

# Calverton Neighbourhood Plan



## Basic Conditions Statement

November 2016



Conformity

# Calverton Neighbourhood Plan 2016-2028

## Submission Plan

Submitted to Gedling Borough Council in accordance with Regulation 15 of Neighbourhood Planning Regulations 2012

## Basic Conditions Statement - November 2016

Produced by the Neighbourhood Plan Working Group on behalf of Calverton Parish Council:

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The Parish Council received professional planning support from Anthony Northcote at [NEIGHBOURHOOD-PLAN.CO.UK](http://NEIGHBOURHOOD-PLAN.CO.UK) during the production of this Neighbourhood Plan.



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## Introduction

1. This Statement has been prepared to accompany the submission to Gedling Borough Council of the Submission version of the Calverton Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Gedling Borough Council. [NEIGHBOURHOOD-PLAN.CO.UK](http://NEIGHBOURHOOD-PLAN.CO.UK) have been instructed by Calverton Parish Council and the Calverton Neighbourhood Plan Working Group to produce this statement.
2. The Neighbourhood Plan has been prepared by Calverton Parish Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Calverton, as designated by Gedling Borough Council on 16 January 2013. The name of the neighbourhood area is the 'Calverton Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The document sets out the period of the Neighbourhood Plan which is from 2016 to May 2028.
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.
5. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to Calverton’ that are not covered in the NPPF or other parts of the statutory Development Plan.



6. The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
7. 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);
  - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
8. The Parish Council established a Working Group to progress the Neighbourhood Plan. It was agreed that the Working Group would be the main decision making body with input, support and scrutiny from the Elected Members of the Parish Council.

9. The Working Group was made up of 2 Parish Councillors and 4 members of the local community. The Working Group received support from the Clerk to the Council and was assisted by a professional planning advisor. The Working Group received practical support from officers at Gedling Borough Council.



10. The ‘Development Plan’ for Calverton is made up of 5 elements as follows:

### Relationship to Aligned Core Strategy and Local Planning Document

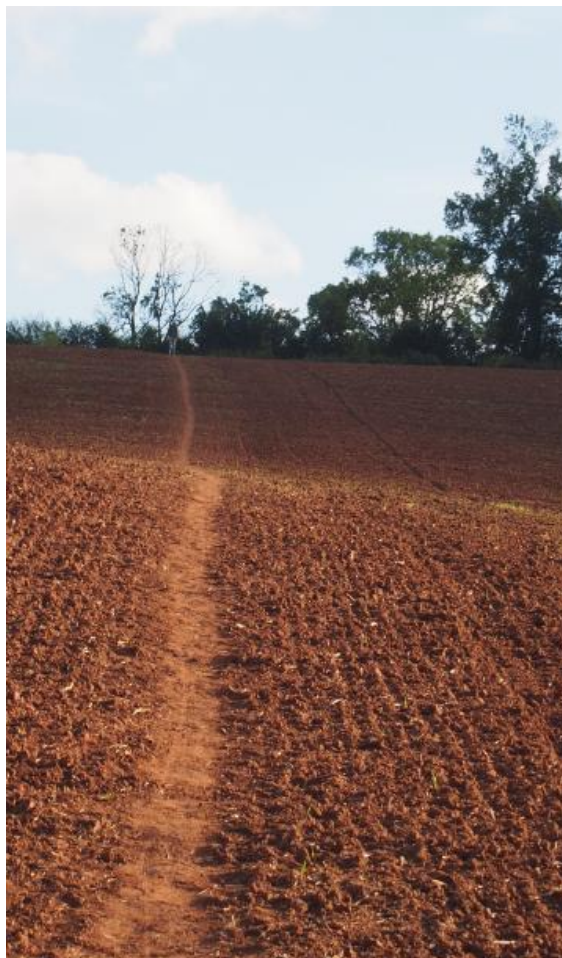
11. The Aligned Core Strategy (ACS) for Greater Nottingham, including Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with the Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.
12. The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the

overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities.

13. The Gedling Local Planning Document (LPD) includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map.
14. All policies within the Calverton Neighbourhood Plan should be read in conjunction with the Aligned Core Strategy and the Gedling Local Planning Document. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

### **Strategic policies for the purposes of neighbourhood planning**

15. The system of neighbourhood planning allows parish councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
16. Gedling Borough Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that in addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic'. At the time of writing Gedling also proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning.
17. However in response to concerns expressed by Calverton Parish Council to the Publication version of the Local Planning Document that not all policies should be viewed as 'strategic', officers have suggested that they will propose a modification to the Examination of the Local Planning Document in due course to amend the policies to be viewed as 'strategic'.



### **The Saved policies of the Calverton Local Plan**

18. As the Gedling Local Planning Document is only at Publication stage, the statutory development plan still includes the Saved policies of the 2005 Gedling Local Plan. Although this plan is somewhat dated by predating the NPPF and the Aligned Core Strategy. None of the Saved policies of the 2005 Gedling Local Plan have been designated as 'strategic' for the purposes of neighbourhood planning. Given this the Neighbourhood Plan assesses conformity to the emerging Gedling Local Planning Document.

# Conformity with National Planning Policy

19. The Neighbourhood Plan 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 (as amended) in respect of formulating neighbourhood plans.

## NPPF Paragraphs 11, 12, 13, 14 and 15

20. Having a neighbourhood plan in place with suitable planning policies ensures that local needs are considered taking account the presumption in favour of development as set out in the NPPF and any strategic planning policy already in existence.

## NPPF Paragraph 16

21. The Neighbourhood Plan positively supports the Greater Nottingham Aligned Core Strategy and the emerging Gedling Local Planning Document. The Neighbourhood Plan aims to add local character and needs that are not covered in the Greater Nottingham Aligned Core Strategy and the emerging Gedling Local Planning Document.

## NPPF Paragraph 47

22. The Parish Council considers that the housing planning policies within the Neighbourhood Plan will support a wide choice of homes specific to the needs of the residents of Calverton.

## NPPF Paragraph 69

23. The policies within the Plan, including those relating to infrastructure and developer contributions are aimed at facilitating social interaction and creating healthy, inclusive communities. The residents' priorities have been taken into account and are reflected within the Neighbourhood Plan.



## NPPF Paragraph 183

24. The Parish Council believes that the Neighbourhood Plan has set a vision that reflects the views of the majority of the residents and the objectives and policies of the Plan will help towards delivering that vision for Calverton.

## NPPF Paragraph 184

25. The Parish Council believes that the policies within the Neighbourhood Plan are in general conformity with the NPPF and the Greater Nottingham Aligned Core Strategy and the emerging Gedling Local Planning Document yet reflect the priorities and aspirations of its residents.

## NPPF Paragraph 185

26. Working with the Local Planning Authority has ensured that there is no duplication or conflicting elements within the Neighbourhood Plan. If agreed at referendum and once made the Neighbourhood Plan should be considered key, alongside any other material considerations in determining planning applications.

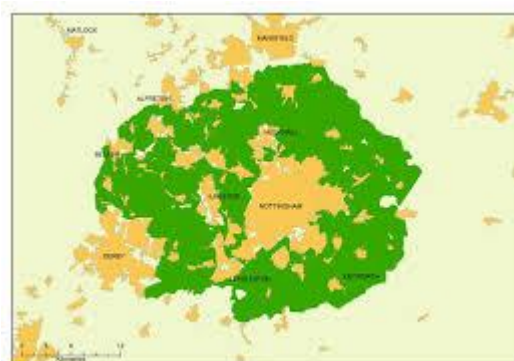
# General conformity with the Strategic Policies of the Local Development Plan

27. The table set out in Appendix 1 shows how each policy conforms with the relevant strategic policies of the Greater Nottingham Aligned Core Strategy and the emerging Gedling Local Planning Document.

# Contribution to Achieving Sustainable Development

28. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role' and 'an environmental role'. These factors cannot be considered in isolation as well designed houses and improved environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.

29. Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) and Habitat Regulations Assessment is needed, through a Scoping Review, to clarify any environmental impacts the plan may have. The Strategic Environmental Assessment Screening Report & Habitat Regulations Assessment demonstrates that the Neighbourhood Plan will not have any significant environmental impact.



30. A specific Sustainability Appraisal has not been undertaken as this was not considered a requirement for the Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.
31. The green spaces that enhance the village of Calverton are vitally important for residents. The protection and enhancement of these areas was a priority for residents. Not only do these areas contribute to a pleasant place in which to live but help with improved well-being and have a positive impact on mental health.

# Compatibility with EU Obligations and legislation

32. The Neighbourhood Plan is required to meet EU obligations, Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
33. 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 1998.
34. A Strategic Environmental Assessment Screening opinion has been produced which advises that the Neighbourhood Plan complies with all appropriate requirements. A Habitat Regulations Assessment has also been produced in line with advice given by Natural England with regard to the prospective Sherwood Forest Special Protection Area.



## Conclusion

35. As a result of the assessment the Neighbourhood Planning Working Group and Calverton Parish Council consider that the Neighbourhood Plan meets the relevant 'Basic Conditions'.





# Appendix One: Conformity with Strategic Policies of the Development Plan

The Table below has assessed our plan's policies in terms of general conformity with the Strategic Policies of the Development Plan.

	Aligned Core Strategy Policies	Gedling Local Planning Document Policies	2005 Gedling Local Plan Policies
<b>The Sustainable Growth of Calverton</b>			
Policy G1 - Comprehensive Development	A; 2; 18	19; 21; 32; 33; 36; 37; 62; 66	H8; H15
Policy G2 - Developer Contributions	A; 18; 19	62; 66	T1; C2
Policy G3 - Village Centre	6; 12	48; 49; 56	S4; S10
Policy G4 - Employment	A; 2; 4	43; 66	E2
Policy G5 - Housing Mix	8	36; 37	H16; H18
<b>Infrastructure, Services &amp; Facilities in Calverton</b>			
Policy ISF1 - Sustainable Transport	14	32; 58	-
Policy ISF2 - Car Parking	10	32; 57	T10
Policy ISF3 - Highway Impact	14; 15	32; 61	T1
Policy ISF4 - Infrastructure Provision	A; 2; 18; 19	62; 66	T1
Policy ISF5 - Safeguarded Land for Community Facilities	6; 12	56	C1; C2
Policy ISF6 - Educational Facilities	12	20; 56	C4
Policy ISF7 - Community Assets	12; 13	20; 56	C4
Policy ISF8 - Allotments	12	20; 56	C4; R5
<b>The Built Environment of Calverton</b>			
Policy BE1 - Design and Landscaping	10; 16	19; 21; 32; 35	ENV1; ENV2; H8; H16
Policy BE2 - Local Distinctiveness and Aesthetics	10	19; 28; 32	ENV1; H16
Policy BE3 - Public Realm	6; 10; 11	28; 31	S4
Policy BE4 - Parking Provision	10; 14	32; 57	T10
Policy BE5 - Heritage Assets	11	26; 27; 28; 30; 31	ENV15
<b>The Natural Environment of Calverton</b>			
Policy NE1 - Local Green Space	10; 16; 17	22; 32	-
Policy NE2 - Open Space	10; 16; 17	20; 21; 32	-
Policy NE3 - Flooding	1	3; 4	-
Policy NE4 - Setting of Calverton	3; 10; 11; 16; 17	16; 19	ENV26; ENV32
Policy NE5 - Green Infrastructure	16; 17	21	-
Policy NE6 - Biodiversity	17	18	-

# Appendix Two: Assessment of sustainability of Neighbourhood Plan policies

The Table below has assessed our plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan's policies are contributing to sustainability by using the following indicators against the economic, social and environmental factors on a scale - \*\* = very positive \* = positive - = neutral x = negative and xx = very negative.

	Economic Factors	Social Factors	Environmental Factors
<b>The Sustainable Growth of Calverton</b>			
Policy G1 - Comprehensive Development	**	**	**
Policy G2 - Developer Contributions	*	**	*
Policy G3 - Village Centre	x	*	**
Policy G4 - Employment	**	*	-
Policy G5 - Housing Mix	*	**	-
<b>Infrastructure, Services &amp; Facilities in Calverton</b>			
Policy ISF1 - Sustainable Transport	*	**	**
Policy ISF2 - Car Parking	x	*	**
Policy ISF3 - Highway Impact	*	*	*
Policy ISF4 - Infrastructure Provision	*	**	*
Policy ISF5 - Safeguarded Land for Community Facilities	-	**	-
Policy ISF6 - Educational Facilities	-	*	*
Policy ISF7 - Community Assets	-	**	*
Policy ISF8 - Allotments	-	*	*
<b>The Built Environment of Calverton</b>			
Policy BE1 - Design and Landscaping	*	**	**
Policy BE2 - Local Distinctiveness and Aesthetics	*	**	**
Policy BE3 - Public Realm	x	*	**
Policy BE4 - Parking Provision	*	*	**
Policy BE5 - Heritage Assets	-	*	*
<b>The Natural Environment of Calverton</b>			
Policy NE1 - Local Green Space	-	**	**
Policy NE2 - Open Space	-	**	**
Policy NE3 - Flooding	-	**	**
Policy NE4 - Setting of Calverton	*	**	**
Policy NE5 - Green Infrastructure	-	**	**
Policy NE6 - Biodiversity	x	*	**

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# Calverton Neighbourhood Plan 2016-2028

## Submission Plan Basic Conditions Statement November 2016

Calverton Neighbourhood Plan is led by a Working Group made up of local volunteers supported by Calverton Parish Council

For any query relating to the Neighbourhood Plan contact:

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