



Ryton on Dunsmore  
Neighbourhood Plan  
2018-2031  
Statement of Basic  
Conditions

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## 1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Ryton on Dunsmore Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
  - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
  - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
  - (d) such other matters as may be prescribed.
- 1.4 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
- (a) 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
  - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
  - (c) 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)
  - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
  - (e) 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.

- 1.5 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

## 2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

### **The Plan is being submitted by a qualifying body**

The Neighbourhood Plan has been submitted by Ryton on Dunsmore Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan Area.

### **What is being proposed is a neighbourhood plan**

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan Area 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.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

- 2.3 The Neighbourhood Plan states that the period which it relates to is from 2018 until 2031. The period has been chosen to align with that of the 2019 Rugby Local Plan.

### **The policies do not relate to excluded development**

- 2.4 The Neighbourhood Plan 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.

### **The proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan Area.**

- 2.5 The designated Plan area was approved by Rugby Borough Council on 11 October 2016. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan Area.

**2.6** In relation to sub-paragraph 1.3(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

**2.7** In relation to sub-paragraph 1.3(d), there are no other prescribed matters.

### **3.0 The Basic Conditions**

**3.1** This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the saved strategic policies contained in the 2019 Rugby Local Plan.

#### **Having regard to national policies and advice**

**3.2** The Neighbourhood Plan has been developed having regard to the NPPF (2018). An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in Table 1 below.

**3.3** In broad terms the Plan:

- process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area;
- policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency;
- seeks to deliver locally appropriate homes, businesses and infrastructure through housing allocations, a windfall policy and employment policies;
- seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Limits to Development;
- supports local strategies to deliver sufficient community facilities and services to meet local needs;
- contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces, biodiversity and a range of environmental protections.

## **General conformity with the strategic policies of the development plan for the area**

- 3.4** The Neighbourhood Plan has been prepared in general conformity with the 2019 Rugby Local Plan.
- 3.5** Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the Rugby Development Plan and have regard for the National Planning Policy Framework (2018).

<i>Ryton on Dunsmore Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy (NPPF 2018)</i>	<i>General Conformity with Rugby Development Plan</i>
<b>Policy GD1: Limits to Development</b>	9, 11, 79,	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Limits to Development seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Limits to Development facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	The Rugby Local Plan includes 'settlement boundaries, within which, subject to certain criteria, a general presumption in favour of development will be applied. The Neighbourhood Plan incorporates this boundary and thus is in general conformity with the Local Plan.  Policy GD1 is in general conformity with the Core Strategy and the Local Plan which identifies Settlement Boundaries to prevent the unregulated encroachment of development into the countryside.
<b>Policy GD2: Design &amp; GD3 Design and Access Statement</b>	8, 28, 110, section 12	The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	Local Plan policy SDC1 requires development to demonstrate high quality design
<b>Policy H1: Residential Site Allocations &amp; H2 Reserve Site</b>	7, 10, 11	Inclusion of a housing target supports 'the presumption in favour of sustainable development' by providing for the strategic development needs set out in the Core Strategy and updated in the evidence being gathered for the emerging Local Plan.	The Local Plan identifies Ryton on Dunsmore as a Main Rural Settlement where development is permitted within settlement boundaries. Policy DS3 allocates a site for up to 75 dwellings which is reflected in the Neighbourhood Plan.
<b>Policy H3: Windfall Sites</b>	68, 70,	The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.	The support of the Neighbourhood Plan for small scale windfall development is in general conformity with the Local Plan which supports small-scale development in Main Rural Centres (paras 4.13 nd 11.2).
<b>Policy H4: Support for Brownfield Sites</b>	84	The NPPF says that 'the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.	Local Plan Policy GP3 supports the redevelopment of previously developed land.

<b>Policy H5: Housing Mix</b>	62, 91	The policy seeks to support a mix of housing that meets an identified need in the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.	Local Plan Policy H1 identifies a need for new residential development to contribute to the overall mix of housing in the locality, taking local need into account, amongst other issues. Policy GP5 recognises the use of neighbourhood plans to inform identified need.
<b>Policy H6: Off-Road Parking Spaces</b>	102	The NPPF recognises that parking is integral to the design of schemes	Local Plan Policy D2 requires 'adequate and satisfactory' parking facilities to be provided.
<b>Policy H7: Further Tandem and Backland Development</b>	70	The NPPF Glossary excludes residential gardens from the definition of 'previously developed land'. Para 70 says 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'.	Local Plan Policy GP4 safeguards development potential in a range of areas, and identifies in the narrative to the 'sterilisation of areas of land ... with the development of 'backland' ...' Policy SDC1 states that 'proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses ...'
<b>Policy H8: External Storage</b>	8, 83	The provision of external storage aligns with the NPPF's aim of good design, and in particular the need to ensure development will function well and create safe and accessible environments.	Local Plan Policy SDC1 requires the provision of adequate off-street storage space.
<b>Policy H9: Building for Bio-Diversity</b>	184	The policy seeks to protect and enhance local biodiversity features in new development. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect and enhance biodiversity (policy NE1 and NE2).
<b>Policy ENV 1: Protection of Local Green Space</b>	99 - 101	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The principles underpinning the protection of Local Green Spaces are in general conformity to the Local Plan Policies contained in Chapter 10 of the Local Plan on the Natural Environment.
<b>Policy ENV 2: Protection of sites of environmental significance</b>	Section 15, 178	These policies seek to protect other open space with environmental and historic value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).  The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles
<b>Policy Env 3: Important Open Spaces</b>			



<b>Policy Env 4: Non-designated heritage assets</b>	79, 184, 185	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets	The Local Plan seeks to protect its heritage assets (Policy GP3) by considering the impact of development on any heritage asset. Policy SDC3 is specifically related to protecting and enhancing the historic environment.
<b>Policy Env 5: Ridge and Furrow</b>	187	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	
<b>Policy ENV 6: Biodiversity, Hedges and Habitat Connectivity.</b>	184	The policies seek to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).  The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles
<b>Policy ENV 7: Protection of Important Views</b>	20, 127, 141	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	Whilst there is no explicit policy regarding the protection of views, the Local Plan (policy NE4) supports the protection of the character the landscape. Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the broad aims for the countryside and natural environment in the Local Plan.
<b>Policy ENV 8: Renewable Energy Generation Infrastructure</b>	148, 151, 154	The policy supports the NPPF aim of meeting the challenge of climate change by supporting the delivery of renewable energy development while ensuring that adverse impacts are addressed satisfactorily.	Policy ENV8 is in conformity with Local Plan Policy SDC8 which is concerned with delivering renewable energy and low carbon technology.
<b>Policy CF1: Retention of Community Facilities and Amenities</b>	20, 28, 83, 92, 182,	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	Policy CF1 is in general conformity with Local Plan which recognises the importance of community facilities in the provision of sustainable development.
<b>Policy CF2: New and Improved Community Facilities</b>	8, 91, 117	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Local Plan Policy HS3 seeks to protect and provide local shops, community facilities and services.

<b>Policy CF3: School Expansion</b>	94, 121	Policies to support expansion of schools will help deliver the local services required to enhance the sustainability of the community. The NPPF notes the importance the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.	Policy DS6 references the need for development proposals to provide or contribute to facilities such as schools.
<b>Policy T1: Traffic Management Highway Safety</b>	Section 9	The policies seek to manage potential traffic issues arising from development and has regard for 'promoting sustainable transport' and supporting reductions in greenhouse gas emissions.	Local Plan Policy HS5 requires development to take account of the cumulative impact on traffic generation.
<b>Policy T2: Footpaths and Cycleways</b>	8, 91,117	The policy safeguards existing networks of footpaths and bridleways and in so doing, supports the NPPF aims of promoting sustainable transport and promoting healthy communities.	Local Plan Policy D3 is concerned with additional or improved infrastructure and the narrative recognises the value of cycling as a sustainable mode of transport. Similarly D4 on Planning Obligations recognises the need for cycling and walking facilities.
<b>Policy BE1: Existing Employment &amp; BE2 New Business &amp; Employment</b>	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	The Spatial Vision recognises the importance of high-quality employment opportunities whilst Policy ED3 sets the criteria against which employment opportunities will be considered.
<b>Policy BE3: Home Working</b>	104	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.	The general development principles of Policy BE3 conform with those of ED3.
<b>Policy BE4: Broadband Infrastructure</b>	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	Policy BE4 is in general conformity with Local Plan Policy SDC9 on Broadband and mobile internet, which requires the provision of broadband infrastructure.

## Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the Development Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy and Local Plan.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing to meet local need;
  - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport, renewable energy generation and local employment opportunities;
  - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views;
  - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
  - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of superfast broadband;
  - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

## EU obligations

### Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening Opinion was issued by Rugby Borough Council which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

### Habitats Directive

3.12 Rugby Borough Council undertook a Habitat Regulation Assessment (HRA) Screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

### Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as described in the

Presubmission Responses Document referenced in the set out in the appendices to the Consultation Statement and available on the Village Website. The Consultation Statement has been prepared by the Steering Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## **4.0 Conclusion**

- 4.1** The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Ryton on Dunsmore Neighbourhood Plan.
- 4.2** The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Charnwood Local Plan 2015 and meets relevant EU obligations.
- 4.3** It is therefore respectfully suggested to the Examiner that the Ryton on Dunsmore Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.