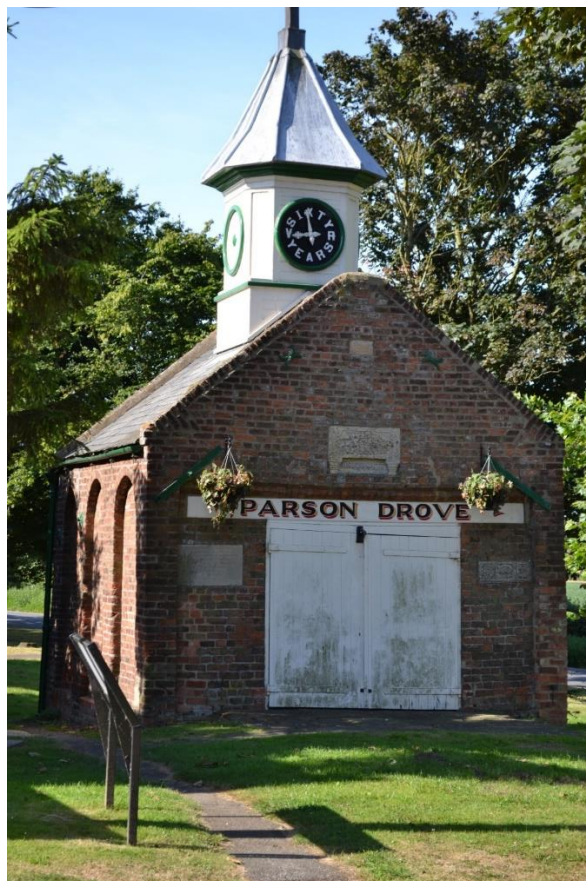


# Parson Drove Neighbourhood Development Plan

## Basic Conditions Statement



# **Parson Drove Neighbourhood Development Plan**

## **Basic Conditions Statement**

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## 1.0 Introduction

1.1 This Basic Conditions Statement explains how the proposed Parson Drove Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

1.2 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.

1.3 The Regulations state that 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); and
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.4 The Parson Drove Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement.

1.5 Parson Drove Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for the wards within its own parish. The Parson Drove Neighbourhood Plan (The PD Plan) expresses policies that relate to the development and use of land only within the neighbourhood area.

1.6 The neighbourhood area is contiguous with the parish boundary, as shown in the map accompanying the neighbourhood area designation application.

1.7 The PD Plan covers the period from 2019 to 2032.

1.8 No provision for excluded development such as national infrastructure is contained within the PD Plan.

1.9 The PD Plan does not relate to more than one neighbourhood area. It is solely related to the parish of Parson Drove as designated by Fenland District Council on 14th January 2015.

1.10 There are no other neighbourhood plans in place for Parson Drove parish.

## 2.0 Conformity with National Planning Policy

2.1 A neighbourhood plan must have appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework February 2019 (NPPF).

2.2 The NPPF in sections 29-30 **Non-strategic policies** refers to Neighbourhood plans and specifically states that those plans 'should not promote less development than set out in the strategic policies for the area'. The PD Plan promotes more development in the parish than set out in Fenland's policies and thus is compliant with this core requirement of the NPPF. 3.1.

2.3. The overall objective of the PD Plan is compliant with the NPPF in that while it promotes smaller schemes that can be delivered quickly, it also accepts that larger schemes can proceed providing they gain approval from the local community and the Parish council.

The following table shows how all the policies in the PD Plan conform to the requirements of the NPPF:

<b>Table 2.1: PD Plan Policy</b>	<b>Relevant NPPF reference</b>
<b>Policy 1 Housing Growth</b> raises the threshold for development in the parish.	Section 5 Delivering a sufficient supply of homes.
<b>Policy 2 Scale of Housing Development</b> encourages the development of smaller sites	Paragraph 69 Maximise the contribution from small and medium sized sites
<b>Policy 3 Affordable Housing</b> encourages the provision of affordable homes.	Paragraph 71 support the development of entry level exception sites that a) Comprise of entry-level homes that offer one or more types of affordable housing.
The PD Plan is market led and does not seek to control the types of homes that are built. Thus development is flexible and can change if local needs change.	Paragraph 77 states that policies should be responsive to local circumstances and support housing developments that reflect local needs
<b>Policy 4 Maintaining separation between Parson Drove and Church End</b> seeks to maintain the distinctive characters of the two main settlements in the parish in keeping with strong local support for this policy.	Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities
<b>Policy 5 Road and Pedestrian Safety</b> seeks to increase the number of walking routes within the parish.	Paragraph 91 b promotes the provision of clear and legible pedestrian routes.

### **3.0 Conformity with the Policies of the Fenland Plan**

4.1 The Fenland Local Development Plan was adopted on 8 May 2014. During the development of the PD Plan by local volunteers, officers from Fenland District Council have been closely involved and have provided invaluable advice to ensure that the PD Plan is compliant with the Local Plan.

The core policy relevant to the PD Plan is policy LP12 – Rural Areas Development Policy.

Policy 1 in the PD Plan assists policy LP4 – ‘Housing’ in the Fenland Local Plan by raising the threshold for development in the village beyond the level established by Fenland.

PD Plan policy 4 ‘Maintaining Separation between Parson Drove and Church End’ is specifically supported by LP12 Part A b) which seeks to prevent the coalescence of neighbouring villages.

PD Plan Policy 5 ‘road and pedestrian Safety’ is compliant with Fenland Plan policy LP15 B Delivering New Transport Related Infrastructure:

- ‘Deliver robust networks for walking and cycling which are suitably linked...’
- Prioritise schemes which complete gaps in the network..’

Policies 2 Scale of Housing Development and 3 Affordable Housing are generally compliant with Fenland Plan policy LP5 – Meeting Housing Need.

### **4.0 Conformity with EU Obligations and the Human Rights Act**

4.1 The PD Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

### **5 Conclusion**

5.1 The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the PD Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the PD Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.