

North Crawley Neighbourhood Plan 2018-2033

BASIC CONDITIONS STATEMENT



Introduction

1. This Basic Conditions statement has been prepared in support of the North Crawley Neighbourhood Plan and should be read in conjunction with the main document and its evidence base.
2. The Planning Practice Guidance explains that only a Neighbourhood Plan that meets a set of ‘basic conditions’ can be put to referendum and duly made part of the Development Plan. The basic conditions are set out in paragraph 8(2) of the Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions for neighbourhood plans are set out below. Conditions specific to Neighbourhood Development Orders are omitted as the North Crawley Neighbourhood Plan does not incorporate any such Order:
 - a. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - b. The making of the neighbourhood plan contributes to the achievement of sustainable development;
 - c. 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);
 - d. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - e. 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.
3. The North Crawley Neighbourhood Plan has been prepared so as to be consistent with the basic conditions. This statement provides evidence to demonstrate its compliance and is structured according to each individual condition.

Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;

4. A new version of the NPPF was published in July 2018 during the preparation of the Neighbourhood Plan. However, paragraph 214 and footnote 69 of Annex 1 of the revised NPPF explains that plans submitted on or before January 24th 2019 will be examined against the policies of the previous NPPF. Therefore the paragraph numbers referred to below are those used in the previous version of the NPPF.

5. The neighbourhood plan’s compliance with this condition may be summarised by way of comparison with the core planning principles outlined in paragraph 17 of the NPPF:

NPPF Core Planning Principle, planning should:	Relevance to Neighbourhood Plan
<p>be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</p>	<p>The decision to prepare a neighbourhood plan was directly borne out of a desire within the local community to be empowered to shape their surroundings. The policies themselves are a positive vision based on a proactive approach to growth, which is specifically encouraged in selected areas, despite there being no formal strategic policy requirement for this.</p>
<p>not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</p>	<p>The preparation of the plan has been a creative exercise to improve village life involving a range of local landowners and residents. The plan is supported by objectives that specifically state the enhancements sought.</p>
<p>proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</p>	<p>The plan delivers sustainable growth to deliver homes necessary to allow the village to thrive over forthcoming years. It is supported by a Housing Needs Assessment that considers in particular the appropriate level of housing growth in the village.</p>
<p>always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;</p>	<p>The wording of the plan’s design policies is written to ensure high-quality and protect the amenity that residents highlighted as being important in consultation.</p>
<p>take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the</p>	<p>North Crawley is a thriving rural community within the countryside, a fact that the plan addresses throughout. Specific character areas have been identified in order to ensure planning decisions take account of them</p>

<p>countryside and supporting thriving rural communities within it;</p>	<p>whilst several policies aim to protect the intrinsic beauty of the countryside.</p>
<p>support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);</p>	<p>The plan has been prepared on the basis of encouraging walking within the village. There are also policies ensuring electric car charging points can be delivered.</p>
<p>contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and</p> <p>encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;</p>	<p>The plan’s allocations have taken account of all site-specific constraints to ensure that only those of lesser environmental value are lost.</p>
<p>promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);</p>	<p>The plan includes allocations for both housing and open space and recognises the relationship between the two.</p>
<p>conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</p>	<p>The plan includes an entire chapter on heritage and design in North Crawley to ensure these are appropriately preserved.</p>
<p>actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and</p>	<p>The plan’s site allocations have been purposefully selected to be walkable and well-related to the existing village facilities.</p>
<p>take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>The plan includes policies to protect sufficient community facilities.</p>

The making of the neighbourhood plan contributes to the achievement of sustainable development

6. Sustainable Development is characterised by the NPPF has having three roles; social, environmental and economic.
7. The Neighbourhood Plan contributes towards the social aspect of sustainable development by providing a number and type of housing that reflects the needs of the village of the next 20 years. The introduction of a new population will aid the social vitality of the village and ensure that the community is sustained over the plan period.
8. In environmental terms the plan has recognised areas within the parish that are high value and sought to protect these from development. The plan has sought to constrain development to sites within walking distance of village facilities, thereby minimising car trips.
9. The economic facet of sustainable development is realised through the delivery of land for development, which will support constructions and supply-chain jobs as well supporting economic growth in the area more generally, by providing homes for local workers and ensuring their daily spending is not lost elsewhere.

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);

10. The Neighbourhood Plan policies' conformity with strategic policies in the Development Plan for Milton Keynes are outlined as follows:

Neighbourhood Plan Policy	Relevant strategic policies
H1 – Settlement Boundary	<p>Policy H1 directly corresponds with saved Policy S10 of the Local Plan as well as emerging Policy DS5 of Plan:MK. In each instance the policy is similar in wording and effect.</p> <p>The slight amendments that have been made to the settlement boundary itself are considered to reflect the need for 'general' conformity and have only been made to accommodate the proposed allocations adjoining the existing settlement boundary.</p>
H2 – Infill Development	Policy H2 is consistent with saved Local Plan

	<p>policies H7 and D2, which concern unidentified sites and design. Emerging Policy DS5 is also relevant in respect of replacement dwellings. Policy H2 uses similar criteria for determining the acceptability of such proposals.</p> <p>Core Strategy CS1 also directly allows for this type of development in villages like North Crawley.</p>
H3, H4, H5 – Site allocations	The site allocations made by the Neighbourhood Plan are in general conformity with the Development Plan by directly meeting emerging Policy DS2 in Plan:MK, which explains housing proposals will be granted where allocated in Neighbourhood Plans.
T1 – Traffic Calming	Policy T1 directly complements saved Policies D1, D2 and T10 in the Local Plan.
T2 – Effects of cross-border growth	Policy T2 is consistent with Core Strategy Policy CS11, which commits to similar cross-border working on transport matters.
T3 – Employment development	Policy T1 directly complements saved Policies D1, D2 and T10 in the Local Plan.
HD1 – Materials & Design HD2 – Development in the Conservation Area HD3 – Advertisements and signage	The Neighbourhood Plan’s design and heritage policies are similar in scope to saved Local Plan policies D2 albeit with a specific focus on North Crawley. Policy CS19 has also been considered as this concerns the protection of the historic environment.
L1 – Local Green Space Designation L2 – Rights of Way	Policies L1 and L2 strengthen the existing provisions of Local Plan Policy L2, concerning public open space, as well as Policy CS19 concerning the historic and natural environment.
C1 – Loss of existing facilities C2 – Financial contributions	Policy C1 adapts and strengthens Local Plan Policy C2 to reflect the fact that facilities in rural communities like North Crawley are particularly valuable and irreplaceable. Policy C2 of the Neighbourhood Plan also reflects this.
M1 - Monitoring	There are no relevant Development Plan policies concerning monitoring although it is considered pragmatic to address this in the plan.

The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;

11. The Neighbourhood Plan has been screened by the Local Authority to confirm that Strategic Environmental Assessment is not required and that it will have no significant environmental effects. In this respect the plan is consistent with EU obligations. The plan has also been subject to extensive consultation with the local community without prejudice to any individual's human rights concerning property or day-to-day life.

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.

12. The making of the Neighbourhood Plan will not have a significant effect on a European site or a European offshore marine site.

Conclusion

13. This Basic Conditions Statement has been prepared to demonstrate that the draft North Crawley Neighbourhood Plan meets the conditions set out in paragraph 8(2) of the Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.
14. In summary the neighbourhood plan has taken a positive approach to planning for growth in a manner commensurate with the emerging strategic policy, with which it is consistent. It will contribute to sustainable development by providing new dwellings to ensure the continued vitality of the village as well as protecting green spaces and historic characteristics that are valued within the village. There are no high-level environmental constraints or legal obligations that prevent the Neighbourhood Plan being successfully examined and proceeding to referendum.