



Haddenham

Neighbourhood Plan

Basic Conditions Statement. Annex A of the Haddenham Neighbourhood Plan

Submission Version
January 2015

This document is the Basic Conditions Statement prepared alongside the Haddenham Neighbourhood Plan and is submitted alongside the Neighbourhood Plan in accordance with para 8 of Schedule 4b of the Town & Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

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Basic Conditions Statement

In accordance with para 8 of Schedule 4b of the Town & Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

Legal Requirements

1. This statement has been prepared by Haddenham Parish Council to accompany its submission to the local planning authority Aylesbury Vale District Council of the Haddenham Neighbourhood Development Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
2. The Neighbourhood Plan has been prepared by the Haddenham Parish Council, a qualifying body, for the Neighbourhood Area covering Haddenham Parish, as designated by Aylesbury Vale District Council on 31 July 2013.
3. The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
4. The proposed neighbourhood plan states the period for which it is to have effect, from 2013 to 2033.
5. The policies do not relate to excluded development because the neighbourhood plan proposal does not deal with county matters (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.
6. The neighbourhood plan proposal relates to the Haddenham Neighbourhood Plan Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.
7. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) requires that Neighbourhood Development Plans must:
 - a. Have appropriate regard to national policies and advice contained in the National Planning Policy Framework;
 - b. Contribute towards the achievement of sustainable development;
 - c. Be in general conformity with the strategic policies in the development plan for the area of the local planning authority;
 - d. Meet the relevant EU obligations.

Basic Conditions

Having Appropriate Regard to National Policy.

8. The Haddenham Neighbourhood Development Plan has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published in April 2014 in respect of formulating neighbourhood plans. Paragraphs 183 – 185 of the NPPF describe how Neighbourhood Planning can be used to give communities ‘direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need’. Paragraph 17 of the NPPF provides a set of core land-use planning principles that should underpin both plan-making and decision-making. Paragraphs 18 to 219 provide a set of topic based national planning policies and, taken as a whole, constitute what the Government’s view of what sustainable development in England means in practice for the planning system.

Shared Vision for Haddenham Parish.

9. The Haddenham Neighbourhood Plan embodies the land-use based priorities to enable phased growth to maintain and enhance the current facilities such as the village hall, pubs, churches and shops, while protecting the conservation areas and open spaces from intrusive development. Particular concern then and in subsequent consultation on housing needs is over the provision of low-cost homes for families and for elderly downsizers. As stated in the Neighbourhood Plan, the following sentence encapsulates the shared vision for Haddenham:

“A well-designed, well-connected village that is a pleasant and vibrant place to live and work; a busy, active and dynamic community with a shared purpose and direction, a sense of history, and a strong community spirit that is valued by residents.”

NPPF Core Planning Principles.

10. The Haddenham Neighbourhood Plan reflects the 12 core principles of plan-making as follows:

- a. It is **plan-led** through the community-led parish plan process, followed by the extensive consultation in formulating the policies of the Plan. It has been checked by the LPA (AVDC) to ensure that it is practical and contains workable policies and complies with the extant Local Plan saved policies.
- b. It contains policies to protect and enhance the **streetscape and landscape** and provides for new homes to enable villagers to stay in the village when they start at the foot of the housing ladder, as well as when they reach the top. It creates local green spaces and has policies to enhance the overall environment.
- c. As far as is relevant and possible, it promotes the delivery of **new homes and supports businesses** in the countryside.
- d. It provides clear design, materials and parking **standards for the construction** of new homes.
- e. It supports the **rural community** by its policies on employment, rural connectivity and by setting guidelines for building in the contiguous curtilage.

- f. It conserves and enhances the **natural environment** by its policies on local green spaces, environmental protection and trees and hedgerows.
- g. It promotes developments that provide mixed sizes and types of home suitable for **local needs**.
- h. It conserves the **heritage assets** by reference to the Conservation Areas in the village, the historic landscape assessment and the local SAM.
- i. It sets **parking standards** for the new homes that are appropriate to the needs of a rural community.
- j. Its policies take account of and support the **community needs** for recreation and local facilities such as the village hall, shops, churches and pubs.

NPPF Planning Policies.

11. Most of the themes in the NPPF (Chapters 1 – 12) have been relevant in providing the national policy context to the topic areas covered in the Plan. The Haddenham Neighbourhood Plan has regard to the following themes as described:

- **Building a strong, competitive economy.** The Plan encourages the retention and creation of new jobs locally.
- **Supporting high quality communications infrastructure.** The Plan encourages the provision of faster broadband for business and domestic use.
- **Delivering a wide choice of high quality homes.** The Plan makes specific provision for homes for young families and for elderly downsizers, as well as for affordable homes in larger developments.
- **Requiring good design.** The Plan specifies the design criteria needed to maintain and enhance the attractive village, including its three Conservation Areas, using updated guidance from Aylesbury Vale District Council.
- **Meeting the challenge of climate change, flooding and coastal change.** The Plan has allocated sites cognisant of flooding and waste management challenges.
- **Conserving and enhancing the natural environment.** The Plan has policies to protect and enhance biodiversity and the natural environment, including the designation of eight local green spaces.
- **Conserving and enhancing the historic environment.** The Plan further protects the historic areas of the village in the Conservation Areas, and the historic landscape around the village.
- **Contributes to the Achievement of Sustainable Development.** Paragraph 7 of the NPPF recognises three strands to sustainable development: economic, social

and environmental. Haddenham Neighbourhood Plan contributes to achieving them as detailed below:

- **Economic Role.** HNP seeks to retain and encourage local employment by:
 - Enabling appropriate development it will help to ensure that sufficient homes will be available for the families of the economically active.
 - Allowing for development on land outside but contiguous with the current village curtilage, it will facilitate new development which might not otherwise be permitted.
 - Phasing the development over the Plan period it will ensure that homes are available when required.

- **Social role.** HNP supports the future of the community by ensuring that an adequate supply of suitable housing is available to meet the needs of young families.
 - HNP will support the community by ensuring that sufficient housing is available for lifetime occupation to meet the needs of the elderly.
 - Through its design, built and natural environmental policies HNP will ensure that a high quality built environment is maintained, especially in the Conservation Areas.
 - By protecting and enhancing existing community facilities, such as the village hall, churches, school and by designating new open spaces HNP reflects the community's needs and supports its social and cultural well-being.

- **Environmental role.** HNP will ensure that a high quality built environment is protected and enhanced through its design and build policies; the attractive rural environment is protected through its natural environment policies and; the historic environment is protected through its policies protecting the Conservation Areas and historic landscape, and recognising the Scheduled Ancient Monument

Is in General Conformity with Strategic Local Policy.

12. The Haddenham Neighbourhood Plan conforms to the relevant saved policies of the Aylesbury Vale District Local Plan (2004) as demonstrated at **Table 5**. The strategic policies (starting with GP) are all those that are saved which are applicable to the whole district, including Haddenham, except GP3 as this was superseded by the NPPF, Haddenham policies (starting with HA), and all of the policies for Rural Areas (starting with RA) which are not location-specific, are applicable. There are a large number of other strategic policies, but most of them are not relevant to the Haddenham Plan.

AVDLP Policy	Subject	HNP Policy	How HNP conforms with AVDC Policies
GP2	Affordable Housing	HD8	Extends the provision
GP6	Conversion or sub-division of existing dwellings	HD7	Sets infill and sub-division requirements
GP8	Protection of Amenity of Residents	HD9	Principles protect and enhance local amenity
GP9	Extension of Dwellings and Annexes	HD7	Extends to bungalow conversions
GP17	Retention in use of existing employment sites	RBJ2	Supports expansion and retention of employment
GP24	Car parking guidelines	TGA2	Makes appropriate provision
GP32	Retention of shops, public houses and post offices	HWS2	Protects and supports facilities
GP35	Design of new developments	HD9	Distinctive local character
GP38	Landscaping of new developments	HD9	Provision of landscaping
GP39	Existing trees and hedgerows	SRL3	Establishes need for surveys
GP40	Retention of existing trees and hedgerows	SRL3	Establishes need for surveys
GP45	'Secured by Design'	HD9	Related to street lighting
GP53	New Development in and adjacent to Conservation Areas	HD3,4.6	Minimise impact on approach to Conservation Areas
GP57	Advertising in Conservation Areas	TGA5	Extends the provision
GP86	Provision of Outdoor Playing Space	CES1	Enhancing and protecting
GP87	Application of Open Space policies	CES1	Enhancing and protecting
GP90	Provision of Indoor Facilities	SRL1	Provides improved facilities
GP91	Provision of Amenity Areas	HD9	Provision of open areas
GP92	Protection of Allotment Land	HWS1	Allocates as Local Green Space
GP93	Safeguarding of community buildings and facilities	HWS2	Protects facilities
GP94	New community facilities	HD2	Encourages provision
HA1	Employment development at Thame Road	RBJ2	Extends the provision
HA2	Primary shopping frontage at Banks Parade	RBJ1	Extends the provision
RA3	Extension of Curtilages	HD5	Retains character and appearance
RA13	Development within Rural Settlements	HD7	Infill development
RA14	Development outside Rural Settlements	HD1	Sets local policy
RA29	New Employment Uses in the Countryside	RBJ2	Focuses in existing / designated employment areas
RA36	Protection against excessive traffic generation	TGA1	Opposition to increased traffic

Table 1: Policy Conformity

Is Compatible with EU Obligations

13. The Neighbourhood Plan is in conformity with EU obligations:

- a. The Neighbourhood Area is not in close proximity to any European designated nature sites¹ and so does not require an Appropriate Assessment under the EU Habitats Regulations.
- b. 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.
- c. Aylesbury Vale District Council has reviewed the Haddenham Neighbourhood Plan and concluded that it has some potential to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, although the magnitude and location of these effects is difficult to ascertain at this stage of the plan making process. It therefore does trigger a need for a Strategic Environmental Assessment (SEA). Although not a requirement, AVDC recommended that the SEA incorporates a Sustainability Appraisal (SA) to consider more widely the balance of sustainability and to help ensure the plan meets the basic conditions.²

The SEA/SA has been completed and is available on the Neighbourhood Plan website at <http://www.haddenham-bucks-pc.gov.uk/Neighbourhood>.

¹ Refer to the Aylesbury Vale District Council's Habitats Regulations Assessment/Appropriate Assessment Stage 1 Screening Report undertaken for the Vale of Aylesbury Plan Strategy Pre-Submission Plan October 2012.

² AVDC, *Strategic Environmental Assessment Screening Report for the Haddenham Neighbourhood Development Plan*, (15 August 2014).