



# Stowey Sutton Neighbourhood Plan

Neighbourhood Plan  
2015-2029

Basic Conditions Statement

14/01/2015 14.56

Submitted by the Qualifying Body:

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## Introduction

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This document explains how the proposed Stowey Sutton Neighbourhood Development Plan meets the requirements of the Neighbourhood Planning (General) Regulations 2012. It has been prepared by the Stowey Sutton Parish Council in accordance with the Localism Act 2011.

By Order of Bath and North East Somerset Council made on the 13th December 2013 the parish of Stowey Sutton was designated as a Neighbourhood Plan Area.

## The Area of the Stowey Sutton Neighbourhood Plan

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The Neighbourhood Plan Area - the 'Designated Area' is as shown in Appendix H of the Stowey Sutton Neighbourhood Plan.

## Background

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Stowey Sutton has a strong record of working as a community, and have already made excellent progress on local community projects.

The decision to undertake a Neighbourhood Plan was one fully supported by the Local Authorities of Bath and North East Somerset Council.

## Legislation

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Neighbourhood Development Plans must meet the following basic conditions (**Paragraph 8, Schedule 4B, 1990 Act**):

*(1) 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,*

*(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*

*(e) such other matters as may be prescribed.*

*(2) 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,*

*(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,*

*(e) 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),*

*(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*

*(g) 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.*

*(6) The examiner is not to consider any matter that does not fall within subparagraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

## **Meeting Requirements**

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Neighbourhood Plans must not breach and must be compatible with EU and human rights obligations. The National

Planning Policy Framework makes clear that a sustainability appraisal should be an integral part of the plan preparation process, but the particular assessment requirements need to respond to the scale, status and scope of the plan being developed. It is not the case that every Neighbourhood Plan will need an environmental assessment of the type normally required when preparing Local Plans. Strategic Environmental Assessment may be required for Neighbourhood Plans, where they are likely to cause significant environment effects.

Even where there is no need to undertake formal environmental assessment under EU directives, it is good practice to prepare a statement setting out how environmental issues have been taken into account and considered during the preparation of the Neighbourhood Plan.

## Neighbourhood Plan policies considered against NPPF & B&NES Core Strategy

Draft Stowey Sutton Neighbourhood Plan Policy	Considered against NPPF	General Conformity With B&NES Core Strategy
Overall Plan	The Stowey Sutton Plan is considered to have regard to the NPPF particularly in relation to the objectives for neighbourhood plans and in achieving sustainable development for the area.	<p>The Stowey Sutton Plan is considered to be in general conformity with the saved policies of the Local Plan and those saved policies identified as more strategic within the adopted Core Strategy.</p> <p>Specifically in relation to Core Strategy, the Stowey Sutton Plan is considered to be in general conformity with overarching policies Sustainable Development, STR5 Development</p> <p>In relation to the Core Strategy policies, the Stowey Sutton Plan is considered to be in general conformity with policies of a strategic nature including policy RA1 which guides rural housing development</p>
SSHP01, Housing development boundary SSHP02, Development scale	Has regard to core planning principles (para.17) in relation to recognising the character and beauty of the countryside and supporting	In relation to the Core Strategy policies, the Stowey Sutton Plan is considered to be in general conformity with policies of a strategic

Draft Stowey Sutton Neighbourhood Plan Policy	Considered against NPPF	General Conformity With B&NES Core Strategy
SSHP03, Development character SSHP04, Property size SSHP05, Sustainability impact SSHP06, Lighting	thriving rural community.  Also has regard to the effective use of land through prioritising the use of sites within the housing development boundary land.	nature including policy RA1 which guides rural housing development.  This policy conforms to the B&NES Placemaking Plan guide for extending rural housing development boundaries.
SSBE01, Business conservation & preservation SSBE02, Business type SSBE04, Homeworking	Has regard to NPPF core planning principles (para.17)	
SSBE03 Employee parking	Has regard to NPPF core planning principles (para.17)	
SSBE05, Broadband SSRT01, Public transport SSRT02, Parking SSRT03, Footpaths SSRT04, Safe road crossing SSRT05, Cycle & Walk for recreation SSRT06, Stowey weight restriction SSCR01, Recreation ground	These <b>“Action Policies”</b> have been designed to direct decisions for both the Parish Council and B&NES about social and economic developments that the community has requested through the Neighbourhood Plan process.  These all add to the sustainability of our Parish.  These “Action Policies” are not intended to be delivered through the planning system, but through other funding streams & therefore need not be considered against the NPPF & B&NES Core Strategy.	

Draft Stowey Sutton Neighbourhood Plan Policy	Considered against NPPF	General Conformity With B&NES Core Strategy
SSCR02, Allotments		

Please refer to appendix N for the headline assessment.



## Neighbourhood Plan policies considered against basic requirements

Regulation	Comments
<p><i>(1) The examiner must consider the following</i></p>	
<p><i>(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),</i></p>	<p>The Neighbourhood Plan has due regard for the core planning principles set out in Para 17 of the NPPF and in particular seeks to support this thriving local rural community ,contribute to conserving and enhancing the natural environment, improve health, social and cultural wellbeing for all and deliver facilities and services to meet local needs.</p>
<p><i>(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,</i></p>	<p>The provision of 61E (2) 61J and 61L as amended by s38C (5) (b) is a reference to the provisions of 38A and 38B.</p> <p><b>38A</b></p> <p>(1 )Stowey Sutton Parish Council is a qualifying body authorised to act in relation to the neighbourhood area and is therefore entitled to submit a neighbourhood development plan for the neighbourhood area.</p> <p>(2) The neighbourhood plan policies and guidelines relate solely to the Neighbourhood Area – the parish of Stowey Sutton</p> <p><b>38B(1)</b></p> <p>(a) The period of the neighbourhood plan is up to 2029.</p> <p>(b)The neighbourhood plan does not include any provision for excluded development such as national infrastructure.</p> <p>(c) There is no other neighbourhood plan in place in this neighbourhood area.</p> <p><b>38B(2)</b></p> <p>The neighbourhood plan does not relate to more than one</p>

Regulation	Comments
	<p>neighbourhood area; it relates to the neighbourhood area as designated by Bath and North East Somerset Council on the 13<sup>th</sup> December 2013.</p> <p><b>38B (4)</b></p> <p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Neighbourhood Plan.</p> <p>Stowey Sutton Parish Council (the 'qualifying body') has submitted as part of the proposal a Consultation Statement setting out the process and extent of the consultation undertaken as part of the neighbourhood plan development. The consultation bodies have been included in the Statement.</p> <p>(Note: NDPs which are likely to have a significant effect on European Sites habitats) must be subject to an appropriate assessment-the Plan will not affect European Sites habitats. NDOs may also be subject to an Environmental Impact Assessment-This is not applicable to NDPs.)</p>
<p><i>(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates,</i></p>	<p>It is not considered that there would be any benefit in extending the referendum area beyond the neighbourhood area as the plan relates only to those properties that fall within the neighbourhood boundary.</p>
<p><i>(e) such other matters as may be prescribed.</i></p>	<p>There are no other prescribed matters</p>
<p><i>(2) A draft neighbourhood development plan meets the basic conditions if</i></p>	
<p><i>(a) having regard to national policies and advice contained in</i></p>	<p>The Neighbourhood Plan has due regard for the core planning principles set out in Para 17 of the NPPF and in particular seeks to support this thriving local rural community ,contribute to conserving</p>

<b>Regulation</b>	<b>Comments</b>
<i>guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,</i>	and enhancing the natural environment, improve health, social and cultural wellbeing for all and deliver facilities and services to meet local needs.
<i>(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,</i>  <i>Para 56</i>	<p>The Government's approach to sustainable development as set out in the National Planning Policy Framework is about enabling development to cater for the needs of current generations, ensuring that growth doesn't mean worse lives for future generations.</p> <p>The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that: 'Good design is a key aspect of sustainable development is indivisible from good planning and through:</p> <p>seeking good design, SSHP03</p> <p>The Stowey Sutton Neighbourhood Plan seeks to promote the health of the community by planning positively for the provision of shared space, community facilities and other local services to enhance the sustainability of the community. SSHP05, SSHP06, SSCR01</p> <p>The Plan seeks to contribute and enhance the natural and local environment by protecting and improving valued landscapes recognising at all times the special protection afforded to the Green Belt and the Area of Outstanding Natural Beauty. SSHP01 SSHP02, SSHP06</p>
<i>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</i>	This Plan takes due account of the adopted Core Strategy for Bath and North East Somerset Council, including policies for housing and economic development and is in general conformity with them.

<b>Regulation</b>	<b>Comments</b>
<i>of that area),</i>	
<i>(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations,</i>	<p>A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) would be required in support of the plan. It was determined (December 2014) that the Neighbourhood Plan will not have significant environmental effects and that no European Sites will be affected by the policies described in the Neighbourhood Plan.) As such an SEA is not required for this Neighbourhood Plan. Therefore, basic conditions concerning Habitats and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for.)</p> <p>The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.</p>
<i>(g) 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.</i>	None.

The Qualifying Body has submitted with this application, accompanying documents as set out in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

## Conclusion

It is submitted that the Neighbourhood Plan meets the conditions set out in Paragraph 8 of Schedule 4B of the 1990 Act.