

Basic Conditions Statement

Tatenhill and Rangemore Neighbourhood Plan
Amendments

October 2018



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Basic Conditions Statement

Introduction

This Basic Conditions Statement has been prepared in support of the revised housing policies for the Tatenhill and Rangemore Neighbourhood Plan and demonstrates how these policies meet 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.

The core basic conditions for Neighbourhood Plans, as required by paragraph 8 of schedule 4B of the Town and Country Planning Act 1990 (as amended), are as follows:

- Having regard to national policies and advice contained in the National Planning Practice Guidance;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development

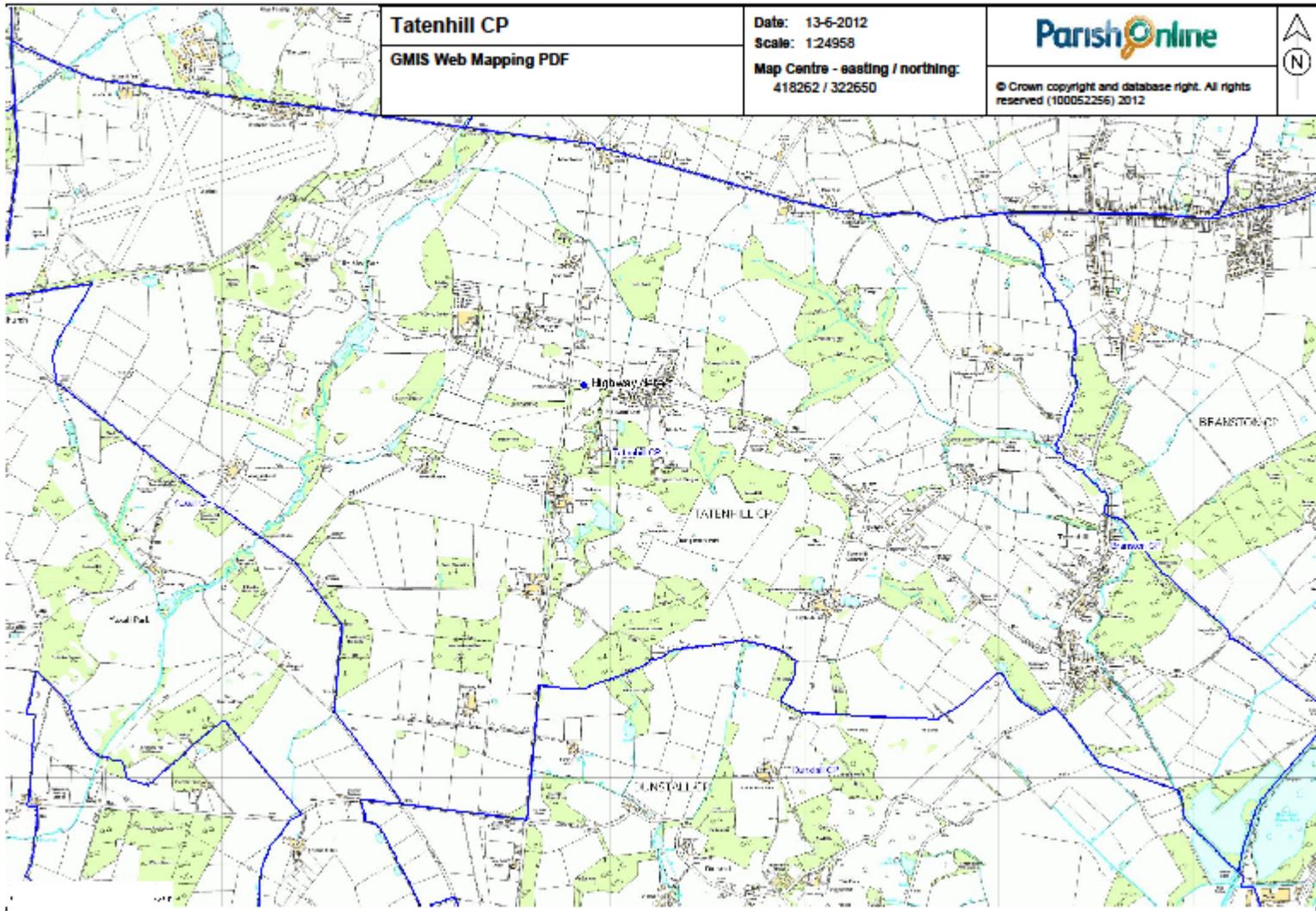
plan for the area of the authority (or any part of that area);

- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Basic Condition	Statement	Evidence/Reference
The revised policies are related to the use and development of land and does not include or excluded development	The revised policies relate to planning matters (the use and development of land) and does not deal with 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 policies seek to control development of a variety of types including residential, leisure and tourism.	See revised policies
The revised policies are being submitted by a qualifying body	The revised policies are submitted by the Tatenhill and Rangemore Parish Council, which is a qualifying body as defined by the Localism Act 2011.	See revised policies
The revised policies cover a stated plan period	The Tatenhill and Rangemore Neighbourhood Plan covers a plan period from 2012 to 2031, a period of 19 years. This reflects the Local Plan period for East Staffordshire.	See revised policies
The Tatenhill and Rangemore Neighbourhood Plan covers a designated Neighbourhood Area	The Tatenhill and Rangemore Neighbourhood Plan covers a neighbourhood area, as designated by East Staffordshire Borough Council in December 2012. The neighbourhood area relates only to the Parish of Tatenhill and Rangemore and does not include in whole or part any other neighbourhood area. It is the only Neighbourhood Development Plan (NDP) in the designated area and no other NDP exists or is emerging for any part of the designated area.	See Tatenhill and Rangemore Parish Map in Neighbourhood Plan.

<p>The revised policies are in conformity with the NPPF</p>	<p>In order to ensure that the revised policies conform with the National Planning Policy Framework (NPPF, 2018), an Assessment of Compliance has been undertaken. Table 1 in Appendix 1 demonstrates how the final proposed policies all link back into the core aims of the NPPF and thus fully support the strategy established at the national level. As previously noted, this document does not consider minerals and waste planning and as such there can be no contribution made by any policies to this topic. However, by the same effect, the plan is not considered to conflict with possible minerals and waste planning.</p>	<p>See Appendix 2 – Assessment of Compliance Table 1</p>
<p>The revised policies contributes to sustainable development as set out by the NPPF</p>	<p>The revised policies within Tatenhill and Rangemore’s Neighbourhood Plan promote sustainable development, as set out in the NPPF. Chapter 2 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>As demonstrated in the Assessment of Compliance table, the revised policies are compliant with the NPPF 2018, which has an overarching aim of promoting sustainable development in terms of economic, social, and environmental issues. The policies all help deliver one or more element of sustainable development.</p>	<p>See Appendix 2 - Assessment of Compliance Table 1</p>

<p>The revised policies are in conformity with East Staffordshire Borough Council's Local Plan (2012)</p>	<p>In order to ensure that the revised policies conform to the East Staffordshire Borough Council's Local Plan, an Assessment of Compliance has been undertaken – see Table 2 in Appendix 3. The relevant strategic policies in the Local Plan are highlighted in the Local Plan policy NP1 – Role of Neighbourhood Plans.</p>	<p>See Appendix 3 - Assessment of Compliance Table 2</p>
<p>The revised policies in conformity with the appropriate EU regulations</p>	<p><i>Habitats Regulations:</i> It is not envisaged that any of the development that would be consented by this framework will affect any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. It is not envisaged that any of the proposals covered in this plan would affect either of these designated areas.</p> <p><i>Environmental Impact:</i> The Tatenhill and Rangemore Neighbourhood Plan does not allocate sites for development. The document is the lowest level of plan adoption within the Local Planning Authority (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.</p> <p>It's not envisaged that over the life span of the Plan (up to 2031) that the supported development in the Development Plan would individually or cumulative have a significant affect when measured against the thresholds within Article 3.5.</p> <p><i>Human rights:</i> The plan has been positively prepared to ensure none of the policies infringe on any human rights from the Human Rights Act 1998.</p>	<p>See Neighbourhood Plan</p>



Tatenhill CP

GMIS Web Mapping PDF

Date: 13-6-2012

Scale: 1:24958

Map Centre - easting / northing:
418262 / 322650

ParishOnline



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Assessment of Compliance Table - NPPF (2018)

	√	Compliment	~	Not applicable	x	A conflict may occur								
National Planning Policy Framework 2018:	2 - Achieving sustainable development	5 - Delivering a sufficient supply of homes	6 - Building a strong, competitive economy	7 - Ensuring the vitality of town centres	8 - Promoting healthy and safe communities	9 - Promoting sustainable transport	10 - Supporting high quality communications	11 - Making effective use of land	12 - Achieving well-designed places	13 - Protecting Green Belt Land	14 - Meeting the challenge of climate change, flooding and coastal change	15 - Conserving and enhancing the natural environment	16 - Conserving and enhancing the historic environment	17 - Facilitating the sustainable use of minerals
Tatenhill and Rangemore NP Policies:														
Housing and Employment Policies														
HE1 Parish Housing Strategy	√	√	~	~	~	~	~	~	~	~	~	~	~	~
HE1 .1 Infill Residential Development	√	√	~	~	~	~	~	√	√	~	~	~	~	~
HE1.2 Re-use of non-agricultural buildings	√	√	~	~	~	~	~	√	√	~	~	~	~	~
HE1.3 Previously Developed Land	√	√	~	~	~	~	~	√	√	~	√	~	√	~
HE1.4 Former Agricultural Buildings	√	√	~	~	√	√	~	√	√	~	~	~	~	~

Assessment of Compliance Table East Staffordshire Local Plan (2012)

	√	Compliment	~	Not applicable	x	A conflict may occur								
Policies from the East Staffordshire Local Plan (2012)	P1 Principle of Sustainable Development	SP1 East Staffordshire Approach to Sustainable Development	SP2 Settlement Hierarchy	SP3 Provision of Homes and Jobs 2012 - 2031	SP4 Distribution of Housing Growth 2012 - 2031	SP5 Distribution of Employment Growth 2012 - 2031	SP8 Development Outside Settlement Boundaries	SP13 Burton and Uttoxeter Existing Employment Land	SP14 Rural Economy	SP16 Meeting Housing Needs	SP17 Affordable Housing	SP18 Residential Development on Exception Sites	SP20 Town and Local Centres Hierarchy	SP32 Outdoor Sports and Open Space
Tatenhill and Rangemore NP Policies:														
Housing and Employment Policies														
HE1 Parish Housing Strategy	-	√	√	√	√	-	-	-	-	-	-	-	-	-
HE1.1 Infill Residential Development	-	√	-	-	√	-	-	-	-	√	-	-	-	-
HE1.2 Re-use of non-agricultural buildings	-	√	-	-	-	-	-	-	-	-	-	-	-	-
HE1.3 Previously Developed Land	-	√	-	-	√	-	√	-	-	√	√	-	-	-
HE1.4 Former Agricultural Buildings	-	√	-	√	-	√	√	-	√	√	-	-	-	√

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