

**Dorstone
Neighbourhood Development Plan
2011– 2031**

Basic Conditions Statement

October 2015

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Introduction

- 1.1 This Basic Conditions Statement (“the Statement”) sets out how, in producing the Dorstone Neighbourhood Development Plan (“the Neighbourhood Plan”), Dorstone Parish Council (the “Parish Council”) has complied with the basic conditions and legal requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by sections 38A and B of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Statement has been prepared by Dorstone Parish Council to accompany its Regulation 14 draft Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

2 Legal Requirements

The legal requirements for preparing a Neighbourhood Plan are set out below:

2.1 The Neighbourhood Plan is submitted by a qualifying body

The Neighbourhood Plan is submitted by a qualifying body The Parish Council is a qualifying body as defined by section 61G (2) of the 1990 Act (inserted by paragraph 2 of Schedule 9 to the Localism Act 2011 (c.20).

2.2 Designated Area

Dorstone Parish was designated as a Designated Area by Herefordshire Council on 7th September 2012 (see Appendix 1 for the Herefordshire Council designation letter and Appendix 2 for a map of the Designated Area). The Neighbourhood Plan relates to the Designated Area only and there are no other neighbourhood development plans in place within the Designated Area.

2.3 Plan Period

The Neighbourhood Plan covers the plan period 2011 to 2031 so that it aligns with the Herefordshire Local Plan-Core Strategy 2011 – 2031.

2.4 The Neighbourhood Plan sets out policies relating to the use and development of land

The Neighbourhood Plan contains policies for the use and development of land within the Designated Area which are for use in determining planning applications. It has been prepared in accordance with the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Regulations.

2.5 Excluded Policies

The Neighbourhood Plan does not contain policies relating to excluded development in accordance with the Localism Act 2011.

3 Basic Conditions

- 3.1 The Neighbourhood Plan must comply with the basic conditions set out in paragraph 8(2) of 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.

3.2 A Neighbourhood Plan will be considered to have met the Basic Conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the Neighbourhood Development 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 Development Plan does not breach, and is otherwise compatible with, EU obligations; and
- prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

3.3 This Statement explains how the Neighbourhood Plan complies with each of these basic conditions.

4. Conformity with National Planning Policy

4.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.

4.2 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.” It continues to state that “Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan....Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them”.

4.3 Paragraphs 14 -16 of the NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. For Neighbourhood Planning this means that neighbourhoods should plan positively to support local development.

4.4 Table 1 sets out how each Neighbourhood Plan policy conforms to the NPPF policies.

Table 1: Conformity of Neighbourhood Plan policies with the NPPF policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>NPPF Policy Section</i>	<i>Comment on conformity where relevant</i>
DNP H1	The Settlement Boundary	14	Complies and adds local detail
DNP H2	Criteria for Housing Development	14, 47, 48, 50, 54, 55, 58, 60, 61, 64, 111	Complies and adds local detail
DNP H3	Housing Design Criteria	56,58,59	Complies and adds local detail

Policy Number	Policy Title	NPPF Policy Section	Comment on conformity where relevant
DNP H4	Affordable Housing	54	Complies and adds local detail
DNP E1	Small Businesses, Farming and Employment	28	Complies and adds local detail
DNP IN 1	Infrastructure	42, 43	Complies and adds local detail
DNP T1	Tourism	28	Complies and adds local detail
DNP RE1	Renewable Energy	97, 98	Complies and adds local detail
DNP ENV 1	Conservation, Heritage and Landscape	109, 110, 113, 126,	Complies and adds local detail
DNP F1	Flooding	100, 101, 102	Complies and adds local detail
DNP CF1	Community Facilities	69, 70	Complies and adds local detail

5. Contribution to Achieving Sustainable Development

5.1 Paragraph 14 of the NPPF states that:

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.”*

5.2 Paragraph 16 states that:

“The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- *plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”*

5.3 The Dorstone Neighbourhood Plan has taken a holistic approach to sustainable development which has involved working to address all three social, economic and environmental roles of planning as prescribed by the NPPF from the outset of the plan making process

5.4 The strategic objectives of the Neighbourhood Plan seek to ensure the sustainable development of Dorstone Parish for the Plan period in line with the NPPF and the Herefordshire Local Plan – Core Strategy Local Plan.

5.3 Table 2 below assesses the Neighbourhood Plan policies in terms of the economic, social and environmental aspects of sustainability. It shows that the Plan’s policies are balanced across the three aspects and all policies include positive elements.

Table 2: Assessment of Sustainability of Neighbourhood Plan policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>Economic factors</i>	<i>Social factors</i>	<i>Environmental factors</i>	<i>Comments</i>
DNP H1	The Settlement Boundary	*	*	*	Adds local detail
DNP H2	Criteria for Housing Development	*	**	*	Seeks to balance sustainable development
DNP H3	Housing Design Criteria	*	**	**	Seeks to balance sustainable development
DNP H4	Affordable Housing	**	**	*	Address affordable housing
DNP E1	Small Businesses, Farming and Employment	**	*	*	Adds local detail
DNP IN 1	Infrastructure	**	*	*	Adds local detail
DNP T1	Tourism	**	*	*	Adds local detail
DNP RE1	Renewable Energy	**	**	*	Adds local detail
DNP ENV 1	Conservation, Heritage and Landscape	*	**	**	Maintains and enhances Historic and Natural Environment
DNP F1	Flooding	*	*	**	Proposals must ensure flooding does not increase and drainage is improved
DNP CF1	Community Facilities	*	*	*	No reduction in existing facilities

6. General conformity with the strategic Policies of the Herefordshire Local Plan – Core Strategy Plan

6.1 The Neighbourhood Plan has been written to support the strategic development aims of the Herefordshire Local Plan – Core Strategy, including delivery of housing and economic development, and to plan positively taking into account the local issues of Dorstone Parish.

6.2 Table 3 below sets out how each policy is in general conformity with the Herefordshire Local Plan – Core Strategy.

Table 3: Conformity of Neighbourhood Plan policies with the Herefordshire Local Plan- Core Strategy policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>Relevant Herefordshire Local Plan- Core Strategy policies</i>	<i>Comment on conformity where relevant</i>
DNP H1	The Settlement Boundary	RA2	Complies and adds local detail
DNP H2	Criteria for Housing Development	RA1 and RA2	Complies and adds local detail
DNP H3	Housing Design Criteria	RA2	Complies and adds local detail
DNP H4	Affordable Housing	H1 and H2	Complies and adds local detail
DNP E1	Small Businesses, Farming and Employment	RA5, RA6, E1, E3	Complies and adds local detail
4 DNP IN 1	Infrastructure	ID1	Complies and adds local detail
DNP T1	Tourism	E4	Complies and adds local detail
DNP RE1	Renewable Energy	SD1, SD2,	Complies and adds local detail
DNP ENV 1	Conservation, Heritage and Landscape	LD1, LD2, Ld4	Complies and adds local detail
DNP F1	Flooding	SD3	Complies and adds local detail
DNP CF1	Community Facilities	SC1	Complies and adds local detail

7. Compatibility with EU Obligations and legislation

7.1 A Neighbourhood Plan must be in compliance with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:

7.2 **Directive 2001/42/EC** on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).

- 7.3 The Herefordshire Council have assisted the Parish Council with the SEA process. The environmental appraisal of the Dorstone NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved Scoping and Stage B provided a review and analysis of the NDP. Stage C involved preparing an Environmental Report and Stage D comprises a formal consultation on both this and the Draft Plan itself. This assessment concluded that the Plan was viewed as being in conformity with the planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy and no changes to the NDP were recommended as a result of the SEA.
- 7.4 **Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).**
- 7.5 Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.
- 7.6 The Parish Council has considered this Directive but does not believe that any proposed development envisaged by the Neighbourhood Plan would be of a significant enough scale so as to merit an Environmental Impact Assessment.
- 7.7 **Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds** (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to neighbourhood plans.
- 7.8 The requirement to undertake Habitats Regulation Assessment of development/neighbourhood plans was confirmed by the amendments to the "Habitats Regulations" published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its neighbourhood plan, Dorstone Parish Council is required by law to carry out an assessment known as "Habitats Regulations Assessment" (HRA) as per Regulation 32 Schedule 2 of the Neighbourhood Planning Regulations. 2.2 Article 6(3) of the EU Habitats Directive provides that:

"Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

7.9 The initial HRA screening report (May 2014) found that the River Wye Special Area of Conservation (SAC) is located less than 1km away from the northern edge of the Dorstone Neighbourhood Area. However, some northern parts of the neighbourhood area are within the hydrological catchment of the River Wye, therefore a full screening assessment was required. The conclusion of this full screening was that none of the Dorstone Neighbourhood Plan policies (October 2015) were concluded to be likely to have a significant likely effect on the River Wye SAC.

7.10 **Other European directives**, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC). The Parish Council has considered these matters when drafting the neighbourhood plan, and does not consider that any of these are relevant at the time of writing the Plan.

7.11 In addition, the Neighbourhood Plan has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

8. Conclusions

8.1 The Neighbourhood Plan has been carefully drafted to comply both with the legal requirements and the basic conditions. This Statement has demonstrated that prescribed conditions have been met and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

APPENDICES

1. Herefordshire Council Dorstone Area Designation letter

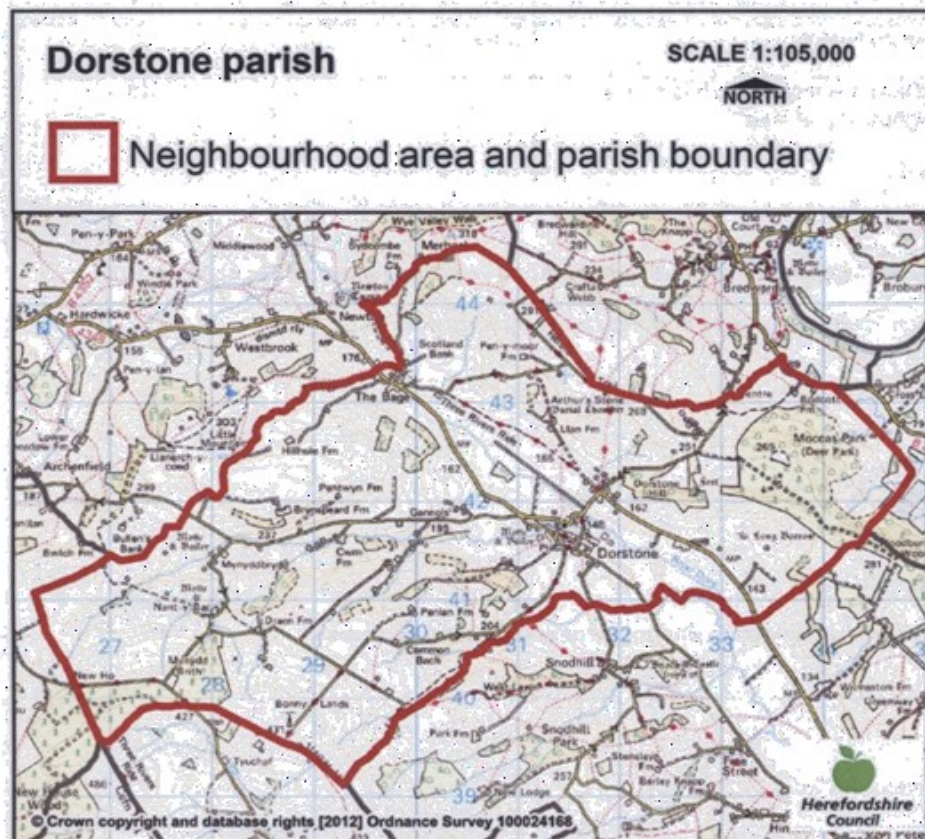
Neighbourhood Area Decision Document



Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Dorstone
Parish Council	Dorstone Parish Council
Consultation period	26 th July to 6 th September 2012

Map of proposed neighbourhood area



Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act	Yes	
Is the neighbourhood area considered appropriate? Section 61G (4)	Yes	
Does the area overlap another designated area? Section 61G (7)		No
For joint area application, are all relevant bodies included? Section 61G (2)	N/A	
Were any comments received during the consultation period?		No
Summary of comments received	None received	
Ward member comments	None	
Are any modifications required to this or any adjoining neighbourhood area? Section 61G (6)		No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012.

The application for the designation of Dorstone Neighbourhood area is

Approved



Andrew Ashcroft

Assistant Director of Economy, Environment and Cultural Services

Date: 6th September 2012

2. Map of Designated Area

NEIGHBOURHOOD PLANNING NOTICE



The Neighbourhood Planning (General) Regulations 2012

Herefordshire Council has **APPROVED**, under Article 7 of the above Regulations the following neighbourhood area:-

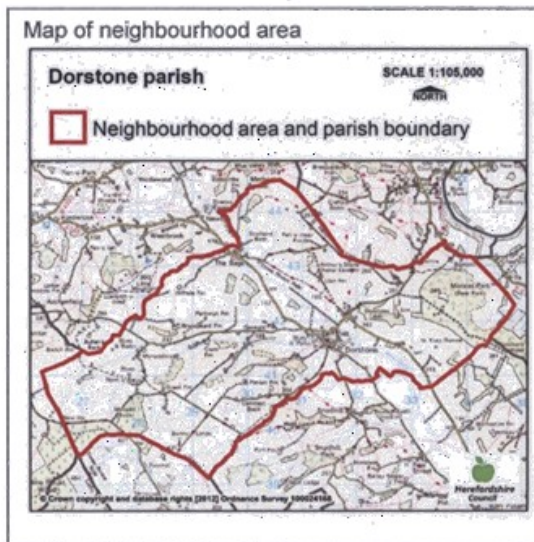
Neighbourhood Area Name:

Dorstone

Relevant body is:

Dorstone Parish Council

The neighbourhood area is identified on the attached map



ANDREW ASHCROFT

ASSISTANT DIRECTOR, ECONOMY ENVIRONMENT AND CULTURAL SERVICES

Date: 6th September 2012