



LONGHOPE PARISH

Neighbourhood Development Plan 2016 - 2026

Submission Document Basic Conditions Statement

Our village.
Our vision.



Public
Footpath



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1. Introduction

1.1 There is a requirement for Neighbourhood Development Plans to include a statement explaining how the proposed Neighbourhood Development Plan is in accordance with the Neighbourhood Planning (General) Regulations 2012 and, in particular, how it meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 which relates to meeting 'basic conditions'.

1.2 This Statement of Conformity document outlines how the Longhope Neighbourhood Plan meets all these requirements.

2 Meeting legal requirements

2.1 This Submission Plan is being submitted by a qualifying body, namely Longhope Parish Council.

2.2 The Neighbourhood Plan sets out policies in relation to the development and use of land. The Plan proposal relates to planning matters (the use and development of land) and has 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. The Neighbourhood Plan document clearly distinguishes between planning policies relating to land use and projects which, in parallel, will help to achieve the Plan's objectives.

2.3 The Longhope Neighbourhood Plan document states the period for which it is to have effect. That period is from the Plan being made up to 2026 (*the same period as the Forest of Dean District Council Local Plan*).

2.4 Longhope 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.

2.5 The Longhope Neighbourhood Plan does not relate to more than one neighbourhood area. The Neighbourhood Plan proposal relates to the Longhope Parish Neighbourhood Area and to no other area. The Neighbourhood Area is identifiable on a map on page 3 of the Longhope Neighbourhood Plan document and is identical to the area designated by Forest of Dean District Council (*FoDDC*). There are no other neighbourhood plans relating to that Neighbourhood Area.

2.6 The Longhope Neighbourhood Plan has followed regulations relating to involvement of stakeholders and statutory consultation periods. The Plan has been produced with extensive input from the local community and other stakeholders, as described in the accompanying Consultation Statement. The Neighbourhood Area was designated by Forest of Dean District Council following the required process and consultation period. Consultation on the Pre-Submission Draft of the Neighbourhood Plan has been conducted as required by the Planning Regulations 2011 in terms of timescales and in terms of recording and consideration of issues and suggestions made, meeting the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.

3. Meeting the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act

3.1 A number of ‘basic conditions’ must be met by Neighbourhood Development Plans and the following sections highlight how the Longhope Neighbourhood Plan meets requirements in relation to: having regard to national policies and principles of sustainable development; being in general conformity with Forest of Dean District Council’s Local Plan adopted policies; and is compatible with EU obligations.

3.2 Have appropriate regard to the National Planning Policy Framework (*NPPF*) and related guidance and achievement of sustainable development.

3.3 Policies in the Longhope Neighbourhood Plan relate to balancing economic, social and environmental issues, resulting in sustainable development. It addresses this by encouraging job creation, making net gains for nature, enabling good design, improving living, working, travel and leisure conditions and widening the choice of homes.

Our vision

‘For Longhope Parish to remain a vibrant working community where people at all stages of their lives enjoy living and working. It will be a thriving community that contributes to, and benefits from, its outstanding rural setting.’

Table to demonstrate how Longhope Neighbourhood Plan policies build on the NPPF and FoDDC aims to deliver sustainable development

NPPF	FoDDC	LONGHOPE POLICIES
3. Supporting a prosperous rural economy	3. Diversify the range of employment opportunities within the District	Policy E1a: Small Scale Business Policy E1b: Relocation of Businesses Policy E1c: Working from Home Policy E1d: Reuse of Farm Buildings
4. Promoting sustainable transport	7. Reduce the need/desire to travel by car	Policy AM1a: Traffic Congestion Policy AM1b: Public Car Parking Spaces Policy AM1c: Access and Parking for School Policy AM1d: Business Traffic
6. Delivering a wide choice of high-quality homes	2. Provide new housing to meet local need	Policy H1a: Meeting Local Needs Policy H1b: Affordable Housing Policy H1f: Size of Housing Developments Policy H1g: Density of Housing Policy PE1b: Development Outside the Conservation Area
7. Requiring good design	4. Reduce poverty and income inequality 13. Reduce non-renewable energy consumption and 'greenhouse' emissions	Policy H2a: Design Standards Policy H2b: Secured by Design Policy H2c: Residential Car Parking Spaces
8. Promoting healthy communities	1. Improve health 5. Meet local needs locally 8. Help everyone access basic services easily, safely and affordably	Policy AM2: Pedestrian Access Policy C1: Protection of Community Facilities
10. Meeting the challenge of climate change, flooding and coastal change	6. Reduce vulnerability of the economy to climate change and harness opportunities arising 12. Reduce vulnerability to flooding, sea level rise (taking account of climate change)	Policy If1: Flood Risk Management Policy If2: Water and Waste
11. Conserving and enhancing the natural environment	9. Protect and enhance habitats and species (taking account of climate change)	Policy PE2: Biodiversity and Landscape
12. Conserving and enhancing the historic environment	10. Protect and enhance landscape and townscape 11. Maintain and enhance cultural and historical assets	Policy PE1a: Development Within the Conservation Area

3.4 The Longhope Neighbourhood Plan is genuinely plan led and empowers local people to shape their surroundings during production and implementation. Stakeholders have approached the exercise creatively in order to enhance the parish and its surroundings.

3.5 The Longhope Neighbourhood Plan will be monitored by the lead councillor of Longhope Parish Council and the planning committee of the Parish Council by:

- Ensuring that the policies of the NDP are applied to all planning applications;
- Reporting to the full Parish Council the outcomes of this monitoring process after each meeting of the planning committee.

And reviewed in the light of:

- The outcomes of the monitoring and evaluation process;
- Revisions to local and national planning guidance.

3.6 The requirement of the basic conditions is that the Longhope Neighbourhood Plan is in general conformity with strategic policies in the current adopted Core Strategy (2012).

3.7 The Forest of Dean District Council's emerging Allocations Plan and current proposed modifications (September 2016) allocates sites across the district based on the housing Objectively Assessed Needs and in line with the Core Strategy's settlement hierarchy. The Allocations Plan also provides a range of other

allocations including an updated defined settlement boundary. The Longhope NDP operates within this context and whilst it can be expected that unallocated housing sites will come forward (*in housing number terms often called windfall sites*) no additional housing allocations are proposed in the NDP and it can be expected that the quantum of housing development within the NDP area will be in line with that expected in the Allocations Plan.

3.8 The Longhope Neighbourhood Plan’s objectives and policies emphasise making the parish a vibrant working community where people at all stages of their lives enjoy living and working.

3.9 Longhope lies within the administrative area of Forest of Dean District Council (FoDDC). Relevant policies in the case of FoDDC are those which apply to the Forest of Dean District Local Plan 2012 – 2026 and, in keeping with good practice, the Longhope Neighbourhood Plan has used information from the Local Plan evidence base prepared by Forest of Dean District Council. The steering group has also engaged in constructive discussion with Forest of Dean District Council at key stages during the process.

3.10 The Longhope Neighbourhood Plan’s approach, vision and objectives recognise its position as in the Forest of Dean District adopted Local Plan as a service village.

Saved policy in the Forest of Dean District Local Plan 2012 (Chapter 7) specific to Longhope

Alvington, Aylburton, Blakeney, Clearwell, Huntley, Littledean, Longhope , Parkend, Redbrook, Ruardean, St Briavels, Sling, villages of Staunton and Corse, Westbury, Woolaston (Netherend)	Service village	Except for possible affordable housing as an exception, and existing commitments, new housing and employment opportunities are likely to be small in scale (<i>e.g. single plots, or pairs, small workshops or changes of use of existing buildings plus reuse of agricultural buildings</i>).	CSP 16
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3.11 Core Strategy Adopted Version Feb. 2012 para. 7.73: Settlement Policies: service villages are likely to see relatively little change over the Plan period. Some are capable of accommodating modest housing and employment developments, and all are potential locations for small groups of affordable dwellings (*subject always to the availability of suitable sites*).

3.12 The settlement boundaries will be reviewed as part of the Allocations Plan Document, but new major housing allocations are unlikely to be made.

3.13 CSP.16 states that except for possible affordable housing as an exception, and existing commitments, new housing and employment opportunities are likely to be small in scale (*e.g. single plots, or pairs, small workshops or change of use of existing buildings plus reuse of agricultural buildings*).

3.14 The Longhope Neighbourhood Plan demonstrates it is in conformity with the Local Plan by directly referencing the Local Plan or deferring to it in its policies.

3.15 In keeping with the purpose of Neighbourhood Development Plans, policies in the Longhope Neighbourhood Plan add detail and considerations which are specific to the parish area. This approach can be seen in policies H1a: Meeting Local Needs and H1b: Affordable Housing regarding needs to be met, housing mix and local connections for affordable housing, extending the general affordable housing policy in the Local Plan. The design policies in the Longhope Neighbourhood Plan also reference specific views and key features to be considered for new developments.

5. List of policies in the Longhope Neighbourhood Plan against corresponding FoDDC adopted CS strategic policies

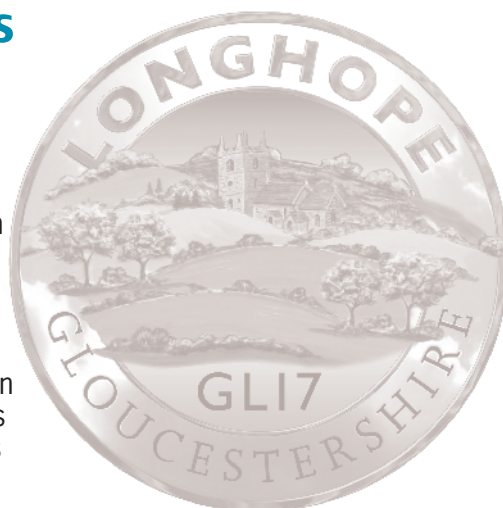
4. Compatibility with EU obligations

4.1 Human Rights

The Longhope Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. It does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district levels.

4.2 Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

Forest of Dean District Council was commissioned to screen the Longhope Neighbourhood Plan to determine whether a full SEA was required. An HRA screening was also undertaken to assess the impacts on the Natura 2000 network of internationally important nature conservation sites. It is required by the European Habitats Directive, transposed into UK legislation through the Conservation of Habitats and Species Regulations 2010 (*and previous similar legislation*). The Habitats Directive applies the precautionary principle to designated sites: plans can only be permitted if it has been shown that they will not adversely affect the designated sites, or else can go ahead only under limited and stringent requirements regarding findings of no alternatives, imperative reasons of overriding



public interest and provision of compensatory measures. The full screening statements can be found in the Appendices 8 and 9 of the Longhope Neighbourhood Plan Evidence Base documents.

4.3 The Forest of Dean District Council statement concluded that it is considered that the Longhope Neighbourhood Development Plan is a plan to which the Environmental Assessment of Plans and Programmes Regulations 2004 applies.

4.4 Following the assessment set the Forest of Dean District Council has concluded that the Longhope Neighbourhood Development Plan will not result in significant environmental effects. Therefore, an Environmental Assessment is currently not required for the Longhope Neighbourhood Development Plan.

4.5 The Local Planning Authority (FoDDC) confirmed that the Longhope Neighbourhood Plan will not trigger the need for a full SEA or HRA.

Theme	Longhope NDP Policy Ref
Protecting and enhancing the parish environment	PE1a
	PE1b
	PE2
Housing	H1a
	H1b
	H1c
	H1d
	H1e
	H1f
	H1g
	H2a
	H2b
	H2c
Economy	E1a
	E1b
	E1c
	E1d
Access and movement	AM1a
	AM1b
	AM1c
	AM1d
	AM2
Community	C1
Infrastructure	If1
	If2

Policy Topic	FoDDC CS Policies
Development Within the Conservation Area Development Outside the Conservation Area Biodiversity and Landscape	CSP.1 Design, environmental protection and enhancement (<i>Strategic objective: providing quality environments</i>)
Meeting Local Needs Affordable Housing 'Windfall' Sites Infill Development Developer Contributions Size of Housing Developments Density of Housing Design Standards Secured by design Residential Car Parking Spaces	CSP.5 Housing (<i>Strategic objectives: to promote thriving sustainable communities and provide affordable homes – 40% affordable housing sought on sites of over 10 units/0.3ha, 5 dwellings/0.16ha</i>) CSP.1 Design, environmental protection and enhancement (<i>Strategic objective: providing quality environments</i>) CSP.2 Policy Climate Change Adaptation (<i>Strategic objective: thriving sustainable communities</i>) CSP.3 Sustainable Energy within Development Proposals (<i>Strategic objective: thriving sustainable communities</i>) CSP.16 Development proposals at villages will be required to comply with the 'Core policies' and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned
Small Scale Business Relocation of Businesses Working from Home Reuse of Farm Buildings	CSP.7 Economy (<i>Strategic objective: develop the local economy including tourism</i>)
Traffic Congestion Public Car Parking Spaces Access and Parking for School Business Traffic Pedestrian Access	CSP.4 Development principles, development at settlements (<i>Strategic objectives: to promote thriving sustainable communities, facilitate regeneration</i>)
Protection of Community Facilities	CSP.8 Retention of community facilities (<i>Strategic objective: to promote thriving sustainable communities</i>) CSP.9 Recreational and amenity land including forest waste- protection and provision (<i>Strategic objective: providing quality environments</i>)
Flood Risk Management	CSP.2 Policy Climate Change Adaptation (<i>Strategic objective: thriving sustainable communities</i>)
Water and Waste	CSP.1 Design, environmental protection and enhancement (<i>Strategic objective: providing quality environments</i>) CSP.2 Policy Climate Change Adaptation (<i>Strategic objective: thriving sustainable communities</i>)



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