

Basic Conditions Statement

Standish Neighbourhood Development Plan (NDP)

(October 2021)

1. This Statement has been prepared by Standish Parish Council (the Parish Council) to accompany its submission to the local planning authority, Stroud District Council (SDC), of the Standish Neighbourhood Development Plan 2021 - 2040 (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012. This is the second Regulation 14 consultation for this NDP and this draft consultation is made available for comment before submission to SDC.
2. The Neighbourhood Plan must meet the following requirements:

Legal matters

(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,
- (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.

The Basic Conditions

(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,
- (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (c) 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),
- (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (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.
- (f) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

Legal Requirements

3. The Plan is submitted by Standish Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Standish Neighbourhood Development Plan Steering Group, which is overseen by the Parish Council.
4. The whole parish of Standish has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 and was formally approved by Stroud District Council on 4 February 2014. The decision notice is attached as **Appendix 1**. The extent of the designated neighbourhood area is attached as **Appendix 2**.
5. The 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.
6. The Plan identifies the period to which it relates as 2021 to 2040. This relates to the plan period of the emerging Stroud District Local Plan which also has a plan period ending 2040.
7. The 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.
8. The Plan relates only to the parish of Standish though it makes reference to land outside the parish boundary. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

The Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

9. The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF 2021) and the National Planning Practice Guidance (NPPG) suite. It is contended that the Neighbourhood Plan accords with the core Planning Principles at the heart of the NPPF.
10. **Table 1** provides a summary of how policies in the neighbourhood plan conform to the NPPF. The NPPF paragraphs set out are those considered most relevant. The table is not intended to be an exhaustive list of all NPPF policies.

| Table 1 | |
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| NPPF (2021) Reference | Commentary |
| Footnote 7 | The footnote indicates that AONB land should be protected as an asset of particular importance. The policy sets out clear guidance on land in the AONB and land in its setting should be managed in development decisions. |
| 29, 119 | The policy sets a framework for decisions and indicates the most effective use of land in the parish. |
| 29 | The NDP accommodates the level of growth anticipated in the emerging Local Plan. |
| 31 | The NDP is underpinned by relevant and up to date evidence set out in the Evidence Papers. |
| 32 | The NDP is accompanied by a Strategic Environmental Assessment and a Habitats Regulation Assessment. |
| 34 | The NDP gives a clear indication of the contributions expected from development. |
| 68, 69,70 | The NDP allocates land that might otherwise have been left undeveloped, or developed in a sub-optimal manner, in order to ensure delivery of housing and commercial land in a sustainable manner. |
| 73 | The NDP in policy S2 sets out a clear framework and principles for the potential site allocation for 700 homes and employment land. |
| 81,84 | The NDP makes special provision for E Class uses related to rural businesses at Stagholt Farm. |
| 104, 105, 106 | The NDP considers potential impacts of new development on the Strategic Road Network (B4008) and makes provision for improvement of sustainable transport. |
| 126, 128, 129 | The NDP seeks to guide development design at the masterplanning stages by setting out clear expectation of masterplan content, including landscape impacts. |
| 152, 155, 157 | The NDP addresses how development should respond to watercourses and encourages sustainable construction and energy generation in support of zero carbon development. |
| 174, 176 | The NDP sets out clear policies to protect the AONB, considers the |

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| | ecological and landscape value of land outside the AONB, including that designated as a strategic housing and employment allocation, and seeks to manage impact including on wildlife, dark skies, soil and tree screening. |
| 175 | The NDP and supporting evidence discusses biodiversity and protected sites and species in detail and sets out clear policies how these should be protected and enhanced. The NDP was subject to Habitats Regulation Assessment and Strategic Environmental Assessment and was modified accordingly. |
| 189, 190 | The NDP identifies all listed buildings and the HER in the evidence and sets out positive strategies to protect the setting of Standish Village. |

Contributes to the achievement of sustainable development

11. The following sustainability assessment has been carried out to assess how the policies in the neighbourhood NDP contribute positively to delivering sustainable development. The NDP will serve an economic, social and environmental objective and seeks to balance them. **Table 2** summarises the various sustainability outcomes of each policy in the neighbourhood NDP.

| Table 2 | | | | |
|--------------------------|---------------------------|-------------------------|--------------------------------|---|
| NDP Policy Number | Economic Objective | Social Objective | Environmental Objective | Commentary |
| S1 | Positive | Positive | Positive | This NDP policy sets out a framework for how land should be developed in the future across the parish, finding a balance between homes, work and countryside. |
| S2 | Positive | Positive | Positive | This NDP policy sets out how the proposed site allocation for 700 houses and 5 ha of employment land should be masterplanned and developed, including mitigating impacts that the allocation will cause off site (countryside, traffic, AONB) |
| S3 | Positive | Positive | Positive | This NDP policy sets out clear policies stating how development should facilitate sustainable transport between homes, work and countryside. |
| S4 | Positive | Positive | Positive | This NDP allocation accommodates new housing, allows small businesses to develop and ensures that wildlife habitats will be enhanced along the watercourse. |

General conformity with the strategic policies in the development NDP

12. The Development Plan for the Standish NDP is the Stroud District Local Plan November 2015. This analysis is shown in **Table 3** .

13. Conformity with the emerging Local Plan is shown in **Table 4** (Stroud District Local Plan Review Draft Plan for Consultation November 2019).

| Table 3: Stroud District Local Plan November 2015 | | |
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| NDP Policy Number | Local Plan policy | Justification of conformity with Local Plan policy |
| S1 | Key issues and top priorities – 3.7 | This policy sets out how the following key priorities will be addressed in Standish: <ul style="list-style-type: none"> • Providing job opportunities • Conserving and enhancing countryside and biodiversity • Achieving better transport and cutting CO2 • Improving sustainability of villages • Protecting and enhancing the historic environment |
| S1 | CP15 | This NDP policy sets out a framework for future development in the countryside including the AONB. |
| S1 | ES7 | The landscape character assessment supporting evidence and Table 1 set out specific landscape considerations for future development in the parish. |
| S1 | ES10 | This policy identifies the importance of Standish Village as a collection of listed buildings of historic importance and sets out policies to provide enduring protection. |
| S2 | CP8 | This NDP policy sets out how sustainable transport infrastructure can be incorporated in new housing development, how the existing community should have access to new services, landscaping considerations, carbon reduction, biodiversity, etc. |
| S2 | CP8 | The NDP seeks to improve walking and cycling routes between homes, work and countryside and seeks to avoid further traffic on the B4008. |
| S2 | CP14 | This NDP policy sets out detailed requirements to manage impacts for community infrastructure, countryside and wildlife, transport and sustainable transport, sustainability, energy, lighting, landscape, sewerage/drainage, habitats management, trees and recreation. |

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| S2 | ES1 | This NDP policy seeks to promote sustainable design and construction. |
| S2 | ES2 | This NDP policy seeks to maximise reduction in carbon production. |
| S2 | ES4 | This NDP policy requires a sewerage and drainage masterplan. |
| S2 | ES8 | This NDP policy requires provision of a countryside and landscape plan that includes trees and hedgerows. |
| S2 | ES12 | This NDP policy requires a Community Infrastructure Access study which will demonstrate how all Standish residents will have equal access to infrastructure in the new development. |
| S3 | CP8 | This NDP policy sets out how sustainable transport infrastructure can be incorporated in new housing development. |
| S3 | EI12 | The NDP seeks to improve walking and cycling routes between homes, work and countryside and seeks to avoid further traffic on the B4008. |
| S3 | EI13 | The NDP sets out specific necessary improvements to the local cycle network. |
| S4 | CP8 | The NDP allocation sets out how sustainable transport infrastructure can be incorporated in new housing development, how the existing community should have access to new services, landscaping considerations, carbon reduction, biodiversity, etc. |
| S4 | CP9 | This policy requires a minimum of 7 affordable houses which is 29% affordable housing where CP9 requires 30%. |
| S4 | CP11 | The NDP makes provision for a mixed use development that can be used by local businesses and will be a different type of employment opportunity than that offered at the strategic allocation. The employment element of the allocation would not harm the character of the environment, will be accessible by walking and cycling routes, be landscaped, have low carbon impact. |
| S4 | HC3 | The allocation makes provision for self-build housing within the proposed strategic allocation. |
| S4 | EI10 | The NDP allocation makes provision for small scale tourism and lodging. |
| S4 | ES4 | This NDP allocation requires SuDS and Natural Flood Management. |
| S4 | ES6 | This allocation requires the enhancement of natural riparian habitats and |

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| | | retention/improvement of trees and hedgerows. The NDP was subject to SEA and HRA. |
| S4 | ES8 | Trees and hedgerows are retained and improved in this allocation. |
| Table 4: Stroud District Local Plan Review Draft Plan for Consultation November 2019 | | |
| NDP Policy Number | Emerging Local Plan policy | Justification of conformity with emerging Local Plan policy |
| all | Draft strategy: better cycling and walking links, with signage to / from the canal to the wider Stroud valleys network. Proposals set out in the Stonehouse Neighbourhood Plan | The NDP seeks to improve walking and cycling and links directly to the Stonehouse NDP. |
| S2, S4 | DCP1 | The NDP policies put in place specific requirements to ensure that development is designed to meet the challenges of the climate emergency and move towards zero carbon development. The NDP requirements support this emerging Local Plan policy. |
| S1, S2, S4 | CP2 | The NDP specifically addresses the strategic housing and employment allocation (Stonehouse North West) |
| S1 | CP3 | The NDP policy sets out a framework for the remainder of the parish which is Countryside |
| S1, S2, S4 | CP5 | The NDP adds local detail to this policy through a range of measures and the requirement for specific evidence for the strategic allocation. |
| S2, S3, S4 | CP6 | The NDP sets out specific infrastructure requirement for sustainable development and sustainable transport. |
| S1, S2, S3, S4 | PS19a | All policies in the NDP support the sustainable provision for 700 houses and 5 ha of employment on PS19a. |
| S4 | CP9 | There is provision for 7 affordable houses which is 29%, against this policy requirement for 30% |
| S4 | HC3 | The allocation makes provision for self-build housing. |
| S2, S4 | CP11 | The NDP makes provision for new employment development at different scales linked to proposed delivery of 700 dwellings. Policies in the NDP seek to improve access by walking and cycling, landscaping, nature conservation and |

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| | | other sustainable development matters. |
| S4 | E110 | This allocation makes provision for small tourism and lodging businesses |
| S2, S3, S4 | E112 | The NDP policies provide detailed policies about footpath and bridleway improvements. |
| S2, S4 | ES1 | The NDP seeks to achieve net zero carbon development through a range of provisions and augments this LP policy. |
| S2, S4 | ES2 | The NDP seeks to achieve net zero carbon development through a range of provisions and augments this LP policy. |
| S2, S4 | ES4 | This NDP allocation requires SuDS and Natural Flood Management. |
| S2, S4 | ES6 | The NDP policies require a countryside and wildlife plan, a Landscape and Habitat Management plan. |
| S2, S4 | ES7 | The landscape character assessment supporting evidence and Table 1 set out specific landscape considerations for future development in the parish. |
| S2, S4 | ES8 | Trees and hedgerows are retained and improved through the NDP policies. |

Does not breach and is otherwise compatible with EU Obligations

14. Standish Parish Council provided Stroud District Council with all the necessary information they reasonably required for the purposes of determining whether a Strategic Environmental Assessment (SEA) or an Appropriate Assessment is required. However, the request for SEA screening made in May 2019 was never actioned. As a result, the NDP Steering Group commissioned AECOM to undertake a full SEA Screening, SEA and Habitats Regulation Assessment. These documents accompany the plan. The background of the consultation with the Local Planning Authority regarding screening is set out in the Consultation Statement.
15. The Neighbourhood NDP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The NDP complies with the requirements of the Human Rights Act 1998.

Appendix 1



Stroud District Council

Localism Act 2011
The Neighbourhood Planning (General) Regulations 2012
Neighbourhood Designation

Stroud District Council is pleased to confirm that under the provisions of the Localism Act 2011 and Part 2 of The Neighbourhood Planning (General) Regulations 2012, the parish of

Standish

in the District of Stroud and the County of Gloucestershire has been designated as a

Neighbourhood Area

and furthermore that

Standish Parish Council

may act as the relevant body for the designated area with regards to the provisions of the above Regulations.

This designation was conferred by resolution of the District Council's Environment Committee on the 4th February 2014.

The area covered by this designation is that shown on the map submitted to Stroud District Council under Article 5(1)(a) of the above Regulations.

A handwritten signature in black ink, appearing to read 'P Skill'.

Philip Skill
Head of Planning
Duly Authorised in that behalf

Appendix 2

