

BASIC CONDITIONS STATEMENT

BRANDON and BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN

1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Brandon & Bretford Neighbourhood Development Plan (BBNDP).

The Basic Conditions

- 1.2 Paragraph 8, sub-paragraph (2), of Schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
 - (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
 - (d) the making of the order contributes to the achievement of sustainable development,
 - (e) the making of the order 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),
 - (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
 - (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.3 This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework (NPPF).

Section 3 Shows how the BBNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area.

Section 4 Demonstrates conformity with the strategic policies contained within the Rugby Borough Council Core Strategy; and

Section 5 Demonstrates compliance with the appropriate EU obligations.

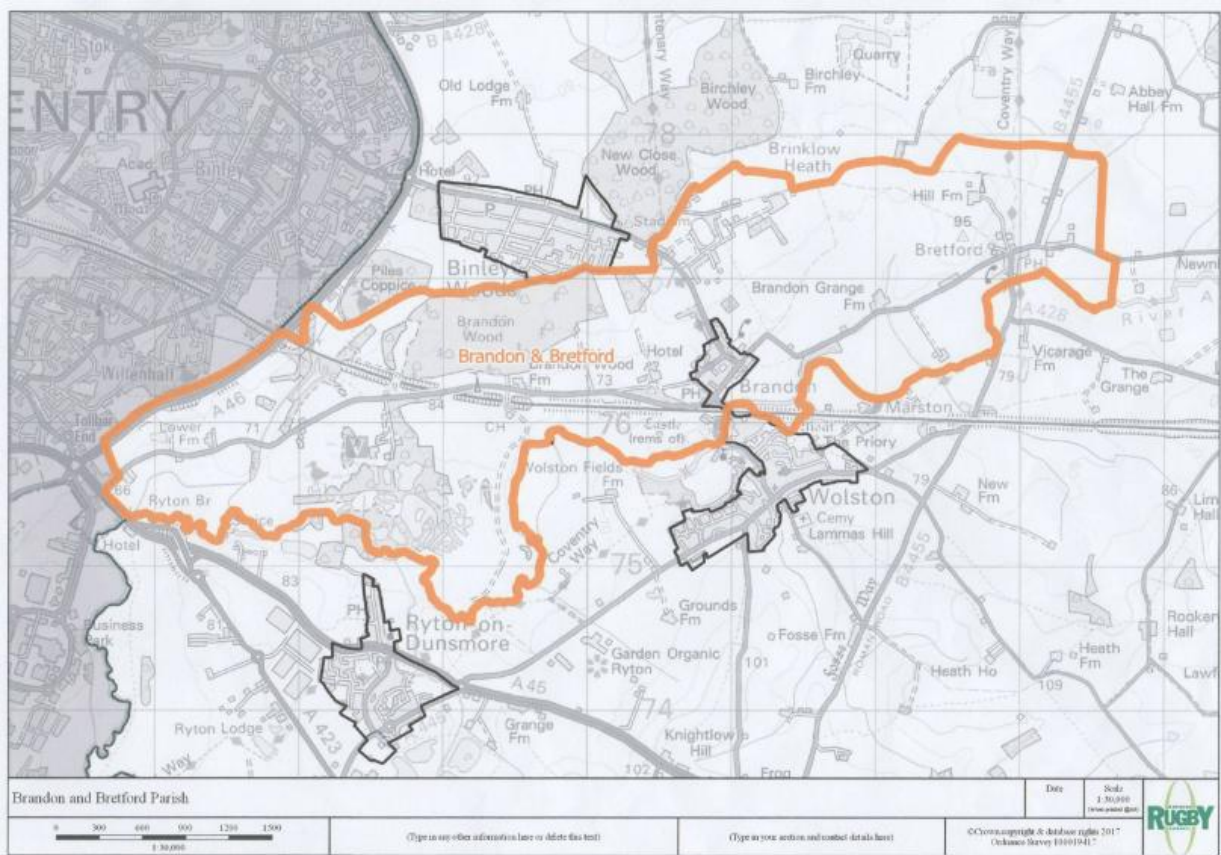
The Qualifying Body

- 1.4 The BBNDP is submitted by Brandon & Bretford Parish Council, which is a qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

- 1.5 The BBNDP applies to the Parish of Brandon & Bretford which is within the Borough of Rugby. In accordance with Part 2 of the Regulations, RBC, as the Local Planning Authority, publicised the Neighbourhood Area application from Brandon & Bretford Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6 The application was approved by RBC on 12th May 2016 and consequently the Parish of Brandon & Bretford was designated as a Neighbourhood Area.
- 1.7 Brandon & Bretford Parish Council confirms that the BBNDP:
- a) Relates only to the Parish of Brandon & Bretford and to no other Neighbourhood Area/s; and
 - b) Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.

Brandon and Bretford Parish Boundary defining the area covered by the plan.



Map and aerial view of the NDP area for Brandon and Bretford

- 1.8 The Parish forms a linear wedge of countryside to the east of Coventry stretching from the A46 in the west to the village of Bretford in the east with the river Avon forming the southern boundary. The northern boundary adjoins the parish boundaries of Binley Woods and Brinklow.

Within the Parish are the two villages of Brandon and Bretford. Brandon is the largest village in the Parish and is centred upon the junction between the A428 and the junction with Main Street, which forms the northern section of the road leading to Wolston to the south. To the north west of the main village lies a small area of housing at the top of Brandon Hill which is an integral part of Brandon village. The village of Bretford is a much smaller settlement clustered around the junction of the A428 where it meets The Fosse and then crosses the river Avon to the south of the village. Beyond the settlements of Brandon and Bretford, the Parish is predominantly rural in character and is dotted with individual houses and farms plus a small gypsy site along Brandon Lane close to its junction with the A45.

Timeframe

- 1.9 The BBNDP identifies that the period which it relates to is to 2031. The period has been chosen to align with the dates of the emerging Rugby Local Plan which has just completed its examination stage and is proceeding to main modifications following the Inspector having published his initial letter of findings. The adopted Core Strategy covers the period 2011-2026 and although the BBNDP has to be in conformity to the adopted Core Strategy it is considered prudent to bring the time period for the BBNDP into alignment with the emerging Local Plan given it is at an advanced stage.

2.0 National Planning Policy Framework

2.1 The BBNDP must have appropriate regard to National Planning Policy. The following section describes how the BBNDP relates to the National Planning Policy Framework (NPPF) March 2012.

Sustainable Development

2.2 The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.3 The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the BBNDP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure;
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

- 2.4 Paragraph 6 of the NPPF makes it clear that paragraphs 18-219 of the NPPF should be taken as a whole as constituting the Government's view of what sustainable development means in practice.
- 2.5 For neighbourhood planning this means planning positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets

The Core Planning Principles

- 2.6 The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 Core Planning Principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.
- 2.7 The table below illustrates how the BBNDP addresses the 12 Core Planning Principles of sustainable development.

<p>1. 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.</p> <p>Plans should be kept up to date and based on joint working and cooperation to address larger than local issues.</p> <p>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 BBNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The BBNDP provides potential developers with an up-to-date local policy framework which takes account of the latest Government policy and advice.</p> <p>The land use policies contained within the BBNDP are designed to be used for the purposes of Development Management and have been written clearly and concisely to remove any ambiguity.</p>
<p>2. 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 BBNDP recognises the importance of maintaining and enhancing the special qualities of the built and natural environment which makes the parish a desirable place to live, work and play.</p>
<p>3. 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 price 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 BBNDP has been positively prepared to seek to encourage sustainable development whilst protecting the heritage of the built environment and the areas of importance within the natural environment within the context that the majority of the Parish is subject to Green Belt policy.</p> <p>Neither the adopted Core Strategy nor the emerging Local Plan require the Parish to accommodate any commercial or residential allocations.</p> <p>The adopted Core Strategy identifies Brandon as a Local Needs Settlement inset within the Green Belt. The remainder of the Parish is within the West Midlands Green Belt including the village of Bretford. The emerging Local Plan proposes no changes to the Green Belt boundary for the Parish but refers to Brandon as a Rural Village where development is limited to settlement boundaries.</p>

	<p>The Parish contains two sites within the Green Belt where development is being proposed for housing. The BBNDP has included policies for both of the sites currently being promoted to guide future development proposals to ensure that they meet the needs of the Parish whilst respecting Green Belt policy and other policies promoting sustainable development.</p>
<p>4. Always seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The BBNDP includes a policy on promoting high quality design for all new built development (Policy BNE2).</p>
<p>5. Take account of the different roles and character of the different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and the beauty of the countryside and supporting thriving rural communities with it.</p>	<p>Policy BNE1 requires development proposals to respond to the local character and context.</p> <p>The focus of development within the Neighbourhood Area is therefore towards limited infilling within the defined village boundary of Brandon (Policy H1) with scope for replacement housing (Policy BNE 5) thereby preserving the Green Belt from inappropriate forms of development.</p> <p>Policy BNE 6 affords protection to the Natural Environment including areas of important landscape and ecologically important sites.</p>
<p>6. 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 development of renewable energy).</p>	<p>Policy BNE 2 (Design Principles) will assist in achieving a transition to a low carbon future.</p> <p>Policy IN4 (Drainage and Flooding) will address flood risk issues within the Parish.</p> <p>Policy H2 (Development of Brownfield Land) supports the principle of redevelopment and the reuse of previously developed land and buildings subject to conformity with Green Belt policy and the protection of local amenity.</p>

<p>7. 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.</p>	<p>Protection of Natural Features, (BNE 6); Local Green Space (BNE 7) and Valued Open Spaces and Vistas (BNE 8) are all important components of the BBNDP.</p>
<p>8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land). Provided it is not of high environmental value.</p>	<p>Policy H2 seeks to promote the reuse of brownfield land subject to conformity with Green Belt policy and the protection of local amenity</p>
<p>9. Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognizing that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</p>	<p>The Parish is principally rural and subject to Green Belt policy, other than Brandon village which is inset within the Green Belt and where limited opportunities for new development are possible.</p> <p>Policies E1 and E2 seek to protect and encourage existing and new businesses to develop within the Parish.</p> <p>Policy LF2 seeks to protect and promote safe walking, cycling and horse riding within the Parish.</p>
<p>10. Conserve heritage assets in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations.</p>	<p>Policy CON 1 addresses the protection of all designated heritage assets in the Neighbourhood Area</p>
<p>11. 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.</p>	<p>Given the limitations of the Green Belt which covers the majority of the Parish, opportunities to steer growth to sustainable locations are limited. However Policy INF 1 specifically requires new development proposals to encourage and protect more sustainable modes of transport.</p> <p>Policy LF1 provides the mechanism for protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area.</p>

	<p>Policy LF2 seeks to encourage safe walking, cycling and horse riding.</p>
<p>12. 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>There is a direct link between health, social and cultural wellbeing and community facilities and amenities.</p> <p>Policy BNE7 Local Green Space), Policy LF2 (Safe Walking, Cycling & Horse Riding) and Policy LF1(Community Facilities) will help promote the long-term health, social and cultural wellbeing of the local community.</p>

2.8 The BBNDP includes a number of policies which positively address the key national and strategic policies contained in the NPPF. The following chapters of the NPPF are particularly relevant.

- Building a strong and competitive economy
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The tables below provide a description of how the sustainability policies of the NPPF relate to the policies contained within the EFNDP.

Building a strong and competitive economy

Policy E1 supports the protection of existing employment uses against their loss and Policy E2 seeks to foster new employment opportunities.

Conserving and enhancing the historic environment

Policy CON1 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area

Ensuring the vitality of town centres

The Parish Area contains no recognisable “town or village centre” but LF1 seeks to protect existing community facilities and promote the development of new community facilities.

Promoting sustainable transport

Policy INF1 seeks to promote highway safety and alongside LF2 encourage more sustainable modes of transport.

Delivering a wide choice of high quality homes

Given the policy limitations for encouraging new residential development within the Neighbourhood Area, Policies H1, H2, H3, H4 and Policy BNE2 seek to ensure that any new housing will help provide a wide variety of choice to meet the needs of the local community and ensure high quality design and accommodation.

Requiring good design

Policy BNE2 sets out the standard of design expected of new development in the Parish. Policy BNE1 requires applications to demonstrate how local character has been taken into account in the design of any new development.

Promoting healthy communities

The Neighbourhood Area does not benefit from existing health facilities and opportunities to encourage new health facilities are limited. Policy LF2 promotes walking, cycling and horse riding as sustainable and healthy modes of travel.

Meeting the challenge of climate change, flooding and coastal change

Policy IN4 seeks to ensure that all relevant development proposals incorporate suitable and sustainable means of drainage where site conditions are favourable and have special regard to the prevention of fluvial and pluvial flooding.

Conserving and enhancing the natural environment

Policy BNE6 affords protection to natural features. Policy CON2 afford protection to Environmental Heritage assets.

Conserving and enhancing the historic environment

Policy CON1 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area

2.10 The table below provides a matrix of the BBNDP policies against the relevant paragraphs of the NPPF

Neighbourhood Plan (March 2018) Policy Ref.	NPPF (March 2012) Paragraph Ref.
H1 – Brandon Greenbelt Inset Area	86, 55
H2 – Development Of Brownfield Land	17, 55, 89
H3 – Affordable Housing	50, 54
H4 – Specialist Accommodation For The Elderly And Infirm	50
H5 – Use Of Garden Land Within Inset Boundary Of Brandon Village	53
E1 – Protecting And Supporting Existing Businesses	19, 28
E2 – Fostering New Employment Opportunities	28
CON1 – Built Heritage Assets	17,126,128,131,132
CON2 – Environmental Heritage Assets	17,117,118
BNE1 – Respecting Local Character	17,58
BNE2 – Design Principles	58,63,95
BNE3 – Designing Out Crime	58
BNE4 – Lighting	125
BNE5 – Replacement Dwellings	53,63,89,95
BNE6 – Protection Of Natural Features	7,117,118
BNE7 – Local Green Space	70,73,76,77,78
BNE8 – Valued Open Spaces And Vistas	81,109,113,115
INF1 – Highway Safety	32,35,36
INF2 – Traffic Management Improvements	184
INF3 – Reducing Traffic Speed	32
INF4 – Drainage And Flooding	100,101,102,103
INF5 – Digital Communications	42,43
LF1 – Community Facilities	70, 28
LF2 – Safe Walking, Cycling And Horse Riding	17, 70,75
PDS1 – Brandon Stadium	50,74,80,87,88,89
PDS2 – Oakdale Nursery	80,87,88,89

3.0 Delivering Sustainable Development

3.1 The keys ways that the BBNDP will help contribute to meeting the objectives of sustainable development are detailed below:

- The BBNDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy and to reflect emerging policies in the Local Plan.
- The BBNDP sets out policies to ensure that any development in the Parish is supported by additional facilities and infrastructure in order to make the Parish more sustainable.
- Requiring each developer to provide a detailed explanation of the design rationale to enable full consideration of the transport, heritage and open space implications, the public benefits and other material planning considerations.
- The BBNDP identifies the need for the provision of affordable homes that can meet the needs of older people and those with disabilities.
- The BBNDP identifies the need to address drainage, flooding and traffic issues and to ensure the preservation of the existing businesses.
- The BBNDP identifies the special historical and cultural value of the many built and natural heritage assets within the Neighbourhood Area.

4.0 General Conformity with Strategic Local Policy

- 4.1 The BBNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2 The Development Plan for the Neighbourhood Area consists of the Rugby Core Strategy adopted June.
- 4.3 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 goes on to state that Neighbourhood Plans must be in general conformity with strategic policies of the Local Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them.

4.4 The table below provides a matrix of the BBNDP policies against the equivalent Core Strategy policies.

Neighbourhood Plan (March 2018) Policy Ref.	Core Strategy (July 2016) Policy Ref.
H1 – Brandon Greenbelt Inset Area	CS1, CS20
H2 – Development Of Brownfield Land	
H3 – Affordable Housing	CS19
H4 – Specialist Accommodation For The Elderly And Infirm	
H5 – Use Of Garden Land Within Inset Boundary Of Brandon Village	
E1 – Protecting And Supporting Existing Businesses	
E2 – Fostering New Employment Opportunities	
CON1 – Built Heritage Assets	CS16
CON2 – Environmental Heritage Assets	CS14
BNE1 – Respecting Local Character	CS16
BNE2 – Design Principles	CS16
BNE3 – Designing Out Crime	
BNE4 – Lighting	
BNE5 – Replacement Dwellings	
BNE6 – Protection Of Natural Features	CS14
BNE7 – Local Green Space	CS14
BNE8 – Valued Open Spaces And Vistas	
INF1 – Highway Safety	
INF2 – Traffic Management Improvements	

INF3 – Reducing Traffic Speed	
INF4 – Drainage And Flooding	
INF5 – Digital Communications	
LF1 – Community Facilities	
LF2 – Safe Walking, Cycling And Horse Riding	
PDS1 – Brandon Stadium	
PDS2 – Oakdale Nursery	

5.0 European Union Obligations

Strategic Environmental Assessment

- 5.1 A Strategic Environmental Assessment (SEA) screening exercise was undertaken by the Parish Council in Feb / Mar 2018. The screening process has confirmed that an SEA is not required for the BBNDP.
- 5.2 The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3 All three bodies have returned consultations which confirm they are in agreement that the BBNDP does not require an SEA.

Habitat Regulations Assessment

- 5.4 It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the RBC HRA.
- 5.5 It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

Human Rights

- 5.6 The BBNDP has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.