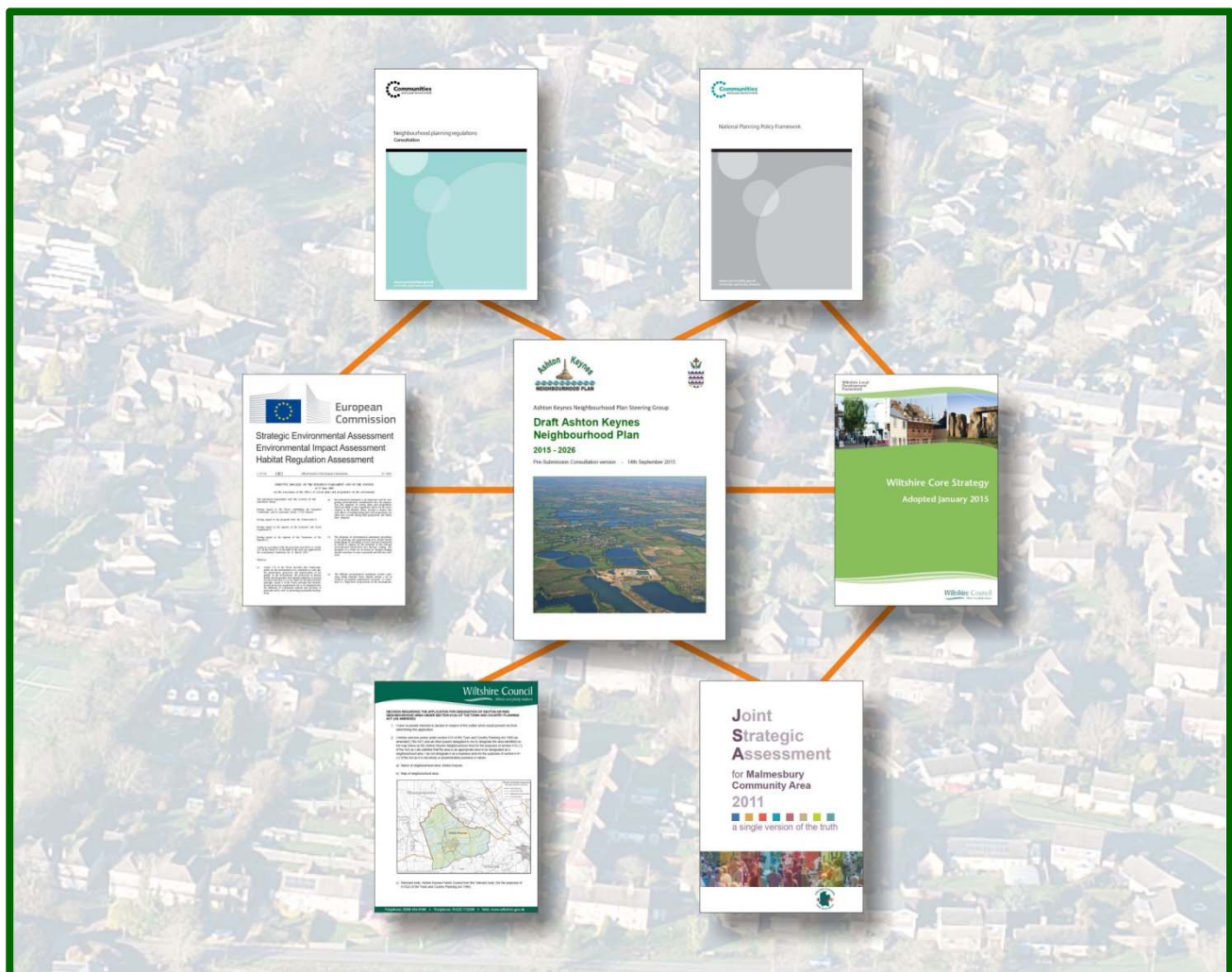




Ashton Keynes Neighbourhood Plan: 2015 - 2026

Basic Conditions Statement

Submission version – 3rd August 2016



Contents

1	Introduction.....	1
2	Basic Conditions	2
3	National Policies and Advice.....	4
4	Contribution to the achievement of Sustainable Development	5
5	General conformity with the strategic policies of the development plan for the area.....	8
6	EU Regulations and obligations	8
7	Conclusion	8
	Appendix – Neighbourhood Plan Policy Themes	9

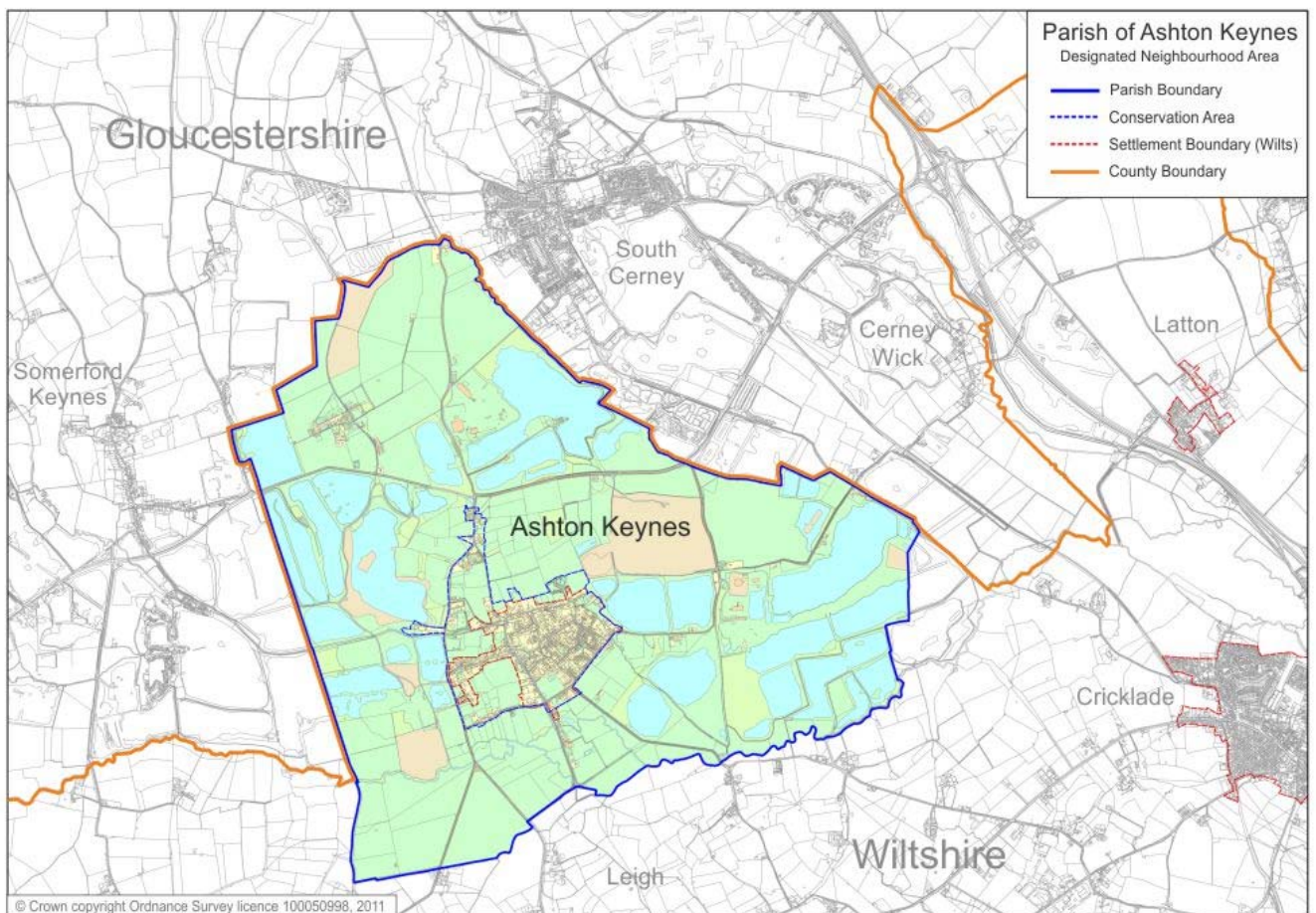
Supported by the following documents:

- Document A – The approach taken in formulating the Ashton Keynes Neighbourhood Plan
- Document B – The 2015 Ashton Keynes Conservation Area Statement
- Document C - Sustainability Appraisal

1 Introduction

The Basic Conditions Statement has been prepared by the Ashton Keynes Neighbourhood Plan Steering Group as part of its work on the Ashton Keynes Neighbourhood Plan (AKNP). The Plan has been prepared by the Ashton Keynes Neighbourhood Plan Steering Group, with Ashton Keynes Parish Council being the Qualifying Body.

The whole parish of Ashton Keynes, as shown on the map below, has been formally designated as a Neighbourhood Area through an application made to Wiltshire Council on 29th July 2013 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Wiltshire Council on 14th November 2013.



2 Basic Conditions

- 2.1 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 sets out certain basic conditions which a neighbourhood plan must meet, which must satisfy an examiner. The examiner must consider the following:
- a. whether the draft neighbourhood plan meets the basic conditions,
 - b. whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L of the Act,
 - c. whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
 - d. such other matters as may be prescribed.
- 2.2 A draft neighbourhood 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 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 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. 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.
- 2.3 The provision of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B.
- In relation to the provisions of 38A, the following is submitted:
1. Ashton Keynes Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish.
 2. The Ashton Keynes Neighbourhood Plan (AKNP) expresses policies relating to the development and use of land within the neighbourhood area.

In relation to the provisions of 38B, the following is submitted:

1.
 - a. The period of the AKNP is up to the year 2026. This period has been chosen to align the AKNP with the dates of the Wiltshire Council Core Strategy.
 - b. The AKNP does not include any provision for excluded development such as national infrastructure, and has been prepared in the knowledge of the restrictions set out in Section 61K of the Localism Act 2011.
 - c. The AKNP does not relate to more than one neighbourhood area. It relates to the Parish of Ashton Keynes, as designated by Wiltshire Council on 14 November 2013.
 2. There is no other NDP in place in this neighbourhood area.
 3. Refers to conflicts within the NDP.
 4. Refers to regulations that the Secretary of State. may make relating to NDPs. Such regulations are 2012 No 637 The Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the AKNP. These regulations set out the process by which neighbourhood plans are to be made and set out:
 - a. The consultation bodies for NDPs. These have been included in the Consultation Statement.
 - b. That NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. The AKNP has been subject to Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment. The Wiltshire Core Strategy has undertaken a Habitats Regulations Assessment (HRA). The screening exercise for the AKNP concluded that there are no European sites that would be affected by the proposals within the AKNP, and it was determined that an HRA was not necessary.
 5. Refers to the publication of NDPs
 6. Clarifies what is excluded development
- 2.4 It is not considered that there is any benefit in extending the area for the referendum beyond the Designated Neighbourhood Plan Area.
- 2.5 There are no other prescribed matters.
- 2.6 Sections 3 – 7 of this Basic Conditions Statement demonstrate that the AKNP meets the Basic Conditions Requirements.

3 National Policies and Advice

The draft Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. To this end, paragraph 17 of the NPPF contains twelve core planning principles and they are summarised below. The table shows how the draft Plan addresses each of these principles:

NPPF Planning Principle	The Plan
Led by local plans which set out a vision for the future of the area	Supporting Document A and Sections 2 and 3 of the Plan
Enhancing and improving the places where people live	Section 5.10. Section 10.4, Policies ECP3 and AMP1 of the Plan
Drive sustainable development	Sections 5.10 and 10.4 of the Plan
Secure a high-quality of design and a good standard of amenity	Supporting Document B and Section 5.10 of the Plan
Protect the diversity of different areas	Section 8.6 and Policy ENP1 of the Plan
Support the transition to a low-carbon future	Section 9 of the Plan
Help conserve and enhance the natural environment	Policy AMP1 of the Plan
Encourage the re-use of land	Policies HSP2, HSP3, and ECP1 of the Plan
Promote mixed-use developments	Policies ECP1 and ECP3 of the Plan
Conserve heritage assets	Supporting Document B and Policy HCP1 and Section 9 of the Plan
Make full use of public transport, walking and cycling	Policies INP2, ENP2, HSP7 and Section 9 of the Plan
Improve health, social and cultural well-being	Policies INP3 and Section 9 of the Plan

4 Contribution to the achievement of Sustainable Development

The main body of the NPPF describe how planning processes can contribute towards achieving sustainable development. This is centred on 13 Sustainability Policies. The table shows how the draft Plan addresses each of these policies:

<p>NPPF Sustainability Policy 1. Building a strong, competitive economy</p> <p>The NPPF (Paragraph 21) speaks of the need to:</p> <ul style="list-style-type: none">• Support existing business sectors..... and plan for new sectors <p>The AKNP supports this policy through:</p> <ul style="list-style-type: none">• Its policy on Employment Land (Policy ECP1)
<p>NPPF Sustainability Policy 2. Ensuring the vitality of town centres</p> <p>This NPPF policy has more direct relevance to towns rather than villages. However, where the NPPF (Paragraph 23) recognises town centres as the heart of their communities and the need to pursue policies to support their viability and vitality, this aspect is equally true of the village of Ashton Keynes.</p> <p>The AKNP supports this aspect of the policy through:</p> <ul style="list-style-type: none">• Its policy on Village Centre Amenities (Policy AMP1)
<p>NPPF Sustainability Policy 3. Supporting a prosperous rural economy</p> <p>The NPPF (Paragraph 28) identifies of the need to:</p> <ul style="list-style-type: none">• support the sustainable growth and expansion of all types of business and enterprise in rural areas• support sustainable rural tourism and leisure developments• promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. <p>The AKNP supports this aspect of the policy through:</p> <ul style="list-style-type: none">• Its policy on Mixed Use Development (Policy EPC2)• Its policy on Recreation and Tourism (Policy EPC4)• Its Amenities Policies (Policy AMP1, Policy AMP2, Policy AMP3)
<p>NPPF Sustainability Policy 4. Promoting sustainable transport</p> <p>The NPPF (Paragraph 29) states that:</p> <ul style="list-style-type: none">• The transport system needs to be balanced in favour of sustainable transport <p>The AKNP supports this policy through:</p> <ul style="list-style-type: none">• Its policy on Road and Pedestrian Safety (Policy INP1), to encourage people to walk and cycle in the village• Its Cycleways projects (Projects Section 9.4.2)• Its policy on Car Parking (Policy AMP5), to encourage people to leave their cars and walk to facilities such as the School, etc.

NPPF Sustainability Policy 5. Supporting high quality communications infrastructure

The NPPF (Paragraph 42) notes that:

- Advanced, high quality communications infrastructure is essential for sustainable economic growth.

The AKNP supports this policy through:

- Its policy on Communication Infrastructure Service Improvement (**Policy INP4**)

NPPF Sustainability Policy 6. Delivering a wide choice of high quality homes

The NPPF (Paragraph 47) states that:

- Local planning authorities (LPAs) should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area

Although Ashton Keynes is not the LPA as such, the AKNP supports this policy through:

- Its policy on Mix of housing types and tenure (**Policy HSP5**)
- Its policies on Affordable Housing (**Policies HSP6 and HSP7**)
- Its policy on Housing for Older People (**Policy HSP8**)

NPPF Sustainability Policy 7. Requiring good design

The NPPF (Paragraph 47) states:

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The AKNP supports this policy through:

- Its Design and Access Statement (**Section 3.8**)

NPPF Sustainability Policy 8. Promoting healthy communities

The NPPF (Paragraph 69) states that:

- Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

The decision by Ashton Keynes Parish Council to initiate the development of the AKNP, and the involvement of many people in the village in its production, is testament to this NPPF policy.

The AKNP itself supports this policy through:

- **Section 2** 'What we want to achieve', which includes the over-arching Vision Statement

Then, in Paragraphs 70 – 78, the NPPF offers suggestions as to how these healthy communities can be achieved. For example:

- plan positively for the provision and use of shared space, community facilities

This is addressed extensively in the '**Amenities**' section of the AKNP

- guard against the unnecessary loss of valued facilities and services

This has already been anticipated by the Parish Council, which has ensured that the principal privately-owned village facility, the one public house, has been afforded 'Community Asset' status.

NPPF Sustainability Policy 8. Promoting healthy communities (continued)

Then, in Paragraphs 70 – 78, the NPPF offers suggestions as to how these healthy communities can be achieved. For example (continued):

- ensure an integrated approach to considering the location of housing

This approach runs right through the ‘**Housing**’ section of the AKNP

- access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities

The AKNP supports this policy through its policy on Green Spaces (**Policy AMP4**)

- planning policies should protect and enhance public rights of way and access

The AKNP supports this policy through its **Policy ENP2**

- Local communities should be able to identify for special protection green areas of particular importance to them

The protection of such a site in the village, the Millennium Green, is addressed by the policy on Green Spaces (**Policy AMP4**)

NPPF Sustainability Policy 9. Protecting Green Belt land

The NPPF (Paragraphs 79 -92) addresses the need to protect Green Belt land.

The neighbourhood area does not include any designated Green Belt area as such, but the AKNP seeks to protect the countryside adjacent to existing and proposed housing by ensuring the integrity of the Settlement Boundaries.

NPPF Sustainability Policy 10. Meeting the challenge of climate change, flooding and coastal change

The NPPF (Paragraph 100) notes that:

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk

The AKNP supports this policy through:

- Its policy on Water Based Protection and Improvement (**Policy ENP3**)

NPPF Sustainability Policy 11. Conserving and enhancing the natural environment

The NPPF (Paragraph 21) speaks of the need to:

- The planning system should contribute to and enhance the natural and local environment by:
 - protecting and enhancing valued landscapes, geological conservation interests and soils;
 - recognising the wider benefits of ecosystem services;
 - minimising impacts on biodiversity and providing net gains in biodiversity where possible

The AKNP supports this policy through:

- Its policy on the use of former minerals extraction and manufacturing sites (**Policy ECP3**)
- Its policy on the protection of biodiversity and wildlife sites (**Policy ENP1**)

NPPF Sustainability Policy 12. Conserving and enhancing the historic environment

The NPPF (Paragraph 126) states that:

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment

The AKNP supports this policy through:

- The whole of **Section 7 – Historic Conservation**
- Supporting Document B

NPPF Sustainability Policy 13. Facilitating the sustainable use of minerals

This section of the NPPF is outside the remit of a neighbourhood plan.

5 General conformity with the strategic policies of the development plan for the area

The AKNP is consistent with the general strategy objectives of the Wiltshire Core Strategy, as set out in Core Policies 1 Settlement Strategy, Core Policy 2 Delivery Strategy, Core Policy 3 Infrastructure Requirements and Core Policy 13: Spatial Strategy for the Malmesbury Community Area. The Plan specifically delivers on the strategic objectives of the Wiltshire Core Strategy in Appendix – Neighbourhood Plan Policy Themes.

6 EU Regulations and obligations

Human Rights impacts have been addressed through an equalities impact assessment that has now been drafted.

A screening opinion from Wiltshire Council stated that there would not need to be a Habitats Regulation Assessment (HRA).

A Sustainability Appraisal published, separately as Document C, meets the requirements for a Strategic Environmental Assessment.

7 Conclusion

The Basic Conditions as set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 are considered to have been met by the AKNP and all the policies therein. Therefore, that AKNP complies with Paragraph 8 of Schedule 4B of the Act.

Appendix – Neighbourhood Plan Policy Themes

These tables show how the policies of the AKNP Policies cross reference with the Wiltshire Core Strategy and NPPF policies.

Theme: Housing		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy HSP1: Site Allocations Policy HSP2: AB Carter Haulage Policy HSP3: Wheatleys Farm	Core Policy 13: Providing affordable homes Core Policy 43: Providing affordable homes Core Policy 44: Rural exception sites Core Policy 45: Meeting Wiltshire's housing needs Core Policy 57: Ensuring high quality design and place shaping	Section 6: Delivering a wide choice of high quality homes Section 7: Requiring good design
Policy HSP4: Additional Housing Developments	Core Policy 2: Delivery Strategy Core Policy 57: Ensuring high quality design and place shaping	Section 6: Delivering a wide choice of high quality homes - Paragraph 48 Section 6: Resisting inappropriate development of residential gardens – Paragraph 53
Policy HSP5: Mix of Housing types and tenure Policy HSP6: Affordable Housing Provision Policy HSP7: Affordable Housing and Inclusive Development	Core Policy 43: Providing affordable homes Core Policy 45: Meeting Wiltshire's housing needs Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people Core Policy 57: Ensuring high quality design and place shaping	Section 6: Delivering a wide choice of high quality homes
Policy HSP8: Housing for Older People	Core Policy 43: Providing affordable homes Core Policy 44: Rural exception sites Core Policy 45: Meeting Wiltshire's housing needs Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people	Section 6: Delivering a wide choice of high quality homes Section 7: Requiring good design

Theme: Infrastructure		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy INP1: Flood risk mitigation in new developments	Core Policy 67: Flood Risk	Section 10: Meeting the challenge of climate change, flooding and coastal change - Paragraphs 100, 101, 102
Policy INP2: Road and Pedestrian Safety	Core Policy 60: Sustainable transport Core Policy 61: Transport and development	Section 4: Promoting sustainable transport - Paragraphs 35 and 37
Policy INP3: Rural Health Service Enhancement	Core Policy 48: Supporting rural life	Section 8: Promoting Healthy Communities Plan Making: Paragraph 171 Health and Wellbeing
Policy INP4: Communication infrastructure service improvement	Core Policy 48: Supporting rural life	Section 5: Supporting high quality communications infrastructure - Paragraph 45

Theme: Amenities		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy AMP1: Village Centre Amenities Policy AMP2: Holy Cross Church Policy AMP3: Village School	Core Policy 48: Supporting rural life Core Policy 49: Protection of services and community facilities	Section ‘Achieving Sustainable Development’ Paragraph 17 Section 3: Paragraph 28 Section 7: Paragraph 58 Section 8: Paragraphs 70, 75
Policy AMP4: Green Spaces	Core Policy 48: Supporting rural life	Section 8: Paragraphs 73, 74, 76
Policy AMP5: Car Parking	Core Policy 48: Supporting rural life Core Policy 49: Protection of services and community facilities Core Policy 64: Demand Management	Section 4: Promoting sustainable transport - Paragraph 39

Theme: Environment		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy ENP1: Protection of Biodiversity and wildlife sites	Core Policy 50: Biodiversity and geodiversity Core Policy 51: Landscape Core Policy 54: Cotswold Water Park Core Policy 55: Air Quality	Section 11: Conserving and enhancing the natural environment Section 11: Paragraph 117
Policy ENP2: Environmental infrastructure and accessibility	Core Policy 52: Green Infrastructure Core Policy 54: Cotswold Water Park Core Policy 64: Demand Management	Section 4: Promoting sustainable transport - Paragraph 41 Plan Making: Paragraph 171 - Health and wellbeing
Policy ENP3: Water-based protection and improvement	Core Policy 54: Cotswold Water Park Core Policy 68: Water resources	Section 10: Meeting the challenge of climate change flooding and coastal change - Paragraphs 99 - 103
Policy ENP4: Enhancing the landscape character of the Parish and retaining the character of the village including the tranquillity of its setting	Core Policy 51: Landscape Core Policy 54: Cotswold Water Park	Section 11: Conserving and enhancing the natural environment

Theme: Historic Conservation		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy HCP1: Local character	Core Policy 58: Ensuring the conservation of the historic environment	Section 12: Conserving and enhancing the historic environment Plan Making: Paragraphs 169 - 170

Theme: Economy		
AKNP Policy	Wiltshire Core Strategy Reference	NPPF Reference
Policy ECP1: Employment Land	Core Policy 34: Additional Employment Land Core Policy 35: Existing Employment Sites	Section 1: Building a strong competitive economy - Paragraph 21 Section 3: Supporting a prosperous rural economy
Policy ECP2: Mixed Use Development	Core Policy 48: Supporting rural life	Section 1: Building a strong competitive economy - Paragraph 21 Section 3: Supporting a prosperous rural economy
Policy ECP3: Use of former mineral extraction and manufacturing sites	Core Policy 39: Tourism Development Core Policy 50: Biodiversity and geodiversity Core Policy 51: Landscape Core Policy 54: Cotswold Water Park	Section 1: Building a strong competitive economy - Paragraph 21 Section 3: Supporting a prosperous rural economy
Policy ECP4: Recreation and Tourism	Core Policy 39: Tourism Development	Section 1: Building a strong competitive economy - Paragraph 21 Section 3: Supporting a prosperous rural economy