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Tomorrow's Ombersley  
And Doverdale

## Ombersley and Doverdale Neighbourhood Development Plan 2020-2030

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# Basic Conditions Statement

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# 1. INTRODUCTION

- 1.1 A draft Neighbourhood Development Plan must meet a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.2 This Statement has been prepared for Ombersley and Doverdale Parish Council to demonstrate that the Ombersley and Doverdale Neighbourhood Development Plan 2020-2030 (NDP) meets legal requirements and the prescribed basic conditions.
- 1.3 The Statement confirms that:
- the legal requirements have been met (section 2)
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the NDP (section 3)
  - the NDP contributes to sustainable development (section 4)
  - the NDP is in general conformity with the strategic policies contained in the development plan for the area, principally those in the South Worcestershire Development Plan (SWDP) (section 5)
  - the NDP does not breach and is otherwise compatible with EU obligations, and that the making of the NDP does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (section 6).

## **2. LEGAL REQUIREMENTS**

- 2.1 The NDP relates to the area that was designated by Wychavon District Council as a Neighbourhood Area on 29 August 2017. The NDP relates only to this Area. No other Neighbourhood Development Plan has or is being made for the Area.
- 2.2 Ombersley and Doverdale Parish Council is a qualifying body.
- 2.3 The NDP is a plan which sets out policies in relation to the development and use of land in the Neighbourhood Area and which has been prepared in accordance with the statutory provisions.
- 2.4 The NDP specifies the period for which it is to have effect, 2020-2030.
- 2.5 The NDP does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990.

### 3. REGARD TO NATIONAL POLICIES AND ADVICE

- 3.1 The NDP has been prepared with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF)<sup>1</sup> and Planning Practice Guidance (PPG).<sup>2</sup> The NDP will help achieve national planning policies at the parish level.
- 3.2 NPPF paragraph 13 sets out requirements for how communities should engage in neighbourhood planning. In accordance with this national policy, the NDP supports the delivery of strategic policies set out in the SWDP, including its policies for housing and economic development, and seeks to shape and direct development that is outside these strategic policies.
- 3.3 In accord with NPPF paragraph 16, the NDP:
- contributes to the objective of achieving sustainable development, as explained in section 4 of this Statement.
  - has been prepared positively through community engagement as explained in the Consultation Statement.
  - has been shaped by early, proportionate and effective engagement with the community and other consultees, as explained in the Consultation Statement.
  - contains policies that are clearly written and unambiguous.
  - is accessible via both the Parish Council and Tomorrow's Ombersley and Doverdale (TOAD) websites.
  - serves a clear purpose in the context of the Neighbourhood Area, complementing rather than duplicating existing national and SWDP policies as explained in this section and section 5.
- 3.4 The NPPF sets out more specific guidance on neighbourhood plans as follows:
- NPPF paragraph 29 explains that neighbourhood planning gives communities the power to develop a shared vision for their area. Ombersley and Doverdale Parish Council have used neighbourhood planning powers to develop a local vision for the Neighbourhood Area and to set planning policies in the NDP as part of the statutory development plan.
  - Also in accordance with NPPF paragraph 29, the NDP does not promote less development than set out in the strategic policies of the development plan, or undermine those policies. The general conformity of the NDP with the strategic policies of the development plan is set out in more detail in section 5 below.

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<sup>1</sup> February 2019.

<sup>2</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- NPPF paragraph 31 advises that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned. In preparing the NDP, use has been made of a wide range of existing evidence sources, supplemented by a household questionnaire survey, other postal and web-based surveys, and commissioned work on housing and design. The resultant 'evidence base' is referred to throughout the NDP as required and is listed at Appendix A of the NDP.

3.5 PPG indicates that policies in neighbourhood plans should be clear and unambiguous to enable a decision maker to apply them consistently and with confidence when determining planning applications. The guidance further advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the context and the characteristics of the area.<sup>3</sup> There is no 'tick box' list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies.<sup>4</sup> In accordance with this guidance, NDP policies have been carefully written to be clear and unambiguous and are based on appropriate and proportionate evidence.

3.6 The regard had to national policies is set out in more detail on an NDP policy-by-policy basis in Table 1.

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<sup>3</sup> PPG Paragraph: 041 Reference ID: 41-041-20140306.

<sup>4</sup> PPG Paragraph: 040 Reference ID: 41-040-20160211.

**Table 1: National policies by NDP policy**

NDP policy	Regard to national policies
<p>Policy TOAD1: Sustainable development</p> <p>The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>Development proposals which contribute to the sustainable development of the Ombersley and Doverdale Neighbourhood Area will be supported. In making this assessment of sustainability, the following considerations will be sought and balanced, as relevant to the proposal:</p> <ol style="list-style-type: none"> <li>1. retaining and enhancing social and community infrastructure including education, health and the emergency services, and promoting and enabling new provision to meet a range of needs and support quality of life. Where necessary, proposals should provide contributions to enable these services to continue supporting quality of life;</li> <li>2. ensuring that new housing addresses community needs;</li> <li>3. conserving and enhancing the distinctive natural and historic environment of the Neighbourhood Area, with development avoiding undue loss of amenity or impacts on landscape character and biodiversity;</li> <li>4. supporting existing, new and diversified employment opportunities which are compatible and in scale with the rural nature of the Neighbourhood Area.</li> </ol>	<p>Policy TOAD1 reflects the national policy objective that the purpose of the planning system is to contribute to the achievement of sustainable development, and that in doing so economic, social and environmental objectives should be pursued in a mutually supportive way (NPPF paras. 7 and 8).</p> <p>The NDP is the vehicle for guiding development in the locality towards sustainable solutions, taking into account the character, needs and opportunities of the Neighbourhood Area (NPPF para.9).</p>
<p>Policy TOAD2: Housing mix</p> <p>In order to be supported, all new housing development proposals of five or more units must demonstrate, subject to viability considerations, that they provide a mix of dwellings to meet</p>	<p>Policy TOAD2 supports housing developments that reflect local needs as to size, type and tenure in accord with NPPF para. 61.</p>



NDP policy	Regard to national policies
<p>community needs. There is a particular need in the Neighbourhood Area for:</p> <ul style="list-style-type: none"> <li>• Housing with one- or two-bedrooms. On schemes of five or more units, approximately 50% of market homes should be provided as one- or two-bedroom properties, approximately 40% as three-bedroom properties and approximately 10% with four or more bedrooms, unless up to date evidence on local need or viability suggests otherwise.</li> <li>• Housing designed to meet the needs of older people including bungalows.</li> <li>• Housing for those who wish to rent their homes.</li> <li>• Starter homes and other affordable routes to home ownership.</li> </ul> <p>Where affordable homes are proposed, approximately 80% should be provided as affordable housing for social rent and/or affordable rent unless up to date evidence on local need or viability suggests otherwise.</p>	
<p>Policy TOAD3: Land north of Woodhall Lane, Ombersley</p> <p>Proposals for the development of land north of Woodhall Lane, Ombersley which meet the following requirements will be supported:</p> <ol style="list-style-type: none"> <li>1. a mix of dwellings is provided in accordance with policy TOAD2; and</li> <li>2. the scheme is designed to be in accordance with policy TOAD9 and the principles in the Ombersley and Doverdale Design Guidelines, positively addressing the character of the area including in terms of layout, density, the treatment of site frontages and respect for the amenity of adjoining dwellings, and the use of materials and architectural detailing; and</li> <li>3. landscaping and improvements to benefit biodiversity are provided in accordance with policy TOAD6; and</li> <li>4. green space is provided which includes a pedestrian link between</li> </ol>	<p>Land north of Woodhall Lane, Ombersley is allocated for residential purposes in the SWDP. The purpose of policy TOAD3 is to establish design principles to shape, direct and help to deliver its development. This is in accord with NPPF paras. 28 and 29. The policy does not seek to re-allocate the site, in accord with Planning Practice Guidance (Paragraph: 044 Reference ID: 41-044-20190509).</p> <p>Having further regard to NPPF para. 29, the NDP policy does not promote less development than that envisaged in the strategic policy. The policy supporting text explains at para. 6.7 that the amount of housing to be built on the site is a matter for the SWDP.</p>

NDP policy	Regard to national policies
Woodhall Lane and Holly Lane, recreational facilities for specific age groups, and sustainable drainage.	
<p><b>Policy TOAD4: Community facilities</b></p> <p>Development proposals that would result in the loss of existing community facilities will only be supported when the criteria in policy SWDP 37B or its successor can be shown to be met. The community facilities covered by this policy are:</p> <ol style="list-style-type: none"> <li>1. Ombersley Memorial Hall</li> <li>2. Sytchampton Village Hall</li> <li>3. St. Andrew’s Church, Ombersley</li> <li>4. St. Mary’s Church, Doverdale</li> <li>5. Ombersley Endowed First School</li> <li>6. Sytchampton Endowed Primary School</li> <li>7. Ombersley Family Dental Practice</li> <li>8. Ombersley Medical Centre</li> <li>9. Ombersley and Doverdale Tennis Club</li> <li>10. Ombersley Cricket and Bowls Clubs</li> <li>11. Bowling Clubs at Hadley.</li> </ol>	<p>Policy TOAD4 seeks the retention of the specified community facilities, as part of supporting a prosperous rural economy in line with NPPF para. 83 d). It also takes account of NPPF para. 92, which requires planning policies to plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments, and to guard against the unnecessary loss of valued facilities and services.</p>
<p><b>Policy TOAD5: Local retail and other services</b></p> <p>Proposals for new or expanded convenience retail or other similar services to meet day-to-day needs will be supported provided that they:</p> <ol style="list-style-type: none"> <li>1. are of a scale which is proportionate to local community needs; and</li> <li>2. make full use of opportunities to provide access by walking, cycling or public transport; and</li> <li>3. do not result in additional on-road parking, and avoid undue impact on residential and visual amenity.</li> </ol> <p>Wherever possible, use should be made of sites which are within or</p>	<p>Policy TOAD5 enables the development of local shops and other accessible services, as part of supporting a prosperous rural economy in line with NPPF para. 83 d). It reflects national policy on the location of such services in rural areas (NPPF para. 84), plans positively for their provision in line with para. 92 a), and enables them to develop and modernise (para. 92 d)).</p>

NDP policy	Regard to national policies
<p>physically well-related to Ombersley, and of existing buildings and previously-developed land in preference to new development on greenfield sites.</p>	
<p><b>Policy TOAD6: Landscape and biodiversity</b></p> <p>Development proposals should protect, conserve and enhance landscape character and contribute to securing net gains for biodiversity by:</p> <ol style="list-style-type: none"> <li>1. demonstrating that the character of the landscape has positively influenced the siting, scale, layout, landscaping and boundary treatment of the proposal; and</li> <li>2. retaining, conserving and where possible enhancing existing site features of importance to landscape character and/or biodiversity, including woodland, trees, hedgerows, traditional orchards, watercourses and ponds; and</li> <li>3. incorporating new landscaping which serves to maintain and wherever possible enhance landscape character and biodiversity. New planting should favour native species, and arrangements should be made for the future maintenance of the landscaping scheme; and</li> <li>4. making full use of the available opportunities to improve biodiversity including by fostering resilient and coherent ecological networks which serve to link the site to its surroundings.</li> </ol>	<p>Policy TOAD6 has regard to national policy in NPPF chapter 15 which deals with conserving and enhancing the natural environment. It is in line with NPPF para. 170 which requires planning policies to contribute to and enhance the natural and local environment by protecting valued landscapes, recognising the intrinsic character and beauty of the countryside, providing net gains for biodiversity and establishing coherent ecological networks.</p>
<p><b>Policy TOAD7: Landscape vistas</b></p> <p>To be supported development proposals must demonstrate that they are sited, designed and of a scale such that they do not substantially harm the landscape vistas identified in Table 1 and on Plan 5.</p>	<p>Policy TOAD7 contributes to an appreciation of the intrinsic character and beauty of the countryside (NPPF para. 170 b)) and helps to ensure that development is sympathetic to local character and history, which includes the built environment and its landscape setting (NPPF para. 127 c)).</p>

NDP policy	Regard to national policies
<p><b>Policy TOAD8: Local Green Spaces</b></p> <p>The following areas of land are designated as Local Green Space.</p> <ol style="list-style-type: none"> <li>1. LGS1 Millhampton Wood (Plan 6)</li> <li>Local Green Spaces at Ombersley (Plan 7):</li> <li>2. LGS2 Lloyds Allotments</li> <li>3. LGS3 Memorial Hall Field and playground</li> <li>4. LGS4 Wedding Field</li> <li>5. LGS5 Weighbridge site</li> <li>6. LGS6 Millennium Orchard</li> <li>7. LGS7 Cricket Pitch and bowling green.</li> </ol> <p>Development that would result in the loss or partial loss of these Local Green Spaces will not be supported unless very special circumstances arise which outweigh the need for protection.</p>	<p>Policy TOAD8 provides for the designation of Local Green Space in accord with the provisions of NPPF paras. 99-101. The designations are consistent with the local planning of sustainable development and investment in homes, jobs and services. Together with the environmental dimension, these aspects of local sustainable development are all considered by the NDP's Vision, objectives and policy TOAD1. All the designations are capable of enduring beyond the end of the plan period, by virtue of their public, foundation or trust ownership, existing open space use or their location in open countryside away from likely areas of development after 2030. NDP Appendix B explains in detail how each proposed Local Green Space meets the requirements of NPPF para. 100.</p>
<p><b>Policy TOAD9: Design</b></p> <p>Development proposals should maintain and enhance the local distinctiveness of the Ombersley and Doverdale Neighbourhood Area, achieve a high quality of sustainable design and support local resilience to climate change by:</p> <ol style="list-style-type: none"> <li>1. having regard to the Ombersley and Doverdale Design Guidelines. A Design and Access Statement or similar should be provided to show how the Guidelines have positively influenced the proposed design solution; and</li> <li>2. taking account of the character of the surrounding built environment and landscape setting, including with regard to density, styles and materials; and</li> <li>3. delivering a low crime and safe environment through the application of the principles and standards of Secured by Design; and</li> <li>4. providing for energy and water conservation and the generation of renewable energy. All new housing should aim to achieve the</li> </ol>	<p>Policy TOAD9 seeks to achieve a high quality of design reflecting NPPF chapter 12 which sees good design as a key aspect of sustainable development (para. 124). In accord with NPPF para. 126, the Ombersley and Doverdale Design Guidelines have been prepared to provide maximum clarity about design expectations at an early stage. The policy also supports designs promoting a high level of sustainability (NPPF para. 131) and the reduction of greenhouse gas emissions (NPPF para. 150).</p> <p>The policy aims to prevent new and existing development from contributing to or being affected by unacceptable levels of pollution (NPPF para. 170 e).</p>

NDP policy	Regard to national policies
<p>highest standards of energy conservation, being ideally carbon neutral whilst as a minimum complying with Building Regulations. The estimated consumption of wholesome water per dwelling should not exceed 110 litres/person/day; and</p> <ol style="list-style-type: none"> <li>5. providing sustainable drainage designed in accord with the Worcestershire Sustainable Drainage Design and Evaluation Guide and including provision for long-term maintenance in the form of a submitted Management Plan which applies for the lifetime of the development and for its implementation by a suitable relevant body; and</li> <li>6. incorporating other sustainability measures including provision for the recycling of waste, composting, cycle storage, communications and broadband technologies, and electric vehicle charging points; and</li> <li>7. making full use of available opportunities to provide convenient and direct access to local facilities and services by walking, cycling and public transport; and</li> <li>8. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated, and not result in additional on-road parking; and</li> <li>9. not creating unacceptable impacts on amenity, tranquillity and air quality from noise, volume and nature of traffic generated, dust or odour. External lighting should avoid undue adverse impacts on amenity, wildlife and dark skies.</li> </ol>	
<p><b>Policy TOAD10: Development affecting Conservation Areas</b></p> <p>Development proposals should preserve or enhance the character or appearance of the Ombersley, Uphampton and Northampton Conservation Areas, having regard to their significance and special interest. Proposals will be supported provided that they:</p> <ol style="list-style-type: none"> <li>1. serve to preserve or positively enhance the Conservation Area</li> </ol>	<p>Policy TOAD10 has regard to national policy in NPPF chapter 16 which deals with conserving and enhancing the historic environment. It provides criteria for the assessment of development proposals, and has been informed by Conservation Area Appraisals (where these have been prepared) and the Ombersley and Doverdale Design Guidelines.</p>

NDP policy	Regard to national policies
<p>concerned by virtue of their use, character and design; and</p> <ol style="list-style-type: none"> <li>2. avoid any demolition of a building or structure if its loss would be harmful to the character or appearance of the Conservation Area concerned; and</li> <li>3. respect the prevailing density of buildings, their plan form and the siting of buildings on plots, recognising the variations that occur in these factors in each of the Conservation Areas; and</li> <li>4. reflect the height, scale, form, proportions and detailing of the existing and surrounding buildings; and</li> <li>5. use local materials and vernacular techniques wherever possible. Extensions should use materials that are sympathetic to the existing building; and</li> <li>6. retain the important views, open spaces, boundary features, trees and hedgerows as these may be identified in the relevant Conservation Area Appraisal; and</li> <li>7. specify local materials or native species for any new boundary treatments such as walls, railings, fencing or hedging; and</li> <li>8. preserve or enhance the setting of the Conservation Area.</li> </ol> <p>In applying this policy regard should be had to the relevant Conservation Area Appraisal and to the Ombersley and Doverdale Design Guidelines.</p>	
<p><b>Policy TOAD11: Small-scale business development</b></p> <p>Proposals to enable the creation or expansion of small business enterprises in the Ombersley and Doverdale Neighbourhood Area will be supported provided that:</p> <ol style="list-style-type: none"> <li>1. they are of a scale, type and nature appropriate to their location and setting; and</li> <li>2. the impacts on highway safety and capacity are or can be made acceptable, with adequate off-street parking provided for staff, delivery vehicles and visitors; and</li> <li>3. there are no undue impacts on residential amenity, or on the</li> </ol>	<p>Policy TOAD11 supports the sustainable economic growth and expansion of businesses in the Neighbourhood Area as set out in NPPF para. 83. It recognises that opportunities to meet business needs may arise outside existing settlements (NPPF para. 84).</p>

NDP policy	Regard to national policies
<p>natural and built environments; and</p> <p>4. in the case of proposals in the countryside, full use is made of the available opportunities to improve access on foot, by cycling or by public transport.</p> <p>Wherever possible, use should be made of sites which are within or physically well-related to the settlements of Ombersley, Oldfield, Sytchampton and Uphampton, and of existing buildings and previously-developed land in preference to new development on greenfield sites.</p>	
<p><b>Policy TOAD12: Tourism and leisure</b></p> <p>Proposals which promote rural tourism, craft and leisure* in the Ombersley and Doverdale Neighbourhood Area will be supported provided that:</p> <ol style="list-style-type: none"> <li>1. the development is of an appropriate scale and compatible with the rural character of the Neighbourhood Area; and</li> <li>2. the proposal will serve to conserve and enhance the natural and built environments; and</li> <li>3. there is no undue impact on residential or visual amenity; and</li> <li>4. a safe and suitable access is proposed and the volume and nature of traffic expected to arise is appropriate to the location of the site.</li> </ol> <p>Proposals for new buildings in the countryside should provide ancillary facilities to an existing tourist business at that location, or re-use redundant rural buildings.</p> <p>* excluding static and touring caravans, chalets and camping sites.</p>	<p>Policy TOAD12 enables rural tourism and leisure developments in line with NPPF para. 83 c).</p>
<p><b>Policy TOAD13: Farm diversification</b></p> <p>Proposals to develop and diversify farm, horticultural and other land-based rural businesses in the Ombersley and Doverdale Neighbourhood Area to provide employment, tourism, leisure and</p>	<p>Policy TOAD13 enables the development and diversification of farm and other land-based rural businesses in line with NPPF para. 83 b).</p>

NDP policy	Regard to national policies
<p>recreational uses will be supported where:</p> <ol style="list-style-type: none"> <li>1. the current and future operation of the existing business will not be prejudiced; and</li> <li>2. the overall scale of activities is appropriate to the rural character of the Neighbourhood Area, having regard to hours of operation, traffic generation, and noise and light impacts; and</li> <li>3. existing buildings are re-used wherever possible, with any new buildings well-related in scale, siting, materials and colour to existing development; and</li> <li>4. in the case of the redevelopment, alteration or extension of historic farmsteads and agricultural buildings, proposals are sensitive to their distinctive character, materials and form, with due reference made and full consideration given to the Worcestershire Historic Farmsteads Characterisation Project.</li> </ol>	
<p><b>Policy TOAD14: Stand-alone renewable and low carbon energy projects</b></p> <p>Proposals for renewable energy projects and associated infrastructure in or likely to affect the Ombersley and Doverdale Neighbourhood Area will be supported where they can demonstrate that the following requirements can be met. In making this assessment, any other existing, permitted or proposed similar developments in the locality will be taken into account so that cumulative impacts are considered. Wherever possible, proposals should be situated on previously-developed or non-agricultural land which is not of high environmental value. The requirements are that:</p> <ol style="list-style-type: none"> <li>1. any proposed use of agricultural land has been shown to be necessary, that poorer quality land has been used in preference to land of higher quality, and that the proposal allows for continued agricultural use where applicable and practicable, and encourages biodiversity improvements; and</li> <li>2. the impacts on landscape character, views and visual amenity are</li> </ol>	<p>Policy TOAD14 supports suitable renewable and low carbon energy development while ensuring that adverse impacts, including cumulative landscape and visual impacts, are addressed satisfactorily in accord with NPPF para. 151 a).</p>



NDP policy	Regard to national policies
<p>acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and</p> <ol style="list-style-type: none"> <li>3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of security fencing, noise, lighting or the design and siting of any installation; and</li> <li>4. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and</li> <li>5. where relevant, sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats; and</li> <li>6. there are no unacceptable impacts on the natural and historic environments, taking account of the impact on views important to the setting of heritage assets; and</li> <li>7. there are no unacceptable impacts on the utility and enjoyment of public rights of way.</li> </ol> <p>Where appropriate, planning conditions will be imposed to ensure that installations are removed when no longer in use and the land is restored to its previous use and condition.</p>	

## 4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1 The making of the Ombersley and Doverdale NDP will contribute to the achievement of sustainable development.

4.2 The NPPF explains at paragraph 8 that achieving sustainable development means that the planning system has three overarching objectives:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3 The NPPF emphasises that these objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the objectives. The objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.4 The three objectives are then set out in greater detail in subsequent chapters of the NPPF. Section 3 of this Statement explains how the NDP has had regard to national policy and advice, and thus how it will contribute to the achievement of sustainable development.

4.5 The NDP is also considered to be in general conformity with the strategic policies of the development plan, principally those in the SWDP (see section 5). The SWDP sets out a development strategy and settlement hierarchy to achieve the sustainable development of South Worcestershire based on economic, social and environmental roles. These echo the three objectives defined in the NPPF. The NDP will deliver sustainable development by virtue of setting out a balanced set of policies which address each of the strategic roles.

4.6 Policy TOAD1 establishes that the NDP will play an active role in guiding development in the Neighbourhood Area to a sustainable solution. The aim will be to consider how individual proposals contribute to sustainability, taking account of economic, social and environmental considerations, to best deliver the NDP’s vision and objectives. Importantly the policy approach recognises the interdependence of these considerations and the need to take into account the character, needs and opportunities of the Neighbourhood Area. Table 2 sets out how the Plan’s other policies will help achieve sustainable development, by contributing to each of the three national objectives.

**Table 2: Sustainable development**

<b>Sustainable development objective</b>	<b>How the Ombersley and Doverdale NDP contributes</b>
Economic	<p>The Vision includes that by 2030 small scale business, agriculture and tourism will be encouraged to thrive, with home working and new technology successfully harnessed, and improved services and facilities.</p> <p>Objectives for the economy are to support small-scale local employment, including tourism and leisure businesses and those based at home; address the potential impacts of employment development; and set criteria for assessing stand-alone renewable and low carbon energy projects.</p> <p>Plan policies directly address the economic objective by:</p> <ul style="list-style-type: none"> <li>• Enabling the development of local shops and other accessible services (policy TOAD5).</li> <li>• Giving design guidance to aid those bringing proposals forward and decision makers (TOAD9).</li> <li>• Supporting proposals for small-scale business development, tourism and leisure, and farm diversification (policies TOAD11 to TOAD12).</li> <li>• Providing criteria for stand-alone renewable and low carbon energy projects (TOAD14).</li> </ul> <p>Other NDP policies support the economic objective indirectly. Policies addressing the social objective help to maintain and promote a thriving rural community and thus demand for goods and services. Policies addressing the environmental objective serve to protect, conserve and enhance the natural and historic environments, providing a stable basis for economic activity including tourism and leisure businesses.</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the economic objective, including working with Worcestershire County Council and others on aspects of local highways and transport provision, and by promoting and supporting improvements to communications and broadband infrastructure and the provision of local retail facilities and other services.</p>

Sustainable development objective	How the Ombersley and Doverdale NDP contributes
Social	<p>The Vision includes that by 2030 the parish will continue to be a lively and inclusive community with safe and sustainable access to improved facilities and services for all age groups. A range of housing will be provided including affordable homes and dwellings for older people.</p> <p>Relevant objectives are to require a mix of new housing in line with community needs; set criteria to guide the development of land north of Woodhall Lane, Ombersley to help deliver the SWDP allocation for this site consistent with settlement character; protect existing community facilities; support the provision of local retail and other services; and ensure proposals design out crime.</p> <p>Plan policies directly address the social objective by:</p> <ul style="list-style-type: none"> <li>• Requiring new housing to contribute to meeting housing needs (policy TOAD2).</li> <li>• Providing design guidance for the development of land north of Woodhall Lane, Ombersley (policy TOAD3).</li> <li>• Protecting specified existing community facilities (policy TOAD4), and enabling the development of local shops and other accessible services to meet day-to-day needs (policy TOAD5).</li> <li>• Maintaining local distinctiveness and fostering community identity by protecting landscape character, biodiversity and vistas (policies TOAD6 and TOAD7) and requiring a high quality of design in new development (policy TOAD9).</li> <li>• Designating and protecting Local Green Spaces which are demonstrably special to the community and hold a particular local significance (policy TOAD8).</li> </ul> <p>Other NDP policies support the social objective indirectly. Policies addressing the economic objective enable local employment opportunities by supporting proposals for the creation or expansion of small-scale business enterprises including tourism and leisure. Policies addressing the environmental objective serve to protect the Neighbourhood Area's built and natural environments which contributes to the sense of place and community identity.</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the social objective, including on highway and public transport matters, walking and cycling, communications and broadband, local retail and service facilities, and community information.</p>

<b>Sustainable development objective</b>	<b>How the Ombersley and Doverdale NDP contributes</b>
Environmental	<p>The Vision includes that by 2030 the landscape, open spaces, vistas and biodiversity will be conserved and enhanced; that the distinctive character of the parish and its villages, hamlets and heritage will be maintained; and that development will address the need to mitigate and adapt to climate change.</p> <p>Relevant objectives are to protect, conserve and enhance the distinctive landscape character of the Neighbourhood Area; provide net gains for biodiversity; identify and safeguard valued landscape vistas; protect green areas of particular importance to the local community by designating them as Local Green Space; ensure development includes sustainability measures to mitigate and adapt to climate change, respects its context and maintains local distinctiveness; and preserve or enhance the special interest, character or appearance of the Ombersley, Uphampton and Northampton Conservation Areas.</p> <p>Plan policies directly address the environmental objective by:</p> <ul style="list-style-type: none"> <li>• Protecting landscape character, vistas, and biodiversity (policies TOAD6 and TOAD7).</li> <li>• Designating and protecting Local Green Spaces which are demonstrably special to the community and hold a particular local significance (policy TOAD8).</li> <li>• Requiring new development to maintain and enhance local distinctiveness and achieve a high quality of sustainable design (policy TOAD9).</li> <li>• Providing planning policy criteria to ensure that development proposals preserve or enhance the character or appearance of the three Conservation Areas (policy TOAD10).</li> <li>• Providing planning policy criteria for the assessment of proposals for renewable and low carbon energy projects which safeguard agricultural land, landscape character, views, visual and residential amenity, drainage, heritage and biodiversity interests (policy TOAD14).</li> </ul> <p>Other NDP policies support the environmental objective indirectly. For instance, policy TOAD5 enables the availability of goods and services locally. This will help reduce the need to travel as well as meeting social and economic objectives.</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the environmental objective. These include actions to promote walking and cycling as alternatives to use of the private car, and to support improvements to the public realm at Ombersley.</p>

## 5. GENERAL CONFORMITY WITH STRATEGIC POLICIES

- 5.1 The Ombersley and Doverdale NDP is in general conformity with the strategic policies contained in the development plan for the area, principally those in the SWDP.<sup>5</sup> Guidance on which policies in the SWDP are considered strategic has been provided by the South Worcestershire Councils.<sup>6</sup> The response by Wychavon District Council to the draft Plan does not raise any issues of general conformity.
- 5.2 Table 3 sets out how each of the NDP's policies align with relevant policies in the SWDP. These are identified as strategic or non-strategic on the basis of the guidance provided for this purpose by the South Worcestershire Councils.

**Table 3: General conformity of NDP policies with SWDP strategic policies.**

NDP policy	General conformity with SWDP policy
Policy TOAD1: Sustainable development	Policy TOAD1 is in general conformity with the SWDP. It adds local detail as to the social, economic and environmental dimensions of sustainable development in the Neighbourhood Area.
Policy TOAD2: Housing mix	Policy TOAD2 is in general conformity with strategic policy SWDP 14 <i>Market Housing Mix</i> . It adds local detail on the size, type and tenure of housing that is required to meet needs in the Neighbourhood Area.
Policy TOAD3: Land north of Woodhall Lane, Ombersley	Policy TOAD3 is in general conformity with strategic policy SWDP 59 <i>New Housing for Villages</i> . It adds more detail to the SWDP allocation (SWDP 59/26), setting out planning criteria to guide the development of the site.
Policy TOAD4: Community facilities	Policy TOAD4 is in general conformity with non-strategic policy SWDP 37 <i>Built Community Facilities</i> . It adds local detail by identifying the community facilities in the Neighbourhood Area covered by the policy.
Policy TOAD5: Local retail and service facilities	Policy TOAD5 is in general conformity with strategic policy SWDP 10 <i>Protection and Promotion of Centres and Local Shops</i> . It adds local detail by setting criteria for such development in the Neighbourhood Area.
Policy TOAD6: Landscape and biodiversity	Policy TOAD6 is in general conformity with strategic policy SWDP 22 <i>Biodiversity and Geodiversity</i> and non-strategic policy SWDP 25 <i>Landscape Character</i> . It adds local detail by setting out relevant criteria for the consideration of development proposals.
Policy TOAD7: Landscape vistas	Policy TOAD7 is in general conformity with non-strategic policy SWDP 25 <i>Landscape Character</i> , to which it adds local detail by identifying landscape vistas.

<sup>5</sup> [https://www.wychavon.gov.uk/south-worcestershire-development-plan?page\\_id=12262](https://www.wychavon.gov.uk/south-worcestershire-development-plan?page_id=12262)

<sup>6</sup> [https://www.wychavon.gov.uk/?option=com\\_fileman&view=file&routed=1&name=SWDP Strategic Policies for the Purposes of Neighbourhood Planning.pdf&folder=Documents%2FPlanning%2FNeighbourhood planning&container=fileman-files](https://www.wychavon.gov.uk/?option=com_fileman&view=file&routed=1&name=SWDP%20Strategic%20Policies%20for%20the%20Purposes%20of%20Neighbourhood%20Planning.pdf&folder=Documents%2FPlanning%2FNeighbourhood%20planning&container=fileman-files)

<b>NDP policy</b>	<b>General conformity with SWDP policy</b>
Policy TOAD8: Local Green Spaces	Policy TOAD8 is in general conformity with non-strategic policy SWDP 38 <i>Green Space</i> . It adds local detail by identifying areas for designation as Local Green Space which are of particular importance to the community.
Policy TOAD9: Building design	Policy TOAD9 is in general conformity with strategic policy SWDP 21 <i>Design</i> . It adds local detail by referencing the Ombersley and Doverdale Design Guidelines and by reflecting issues of concern raised in responses to the household survey.
Policy TOAD10: Development affecting Conservation Areas	Policy TOAD10 is in general conformity with non-strategic policy SWDP 24 <i>Management of the Historic Environment</i> , adding local detail by setting criteria for the consideration of development proposals affecting the Ombersley, Uphampton and Northampton Conservation Areas.
Policy TOAD11: Small-scale business development	Policy TOAD11 is in general conformity with strategic policies SWDP 2 <i>Development Strategy and Settlement Hierarchy</i> and SWDP 12 <i>Employment in Rural Areas</i> , adding local detail by setting criteria for business development in the Neighbourhood Area.
Policy TOAD12: Tourism and leisure	Policy TOAD12 is in general conformity with non-strategic policy SWDP 34 <i>Tourist development</i> , adding local detail by setting criteria for relevant development in the Neighbourhood Area.
Policy TOAD13: Farm diversification	Policy TOAD13 is in general conformity with strategic policy SWDP 12 <i>Employment in Rural Areas</i> , adding local detail by setting criteria for farm diversification proposals in the Neighbourhood Area.
Policy TOAD14: Stand-alone renewable and low carbon energy projects	Policy TOAD14 is in general conformity with strategic policy SWDP 27 <i>Renewable and Low Carbon Energy</i> . It adds local detail by providing a specific policy for stand-alone renewable and low carbon energy projects, addressing issues of concern in the Neighbourhood Area.

- 5.3 A consultation response from Worcestershire County Council to the NDP Regulation 14 consultation highlights that the Worcestershire Waste Core Strategy and the Hereford and Worcester Minerals Local Plan also form part of the adopted development plan, and that the latter Local Plan will be replaced in due course by the Worcestershire Minerals Local Plan, which is presently at Examination. The response recommends that account should be taken of policy MLP 31 in the emerging Worcestershire Minerals Local Plan to ensure that the NDP is in general conformity with the strategic policies of the development plan for the area. Policy MLP 31 proposes Mineral Safeguarding Areas and Mineral Consultation Areas.
- 5.4 Policy MLP 31 is not part of the adopted development plan at the time of writing. However, the NDP does not allocate any sites for development, nor otherwise propose development within the defined Mineral Safeguarding or Consultation Areas. The NDP is in general conformity with this emerging policy.

## 6. EU OBLIGATIONS

6.1 The Ombersley and Doverdale NDP is compatible with European Union obligations as detailed in Table 4 and as transposed into UK law.

**Table 4: EU obligations**

EU Obligation	Compatibility of the Ombersley and Doverdale NDP
<p>Strategic Environmental Assessment (SEA) Directive</p> <p>Habitats Directive</p>	<p>In August 2020 Ombersley and Doverdale Parish Council requested Wychavon District Council as the responsible authority to determine whether or not a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) were required for the NDP. The draft NDP was provided to the District Council for the purposes of the assessment. A draft Screening Opinion report was prepared by the District Council in August 2020, on which Natural England, Historic England and the Environment Agency were consulted in accordance with the regulations.</p> <p>The District Council concluded in its final Screening Opinion report (September 2020) that:</p> <p><i>“The SEA screening exercise featured in Section 2 concludes that the draft Ombersley and Doverdale Neighbourhood Plan is unlikely to require a full Strategic Environmental Assessment to be undertaken. This is because the Neighbourhood Plan is in general conformity with the policies contained within the adopted SWDP and does not deviate from the land allocations in the adopted SWDP.</i></p> <p><i>The HRA screening exercise featured in Section 3 concludes that the draft Ombersley and Doverdale Neighbourhood Plan does not require a full Habitats Regulation Assessment Appropriate Assessment to be undertaken. There are no internationally designated wildlife sites within the Ombersley and Doverdale Neighbourhood Area, with only Lyppard Grange SAC falling within a 20km radius. The impact on this and other sites as a result of the land allocations contained within the SWDP has been assessed in the SWDP HRA AA, and the draft Ombersley and Doverdale Neighbourhood Plan does not deviate from these land allocations. It is therefore recommended that a full AA is not required.</i></p> <p><i>Both of the above-mentioned recommendations were subject to consultation with the statutory environmental bodies (i.e. the Environment Agency, Historic England and Natural England). The five week consultation period ran from Tuesday 11 August until 5pm on Tuesday 15 September 2020. It was agreed by all three statutory environmental bodies that neither a full SEA nor a HRA AA were necessary. On that basis, neither a full SEA nor a HRA AA are required in the production of the Ombersley and Doverdale Neighbourhood Plan.”</i></p>



EU Obligation	Compatibility of the Ombersley and Doverdale NDP
	Regulation 14 consultation on the draft NDP was subsequently held between 5 October and 30 November 2020. No material changes have arisen from the consultation in respect of the above Screening Opinion. Accordingly, the requirements of the SEA and Habitats Directives are considered to have been met.
Water Framework Directive	The SWDP addresses the achievement of the Water Framework Directive in South Worcestershire, including by SWDP 29 <i>Sustainable Drainage Systems</i> and SWDP 30 <i>Water Resources, Efficiency and Treatment</i> . The NDP has been prepared within the context of these policies and includes complementary provisions on sustainable drainage and water efficiency. No other NDP policies are directly relevant to or affect the Water Framework Directive.
Human Rights	The NDP is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and South Worcestershire strategic and other planning policies. In accordance with established process, its preparation has included consultation with the local community and it is subject to independent examination. The policies within the Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.