

Basic Conditions Statement Stonehouse Neighbourhood Development Plan 2017-2031

1. Introduction

1.1 Only a draft neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

1.2. The basic conditions which apply to this NDP are:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- b) The making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) 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).
- d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e) the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012)

1.3. This statement sets out how Stonehouse Neighbourhood Development Plan meets these basic conditions.

2. Legal requirements

2.1 The draft Plan is submitted by Stonehouse Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Stonehouse Neighbourhood Plan Group, under the direction of Stonehouse Town Council.

2.2 The area which has been formally designated as a Neighbourhood Area is the parish of Stonehouse as shown on Map 1.

2.3 The Neighbourhood Area is the whole of the civil parish of Stonehouse. Stonehouse Town Council considered the defined area to be an appropriate area for designation as a Neighbourhood Area for the following reasons:

- a) The area defined is covered by Stonehouse Town Council in its entirety and can be clearly understood by the electorate.
- b) The area defined was the subject of a community-led planning exercise, involving local consultation, Stonehouse Community Plan, produced in June 2008, which demonstrated local interest in shaping growth and development in the parish.
- c) The Town Council works actively to include residents and stakeholders from all parts of the Parish. Extensive community consultation exercises have been undertaken, for example, for Stonehouse Design Statement, produced May 2005, a town Health Check in May 2007 and ongoing cooperation with community groups such as Stonehouse Community Partnership and Cotswold Canals Trust.

2.4 An application was made on 22 July 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Stroud District Council on 12th September 2013 (copy of their approval certificate is at Appendix A).

2.5 The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have 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.

2.6 The draft Plan identifies the period to which it relates as 2016 to 2031.

2.7 The draft 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.

2.8 The draft Plan relates only to the land within the Parish of Stonehouse Town. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

3. Background

3.1 The decision to make the Plan followed previous community commitment to producing other community led plans (Stonehouse Design Statement 2005, Stonehouse Community Plan, 2008). The opportunity presented by the 2011 Localism Act to develop a Neighbourhood Plan was felt to be an important next step in enabling the people of Stonehouse to shape the future of their town.

4. Having regard to national guidance and advice contained in guidance

4.1 The table at Appendix B sets out the relationship of the policies in the Plan to national policy and guidance. It is written against each of the NPPF themes, identifies the relevant policies in the Plan and provides a short commentary. The conformity analysis in Appendices B, C and D was carried out for Stonehouse Neighbourhood Plan Group by Paul Weston, Community Consultant.

5. Contributes to sustainable development

5.1 Stonehouse Neighbourhood Plan has embraced all three dimensions to sustainable development: economic, social and environmental. The table at Appendix C sets out the relationship of the policies in the Plan to the achievement of sustainable development as defined in the National Planning Policy Framework and in Stroud District Council's Local Plan Strategic Objectives.

5.2 An assessment of how emerging policies in the draft Plan contributed towards achieving the sustainability objectives set out by the Sustainability Appraisal of the Stroud District Local Plan was carried out by Stonehouse Neighbourhood Plan Group from March to May 2016. A document summarising the *Assessment of the contribution of the Stonehouse Neighbourhood Development Plan to the achievement of sustainable development* was available during the Regulation 14 consultation and has been updated by Stonehouse Neighbourhood Plan Group to take account of subsequent modifications to the Plan. The *Assessment* is shown at Appendix E.

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

6.1 Stonehouse Neighbourhood Plan has been prepared against the strategic objectives and the policies set out in the Stroud Local Plan adopted on 19th November 2015. The Local Plan provided the starting point for the Plan. The policies in which seek to add value to the Local Plan by providing details relevant to the Neighbourhood Plan designated area. The schedule at Appendix D sets out the relationship of the NDP policies to the strategic policies in the Local Plan.

7. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations

Strategic Environmental Assessment and Habitats Regulations Assessment

7.1 Stroud District Council issued a screening opinion on 1st June 2016 based on a list of draft policies, received on 06 May 2016. This opinion was sent to three relevant statutory agencies who provided responses. The District Council published its Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) determination on 18 November 2016 which concludes as follows:

“The Stonehouse Neighbourhood Development Plan is unlikely to give rise to significant environmental effects which would require Strategic Environmental Assessment, or have significant effects on European Designated Sites that would require consideration under the Habitats Directive. This determination has been arrived at in agreement with relevant statutory consultees.”

7.2 A copy of the full screening determination report by Stroud District Council is attached at Appendix F.

8. Evidence base

Stonehouse Neighbourhood Plan Group used a range of sources as evidence including national and local planning guidance, the evidence base for the Local Plan, existing data relating to Stonehouse and data gathered by group members. All policies were also informed by the results of the consultation process set out in the Consultation Report submitted with the Plan. Appendix G gives a schedule of the main evidence used.

9. Conclusion

The Stonehouse Neighbourhood Development Plan meets all of the basic conditions and should be approved to enable it to proceed to a referendum.

Map 1: Stonehouse Neighbourhood Plan Area

Appendix A: Designation of Neighbourhood Area certificate

Appendix B: Stonehouse Neighbourhood Development Plan relationship with National Planning and Policy Framework

Appendix C: Stonehouse Neighbourhood Development Plan contribution to the achievement of sustainable development

Appendix D: Stonehouse Neighbourhood Development Plan Conformity with the Strategic Policies in Local Plan

Appendix E: Assessment of the contribution of the Stonehouse Neighbourhood Development Plan to the achievement of sustainable development

Appendix F: Stonehouse Neighbourhood Development Plan SEA HRA screening determination report Stroud District Council

Appendix G: Schedule of key evidence used