attended by 80 residents and they voted overwhelmingly that the village would benefit from having a Neighbourhood Plan. In September 2014 the Parish Council endorsed the preparation of a Neighbourhood Plan and sought volunteers willing to serve on a Steering Group to manage the process. The Steering Group was formed in October 2014.

2.4 The Plan provided the opportunity for the community to help determine future development with an emphasis on the scale of development needed and the type of housing that the village requires. Furthermore, the ageing demographic and lack of movement out of the village was creating a situation where housing availability to young families would slowly decrease, ultimately threatening the social and economic vibrancy of the community. By producing the appropriate type of housing, the ability of the village to attract young families could be addressed, which in turn would benefit numbers of children in the village school, the social heart of the village. As such the plan provided the community with an opportunity to address the social, economic and environmental sustainability of the village.

### 3. Having regard to National Planning Policy

- 3.1 The Neighbourhood Development Plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of April 2012 (revised 2018). It also gives regard to the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.
- 3.2 The Plan adds local detail to countywide policies without undermining the purpose of strategic policies, and it is underpinned by robust evidence as demonstrated by the Evidence Base Summary (available for scrutiny on the Eckington Neighbourhood Plan website: <http://www.eckingtonplan.com/> ).
- 3.3 At an early stage in the development of the Plan, the Steering Group decided that they wished to encourage families to the village in order to support Eckington First School following views expressed by the local community in response to the residents' questionnaire and at subsequent public meetings.
- 3.4 In order to do so it was considered appropriate to 'free up' some of the larger homes in the parish, currently underutilised by older people wishing to downsize. To achieve this, it was proposed to use the Neighbourhood Plan to promote accommodation suitable for downsizing, which would encourage those wanting to stay in the village but living in homes they consider to be too large for their current needs to move out and hence free up those homes.
- 3.5 The table below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

<b>NDP Policy Number &amp; Title</b>	<b>NPP Paragraph Number</b>	<b>Comment on conformity</b>
H1 – Manageable Homes	29; 59; 61; 78	<ul style="list-style-type: none"><li>- Conforms to paragraph 29 by promoting socially sustainable development</li><li>- Conforms to paragraph 59 by addressing the needs of groups with specific housing requirements</li><li>- Conforms to paragraph 61 by addressing the housing needs of specific groups within the community</li><li>- Conforms to paragraph 78 by promoting a type of development identified to enhance and maintain the vitality of the rural community</li></ul>

H2 – Retirement Homes	29; 59; 61; 78	<ul style="list-style-type: none"> <li>- Conforms to paragraph 29 by promoting socially sustainable development</li> <li>- Conforms to paragraph 59 by addressing the needs of groups with specific housing requirements</li> <li>- Conforms to paragraph 61 by addressing the housing needs of specific groups within the community</li> <li>- Conforms to paragraph 78 by promoting a type of development identified to enhance and maintain the vitality of the rural community</li> </ul>
H3 – Housing Density	123	<ul style="list-style-type: none"> <li>- Conforms to paragraph 123 by demonstrating why an uplift in the average density would be inappropriate due to the inaccessibility of the plan area.</li> </ul>
H4 – Windfall Sites	59; 68	<ul style="list-style-type: none"> <li>- Conforms to paragraph 59 by allowing a sufficient amount and variety of land to come forward where it is needed</li> <li>- Conforms to paragraph 68 by allowing small sites to make an important contribution to meeting the housing requirement of the area and supporting the development of windfall sites</li> </ul>
H5 – Scale of Future Developments - Design and Diversity	68	<ul style="list-style-type: none"> <li>- Conforms to paragraph 68 by allowing small sites to make an important contribution to meeting the housing requirements of the area</li> </ul>
H6 – Control of Future Development	79	<ul style="list-style-type: none"> <li>- Conforms to paragraph 68 by preventing isolated homes in the open countryside</li> </ul>
H7 – Quality of Design	110; 112; 124; 125	<ul style="list-style-type: none"> <li>- Conforms to paragraph 110 by ensuring new development responds to local character and design standards</li> <li>- Conforms to paragraph 112 by promoting well-designed, attractive and healthy places</li> <li>- Conforms to paragraph 112 by creating high quality buildings and places</li> <li>- Conforms to paragraph 125 by developing design policies within local communities and by setting out</li> </ul>

		a clear design vision and expectations
H8 – Off-Street Parking	102	- Conforms to paragraph 102 by considering transport issues from the earliest stages of plan-making
H9 – Protecting existing off-street parking	102	- Conforms to paragraph 102 by considering transport issues from the earliest stages of plan-making
H10 – Land Allocation: Sites allocated for development	59; 61; 69;	<ul style="list-style-type: none"> <li>- Conforms to paragraph 59 by addressing the needs of groups with specific housing requirements</li> <li>- Conforms to paragraph 61 by addressing the housing needs of specific groups within the community</li> <li>- Conforms to paragraph 69 by allocating small and medium-sized sites suitable for housing in an NP Area</li> </ul>
H11 – NORTH: Roman Meadow 2/ Pershore Road	59; 61; 69	<ul style="list-style-type: none"> <li>- Conforms to paragraph 59 by addressing the needs of groups with specific housing requirements</li> <li>- Conforms to paragraph 61 by addressing the housing needs of specific groups within the community</li> <li>- Conforms to paragraph 69 by allocating small and medium-sized sites suitable for housing in an NP Area</li> </ul>
H12 – SOUTH: Jarvis Street	59; 61; 69	<ul style="list-style-type: none"> <li>- Conforms to paragraph 59 by addressing the needs of groups with specific housing requirements</li> <li>- Conforms to paragraph 61 by addressing the housing needs of specific groups within the community</li> <li>- Conforms to paragraph 69 by allocating small and medium-sized sites suitable for housing in an NP Area</li> </ul>
C1 – New Community Facilities	83; 92	<ul style="list-style-type: none"> <li>- Conforms to paragraph 83 by promoting the development of accessible local services and community facilities.</li> <li>- Conforms to paragraph 92 by supporting the provision of the social, recreational and cultural facilities and services the community needs</li> </ul>

<p>C2 - Community Facilities          – SOUTH: Jarvis          Street/School Lane Area</p>	<p>83; 92</p>	<ul style="list-style-type: none"> <li>- Conforms to paragraph 83 by promoting the development of accessible local services and community facilities.</li> <li>- Conforms to paragraph 92 by supporting the provision of the social, recreational and cultural facilities and services the community needs</li> </ul>
<p>C3 – Village Hall</p>	<p>83; 92</p>	<ul style="list-style-type: none"> <li>- Conforms to paragraph 83 by promoting the development of accessible local services and community facilities.</li> <li>- Conforms to paragraph 92 by supporting the provision of the social, recreational and cultural facilities and services the community needs</li> </ul>
<p>EN1 – Key Landscapes</p>	<p>127; 170</p>	<ul style="list-style-type: none"> <li>- Conforms to paragraph 127 by ensuring development is sympathetic to the landscape setting.</li> <li>- Conforms to paragraph 170 by seeking to protect and enhance valued landscapes.</li> </ul>



#### 4. General conformity with the strategic policies of the development plan

- 4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.
- 4.2 The current development plan for the area is the adopted South Worcestershire Development Plan 2016.
- 4.3 The table below sets out how each policy is in general conformity with South Worcestershire Development Plan.

NP Policy Number & Title	Core Strategy Policy No.	Comment on conformity
H1 – Manageable Homes	SWDP14	- Conforms to SWDP14 by promoting a mix of homes informed by the NP to meet specific needs with good access to services and amenities
H2 – Retirement Homes	SWDP14	- Conforms to SWDP14 by promoting a mix of homes informed by the NP to meet specific needs with good access to services and amenities
H3 – Housing Density	SWDP13	- Conforms to SWDP 13 by promoting housing density designed to enhance the character and quality of the local area
H4 – Windfall Sites	SWDP14;	- Conforms to SWDP14 by promoting a mix of homes informed by the NP to meet specific needs with good access to services and amenities
H5 – Scale of Future Developments - Design and Diversity	SWDP21	- Conforms to SWDP21 by promoting high quality design and ensuring new development integrates effectively with its surroundings
H6 – Control of Future Development	SWDP2	- Conforms to SWDP2 by strictly controlling development in the open countryside.
H7 – Quality of Design	SWDP21	- Conforms to SWDP21 by promoting high quality design and ensuring new development integrates effectively with its surroundings
H8 – Off-Street Parking	SWDP4	- Confirms to SWDP4 by having regard to regard to the design criteria and principles set out in Manual for Streets, Worcestershire County Council's Local Transport Plan and

		Worcestershire County Council's Highways Design Guide.
H9 – Protecting existing off-street parking	SWDP4	<ul style="list-style-type: none"> <li>- Conforms to SWDP4 by having regard to the design criteria and principles set out in Manual for Streets, Worcestershire County Council's Local Transport Plan and Worcestershire County Council's Highways Design Guide.</li> </ul>
H10 – Land Allocation: Sites allocated for development	SWDP2; SWDP3	<ul style="list-style-type: none"> <li>- Conforms to SWDP2 by meeting locally identified housing need within the village.</li> <li>- Conforms to SWDP3 by contributing to housing delivery in the district</li> </ul>
H11 – NORTH: Roman Meadow 2/ Pershore Road	SWDP2; SWDP3	<ul style="list-style-type: none"> <li>- Conforms to SWDP2 by meeting locally identified housing need within the village.</li> <li>- Conforms to SWDP3 by contributing to housing delivery in the district</li> <li>- Conforms to SWDP14 by contributing towards a mix of housing.</li> </ul>
H12 – SOUTH: Jarvis Street	SWDP2; SWDP3	<ul style="list-style-type: none"> <li>- Conforms to SWDP2 by meeting locally identified housing need within the village.</li> <li>- Conforms to SWDP3 by contributing to housing delivery in the district</li> <li>- Conforms to SWDP14 by contributing towards a mix of housing.</li> </ul>
C1 – New Community Facilities	SWDP14; SWDP37	<ul style="list-style-type: none"> <li>- Conforms to SWDP14 by improving the access of new homes to community facilities.</li> <li>- Conforms to SWDP37 by promoting the provision of new community facilities</li> </ul>
C2 - Community Facilities – SOUTH: Jarvis Street/School Lane Area	SWDP14; SWDP37	<ul style="list-style-type: none"> <li>- Conforms to SWDP14 by improving the access of new homes to community facilities.</li> <li>- Conforms to SWDP37 by promoting the provision of new community facilities</li> </ul>
C3 – Village Hall	SWDP14; SWDP37	<ul style="list-style-type: none"> <li>- Conforms to SWDP37 by promoting the provision of new and/or the enhancement of existing community facilities</li> </ul>
EN1 – Key Landscapes	SWDP25	<ul style="list-style-type: none"> <li>- Conforms to SWDP25 by promoting protection of key landscapes</li> </ul>

## 5. Contribution to the achievement of Sustainable Development

- 5.1 A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.
- 5.2 Particular care has been taken throughout the preparation of the Plan to ensure that it provides a positive approach to sustainable development to meet the needs of the local community now and in the future. All three sustainability dimensions of the NPPF (economic, social and environmental) have been addressed in the Plan.
- 5.3 Specifically, the Vision Statement, the Plan Objectives and Policies, and the Evidence Base Summary (available for scrutiny on the Eckington Neighbourhood Plan website: <http://www.eckingtonplan.com/>) demonstrate how the Plan contributes to the achievement of sustainable development.
- 5.4 Table 3 below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, environmental and social.

NP Policy Number & Title	Sustainability strand	Comment on conformity
H1 – Manageable Homes	Social; Economic	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> <li>- Conforms to the Economic dimension of sustainable development by freeing up larger homes and therefore encouraging new families to the village to support the local economy.</li> </ul>
H2 – Retirement Homes	Social; Economic	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> <li>- Conforms to the Economic dimension of sustainable development by freeing up larger homes and therefore encouraging new families to the village to support the local economy.</li> </ul>

H3 – Housing Density	Environmental	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.</li> </ul>
H4 – Windfall Sites	Social; Economic	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> <li>- Conforms to the Economic dimension of sustainable development by increasing housing supply which will support local economy.</li> </ul>
H5 – Scale of Future Developments - Design and Diversity	Environmental; Social	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.</li> <li>- Conforms to the Social dimension of sustainable development by fostering a well-designed built environment</li> </ul>
H6 – Control of Future Development	Environmental	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment from unnecessary development.</li> </ul>
H7 – Quality of Design	Environmental; Social	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.</li> <li>- Conforms to the Social dimension of sustainable development by fostering a well-designed built environment</li> </ul>
H8 – Off-Street Parking	Environmental; Social	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.</li> <li>- Conforms to the Social dimension of sustainable development by fostering a well-designed and safe built environment</li> </ul>
H9 – Protecting existing off-street parking	Environmental; Social	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.</li> </ul>

		<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by fostering a well-designed and safe built environment</li> </ul>
H10 – Land Allocation: Sites allocated for development	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> </ul>
H11 – NORTH: Roman Meadow 2/ Pershore Road	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> </ul>
H12 – SOUTH: Jarvis Street	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.</li> </ul>
C1 – New Community Facilities	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs.</li> </ul>
C2 - Community Facilities – SOUTH: Jarvis Street/School Lane Area	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs.</li> </ul>
C3 – Village Hall	Social	<ul style="list-style-type: none"> <li>- Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs.</li> </ul>
EN1 – Key Landscapes	Environmental	<ul style="list-style-type: none"> <li>- Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment.</li> </ul>

## **6. Compatibility with EU obligations and legislation**

- 6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.
- 6.2 Wychavon District Council has undertaken an environmental appraisal of the Plan in line with the Environmental Assessment of Plan and Programmes Regulations 2004.
- 6.3 Wychavon District Council carried out a screening opinion on the Plan and it concluded that due to the range of environmental designations in and around the parish, there may be significant environmental effects and consequently a Strategic Environmental Assessment (SEA) would be required. Stage A of the SEA process involved Scoping and Stage B provided a review and analysis of the Plan. Stage C involved preparing an Environmental Report and Stage D comprises a formal consultation on both this and the draft Plan itself at the Regulation 14 stage.
- 6.4 Habitat Regulations Assessment (HRA) screening was carried out and it was determined that the draft Eckington Neighbourhood Plan was unlikely to have a negative impact on any internationally designated wildlife sites and as such, the recommendation was made that a full AA (Appropriate Assessment) was not required
- 6.5 The Environmental Report published in 31<sup>st</sup> October 2018 is available for scrutiny on the Eckington Neighbourhood Plan website: <http://www.eckingtonplan.com/>

