

# Neighbourhood Planning Advice Notes

## *Basic Conditions Statement*

### *(Strategic Policies in the Development Plan)*

#### 1. Introduction

1.1 This note is intended to support neighbourhood planning groups in the preparation of their 'basic conditions statement', specifically in relation to the need to demonstrate general conformity with strategic policies in the development plan. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.

1.2 Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 (as amended) requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:

*(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*

*(b) a consultation statement;*

*(c) the proposed neighbourhood development plan;*

*(d) a '**basic conditions statement**'; and*

*(e) (i) an environmental report, or*

*(ii) a screening opinion indicating that an environmental report is not required.*

1.3 The '**basic conditions statement**' is a requirement of the Regulations. Its purpose is to allow the parish council submitting the neighbourhood plan to

demonstrate how its plan has met a set of 'Basic Conditions' which are prescribed in legislation.<sup>1</sup> A neighbourhood plan meets 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 plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the **strategic policies** contained in the development plan for the area;
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.<sup>2</sup>

## 2. Strategic Policies in the Development Plan

2.1 A definition of **strategic policies** is given in the National Planning Policy Framework (2021) at paragraph 20:

*Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:*

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

---

<sup>1</sup> Paragraph 8(2) Schedule 4B Town and Country Planning Act 1990

<sup>2</sup> This Basic Condition arises from the coming into force, on 28 December 2018, of the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 whereby the Neighbourhood Planning Regulations 2012 are amended. This basic condition replaced a basic condition "the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects".

- 2.2 The strategic policies in the current development plan are contained in the Northumberland Local Plan (March 2022). These are set out in Appendix A to this note.

## Appendix A

### Strategic Policies

The current statutory development plan for the Northumberland is the Northumberland Local Plan (March 2022). The strategic policies are listed below. Neighbourhood Plan policies must be assessed for general conformity with these strategic policies. The findings of this assessment should be presented in the basic conditions statement.

The Northumberland Local Plan and associated Policies Maps can be accessed on the Northumberland County Council website here:

<https://www.northumberland.gov.uk/Planning/Planning-policy/Plan.aspx>

The strategic policies are as follows:

#### Northumberland Local Plan (2022)

- **Policy STP 1:** Spatial strategy
- **Policy STP 2:** Presumption in favour of sustainable development
- **Policy STP 3:** Principles of sustainable development
- **Policy STP 4:** Climate change mitigation and adaptation
- **Policy STP 5:** Health and wellbeing
- **Policy STP 6:** Green infrastructure
- **Policy STP 7:** Strategic approach to the Green Belt
- **Policy STP 8:** Development in the Green Belt
- **Policy STP 9:** Safeguarded land
- **Policy ECN 1:** Planning strategy for the economy
- **Policy ECN 2:** Blyth Estuary Strategic Employment Area
- **Policy ECN 3:** West Hartford Prestige Employment Area
- **Policy ECN 4:** 'Round 2' Enterprise Zones
- **Policy ECN 5:** Large-scale windfall employment development
- **Policy ECN 6:** General employment land – allocations and safeguarding
- **Policy ECN 12:** A strategy for rural economic growth
- **Policy ECN 13:** Meeting rural employment needs
- **Policy TCS 1:** Hierarchy of centres
- **Policy TCS 2:** Defining centres in Main Towns
- **Policy TCS 3:** Maintaining and enhancing the role of centres
- **Policy HOU 1:** Making the best use of existing buildings
- **Policy HOU 2:** Provision of new residential development

- **Policy HOU 3:** Housing requirements for neighbourhood areas
- **Policy HOU 4:** Housing development site allocations
- **Policy HOU 6:** Affordable housing provision
- **Policy HOU 11:** Homes for older and vulnerable people
- **Policy QOP 1:** Design principles
- **Policy TRA 1:** Promoting sustainable connections
- **Policy TRA 8:** Ports, harbours and beach launch facilities
- **Policy ENV 1:** Approaches to assessing the impact of development on the natural, historic and built environment
- **Policy MIN 1:** Environmental criteria for assessing minerals proposals
- **Policy MIN 2:** Criteria for assessing the benefits of minerals proposals
- **Policy MIN 3:** Mineral and landfill site restoration, aftercare and after-use
- **Policy MIN 4:** Safeguarding mineral resources
- **Policy MIN 6:** Safeguarding minerals related infrastructure
- **Policy MIN 7:** Aggregate minerals
- **Policy MIN 8:** Aggregate mineral site allocations – Sand and gravel
- **Policy MIN 9:** Aggregate mineral site allocations – Crushed rock
- **Policy MIN 10:** Coal
- **Policy MIN 11:** Clays
- **Policy MIN 12:** Natural building and roofing stone
- **Policy MIN 13:** Conventional and unconventional oil and gas
- **Policy MIN 14:** Peat
- **Policy WAS 1:** Principles for the location of waste re-use, recycling and recovery facilities
- **Policy WAS 2:** Development management criteria for waste re-use, recycling and recovery facilities
- **Policy WAS 3:** Waste disposal
- **Policy WAS 4:** Safeguarding waste management facilities
- **Policy INF 1:** Delivering development related infrastructure