



APPLETON ROEBUCK
AND ACASTER SELBY

Basic Conditions Statement



Appleton Roebuck and Acaster Selby Neighbourhood Development Plan 2016

Appleton Roebuck and Acaster Selby

BASIC CONDITIONS STATEMENT

1st December 2016

1. Legal Requirements

1.1 This Statement has been prepared by the Parish Council of Appleton Roebuck and Acaster Selby (ARAS) to accompany its submission to the local planning authority, Selby District Council of the Appleton Roebuck and Acaster Selby Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Appleton Roebuck and Acaster Selby Parish Council, a qualifying body, for the Neighbourhood Area covering the Appleton Roebuck and Acaster Selby area, as designated by Selby District Council on the 10th December 2013.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of **2027**. **The period has been chosen to align with the dates of Selby District Core Strategy.** It does not contain policies relating to excluded development in accordance with the Regulations.

1.4 This Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 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 Plan;
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood 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 Plan does not breach, and is otherwise compatible with, EU obligations.

2. Introduction and Background

2.1 After consultation with the community over a period of three years, and several iterations, a pre-submission draft Neighbourhood Plan was produced in May 2016 and the Regulation 14 consultation undertaken. Responses from this consultation have been considered, and some changes made to the policies in the plan as a result. It is now ready to be submitted to Selby District Council, the Local Planning Authority.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan (NDP) 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.

3.2 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Conformity of the Neighbourhood Plan (NDP) policies to the NPPF

NDP Policy	NPPF paragraph	Comment on conformity
CF 1	28, 70	Guarding against the unnecessary loss and promoting the development of local services and community facilities.
CF 2	72	Ensuring school places are available to meet the needs of the existing community and future residents.
DBE 1	69-70, 74, 76-77	Promoting healthy communities. Providing recreational and social space. Protecting the history and beauty of the local area.
DBE 2	57-61, 63-65	High quality & inclusive design for all development; reinforcing local character, history and distinctiveness.
DBE 3	17,99	Protecting & improving the locality; conserving & enhancing the natural environment.
DBE 4	94,99	Proactive strategies to mitigate and adapt to climate change, avoiding increased vulnerability to flood risk.
ELH 1	28, 109, 112	Promoting the retention and development of local services and community facilities.
ELH 2	109, 117, 118	Protecting & enhancing valued landscapes; promoting the preservation of habitats.
ELH 3	109, 117, 118	Minimizing impacts on biodiversity by promoting the preservation of wildlife corridors.

NDP Policy	NPPF paragraph	Comment on conformity
ELH 4	61, 126	Integrating new development into the natural, built & historic environment, ensuring it makes a positive contribution to local character and distinctiveness.
H 1	47, 55	Housing density to reflect local circumstances. Housing should be located where it will enhance or maintain the vitality of the local environment & provide a safe and accessible environment.
H 2	50	Delivering a wide choice of quality homes.
H 3	35	Creating safe and secure layouts, avoiding street clutter/congestion.
WB 1	28, 35, 57-61	Supporting sustainable expansion of enterprise through conversion of existing buildings, adding to the overall quality of the area with minimal traffic increase.
WB 2	17, 21, 28	Supporting sustainable economic development in rural areas, accommodating business needs.
WB 3	17, 21, 28, 35, 70	Planning proactively for the provision of community services; supporting economic growth in rural areas whilst keeping regard of associated traffic impact.

4. General conformity with the strategic policies of the development plan

4.1 The development plan for Appleton Roebuck and Acaster Selby is the Selby District Core Strategy adopted in 2013. The Neighbourhood Plan has been prepared to ensure its general conformity with this and table 2 below sets out how each policy is in general conformity with it.

Table 2: Conformity of Neighbourhood Plan policies with Selby District Council’s Core Strategy

NDP Policy	Selby District Council’s Core Strategy policy	Comment on conformity
CF 1	SP13, SP14	Protection of village services and facilities
CF 2	SP12	Ensuring access to excellent educational services.
DBE 1	SP18, SP19	Access to open spaces to support community gatherings & active lifestyles. Identifying & protecting locally distinctive landscapes, areas of tranquility & open spaces.
DBE 2	SP15, SP19	Promoting sustainable development & planning for high quality design, having regard to local character, identity & context.
DBE 3	SP15, SP18	Protect, enhance & create habitats to improve biodiversity and offset carbon loss. Ensure development seeks to produce a net gain in biodiversity.
DBE 4	SP15	Support sustainable flood management measures, ensuring that development in areas of flood risk is avoided wherever possible.
ELH 1	SP15	Supporting the re-use of land providing it is not of high environmental value. Achieving the most efficient use of land without compromising the quality of the local environment.
ELH 2	SP15, SP18	Supporting biodiversity by protecting habitats and promoting effective stewardship of the district’s wildlife.
ELH 3	SP15, SP18	Protecting the local and regional network of green spaces and corridors.
ELH 4	SP18, SP19	Promoting high quality design that has regard to local character, identity and the context of its surroundings both natural and man-made.
H 1	SP4, SP5, SP19	Promoting development that will contribute to enhancing community cohesion.

NDP Policy	Selby District Council's Core Strategy policy	Comment on conformity
H 2	SP8	Ensuring that types & sizes of dwellings reflect demand & contribute to the creation of mixed communities.
H 3	SP19	Relates to good design of development
WB 1	SP13, SP15	Supporting sustainable economic growth of the rural economy through the re-use of existing buildings.
WB 2	SP13	Supporting sustainable economic growth through the diversification of agricultural businesses.
WB 3	SP13	Supporting sustainable economic growth through local employment opportunities and expansion of businesses and enterprise.

5. Contribution to Achieving Sustainable Development

5.1 A Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

5.2 The strategic objectives of the Neighbourhood Plan have sustainability at their heart. The vision is for a vibrant neighbourhood that is a pleasure to move around in using sustainable transport. The plan aims to:-

- Support and enhance community facilities
- Conserve and enhance our high quality environment, landscape, heritage assets and biodiversity
- Support sustainable levels and range of new homes to provide for need in the community and to support key facilities and services
- Promote small business growth and secure the future of existing businesses in the parish
- Conserve and protect our high quality built environment

5.3 Table 3 below has assessed our Neighbourhood Plan's policies in terms of how it will deliver sustainable development with regards to economic, social and environmental aspects. It shows that the plan's policies are either neutral in effect or will make Appleton Roebuck and Acaster Selby Parish more sustainable.

Table 3: Assessment of sustainability of Neighbourhood Plan policies

NDP Policy	Economic factors	Social factors	Environmental factors	Comments
CF 1 - Retention of key facilities	**	**	-	A positive impact on protecting the few facilities the parish retains and encouraging new facilities.
CF 2 – Appleton Roebuck Primary School	-	**	-	Very positive in supporting school places for current and future residents.
DBE 1 - Local green spaces	-	**	**	A very positive impact on the environment and the health & well-being of residents.
DBE 2 - Respecting traditional building design & scale	-	**	**	This policy promotes retention of the historic character of the parish whilst allowing it to evolve.
DBE 3 - Green infrastructure	-	**	**	A policy which promotes and protects biodiversity.
DBE 5 - Drainage and flood prevention	-	**	**	Supporting sustainable development that will protect the parish from increased flood risk.
ELH 1 - Maintaining agricultural Land	**	-	**	This policy will have a positive impact on conserving & maintaining a high quality rural environment.
ELH 2 - Enhancing biodiversity	-	**	**	Ensuring that the local environment is not compromised and that habitats are preserved.
ELH 3 - Green corridors	-	**	**	Strongly supporting biodiversity and having a very positive impact on the health and well-being of parishioners.
ELH 6 - Historic rural environment	-	**	**	Ensuring that local heritage is protected.

NDP Policy	Economic factors	Social factors	Environmental factors	Comments
H 1 - Housing scale, location and density	—	**	**	Fully embodying the principle of sustainability.
H 2 - Housing mix	**	**	**	Ensuring a range of new homes according to community need.
H 3 - Car parking	—	**	**	Developed in response to local concerns regarding on-street parking. This policy will have a strong effect on limiting further congestion.
WB 1 - Re-use of redundant Buildings	**	**	**	A very positive impact on rural economic growth.
WB 2 - Farm diversification	**	*	**	Strongly supporting the rural economy.
WB 3 - Small business development	**	**	*	Supporting employment & encouraging new services.

Assessment of policies ** very positive * positive - neutral x negative xx very negative

6. Compatibility with EU Obligations and legislation

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

6.2 A screening opinion was issued by Selby District Council on 13th October 2016 (attached as appendix 1 to this statement) which advised that the Neighbourhood Plan;

“is unlikely to have any significant environmental effects. The relevant environmental assessment bodies as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004 have also been consulted, with the result that no significant environmental impacts are expected. Therefore it is determined that the plan is unlikely to have any significant environmental effects and, accordingly, does not require a strategic environmental assessment.”

6.3 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an appropriate assessment under the EU Habitats Regulations.



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13 October 2016

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Appleton Roebuck Parish Council

Dear Les/Polly Rayment

RE: strategic environmental assessment

Thank you for working with and consulting with Selby District Council on the production of the Appleton Roebuck Neighbourhood Plan. In line with the regulations, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Selby District Council has assessed the draft neighbourhood plan and under regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004, with the result being unlikely to have any significant environmental effects. The relevant environmental assessment bodies as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004 have also been consulted, with the result that no significant environmental impacts are expected.

Therefore it is determined that the plan is unlikely to have any significant environmental effects and, accordingly, does not require a strategic environmental assessment. When you are ready to submit the final version of the plan, the Council will submit a report outlining any documents, background information or statements which will assist at the Examination in Public. Included in this will be a statement again outlining the reasons for not requiring a strategic environmental assessment.

In order for you to meet the Basic Conditions Statement this letter confirms that Selby District Council has screened the plan and is satisfied a strategic environmental assessment is not required.

Thank you for working with the Council during this stage.

Yours sincerely

Tom Ridley
Policy Officer