

BASIC CONDITIONS STATEMENT
LOWICK NEIGHBOURHOOD PLAN
(SUBMISSION VERSION 2022 – 2036)

October 2022

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Contents:

1.0 Introduction 3
2.0 Submission Documents 3
3.0 Legislative Requirements 4
4.0 Basic Conditions 6
5.0 Conclusions 20

APPENDIX A: List of strategic policies in the Northumberland Local Plan (2022)

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

1.0 Introduction

1.1 This Basic Conditions Statement sets out how the Lowick Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (the 1990 Act). The statement has been prepared by Lowick Parish Council as the qualifying body for the designated neighbourhood plan area and is submitted alongside the submission version of the Lowick Neighbourhood Plan, the Consultation Statement, and other submission documents as set out below.

2.0 Submission Documents

2.1 All the documents required by part 5, paragraph 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) are submitted with the Lowick Neighbourhood Plan. Those submission documents consist of the following:

i) The proposed neighbourhood development plan

2.2 The Lowick Neighbourhood Plan (Submission Version 2022 – 2036) is submitted along with this statement.

ii) A map or statement which identifies the area to which the proposed neighbourhood development plan relates

2.3 A Policies Map is contained within the main body of the neighbourhood plan, showing detail in relation to relevant policies in the Plan. The Policies Map was produced by Northumberland County Council for the Parish Council. It is considered that the maps included within the Neighbourhood Plan give enough clarity to give context to the policies.

2.4 The Policies Map covers the Neighbourhood Area and identifies sites in relation to specific policies:

- Local Green Spaces (in Lowick and Holburn)
- Settlement Boundary for Lowick
- Walking Routes
- Community Facilities
- Non-Designated Heritage Assets
- Historic Core for Lowick
- Listed buildings (for information)
- Coastal Mitigation Fund contribution areas

iii) A Consultation Statement

2.5 A Consultation Statement is submitted with the Plan, which details the consultation that was carried out throughout the development of the Plan and how this consultation informed the development of policies in the Plan. The document contains details of the persons and bodies consulted about the neighbourhood plan; it also explains how they were consulted. The appendices cover in detail the responses made by people and organisations who were consulted at the Regulation 14 stage. It also sets out how

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

these concerns have been subsequently addressed in policies and changes to policies in the neighbourhood plan.

- 2.6 It should be noted that direct consultation with the public in the later stages of the plan was limited due to the Covid-19 pandemic which meant there was a significant delay between the draft plan being written and the Regulation 14 consultation taking place.

iv) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act; (otherwise known as the Basic Conditions statement)

- 2.7 This statement is the Basic Conditions statement. The basic conditions are identified in part 4 of this statement.

v) An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.

- 2.8 A screening opinion was sought from Northumberland County Council during the Plan preparation period. The Lowick Neighbourhood Plan was screened 'in' and so a full Strategic Environmental Assessment was produced, again with the assistance of Northumberland County Council. A screening opinion was also sought as to whether an Appropriate Assessment would be required under the Habitats Regulations. It was concluded that this also would not be required subject to some alterations to wording in the Plan. A copy of both screening opinions and the Environmental Report are submitted with the Plan.

3.0 Legislative Requirements

- 3.1 Legislative Requirements are set out in the Localism Act (2011), the Town and Country Planning Act (as applied to neighbourhood plans by section 38A and 38B of the Planning and Compulsory Purchase Act) and the Neighbourhood Planning (General) Regulations 2012 (as amended). Each requirement is addressed as follows:

i) The draft Plan is Being Submitted by a qualifying body

- 3.2 This submission draft Plan is submitted by Lowick Parish Council; the qualifying body. The Plan has been prepared by the Lowick Neighbourhood Plan Working Group, which was given delegated authority by the Parish Council to produce the Plan. Regular feedback to the Parish Council has taken place, and the Steering Group was chaired by the Chair of the Parish Council, Mr. John Huddart.
- 3.3 The Parish of Lowick (forming the Plan area for the Lowick Neighbourhood Plan) is entirely within the Northumberland County area. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Northumberland County Council who approved the application on 19th June 2015.
- 3.4 Copies of the Neighbourhood Area designation documents are available on the Northumberland County Council website.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

3.5 The Parish of Lowick was therefore designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

ii) What is being proposed is a neighbourhood development plan

3.6 The Lowick Neighbourhood Plan contains policies that relate 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 (as amended).

iii) The proposed neighbourhood plan states the period for which it is to have effect

3.7 The draft Plan identifies a 14-year period to which it relates: 2022 to 2036. This timescale is designed to fit in with the timescales set out in the Northumberland Local Plan which was adopted in March 2022.

iv) The neighbourhood plan does not deal with excluded development such as strategic 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.

3.8 None of the policies in the Plan relate to excluded development.

v) The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

3.9 The Plan relates to the Lowick Parish Neighbourhood Area, which is the designated neighbourhood area consisting of the Parish of Lowick. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

vi) The Neighbourhood Development Plan only contains policies relating to the development and use of land.

3.10 The Plan contains policies relating to the development and use of land. Other proposals that are not related to the development and use of land will be carried forward by Community Projects, and these are referred to (but not identified specifically) in Part 5: Monitoring, Review and Community Projects.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

4.0 Basic Conditions

4.1 A Neighbourhood Plan will be considered to have met the Basic Conditions if:

1. Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
2. The ‘making’ of the neighbourhood plan contributes to the achievement of sustainable development;
3. 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);
4. The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations; and
5. Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The following prescribed condition relates to neighbourhood plans: Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out a further Basic condition in addition to those set out in primary legislation. That 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) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

Basic Condition 1: Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan

4.2 National Planning Practice Guidance states (Paragraph: 070 Reference ID: 41-070-20140306):

‘A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.’

4.3 How the Lowick Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State is contained in Table 1 which sets out those particular national policies and guidance in the NPPF that have a bearing on policies in the submission Lowick Neighbourhood Plan.

Basic Condition 2: The ‘making’ of the neighbourhood plan contributes to the achievement of Sustainable Development

4.4 The meaning of ‘sustainable development’ in this context is set out in paragraph 8 of the NPPF. Paragraph 8 identifies three objectives (economic objectives, social objectives and environmental objectives), the combination of which, contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as ‘meeting the needs of the present without compromising the

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

ability of future generations to meet their own needs'.¹

- 4.5 There are a number of objectives set out in the Lowick Neighbourhood Plan, the combination of which contribute to the delivery of 'sustainable development'. These objectives cover the natural and built environment (Objectives 2, and 6) housing (Objective 4), local economy (Objective 4) and community facilities (Objective 1). Some of the objectives are cross-cutting (i.e. they deliver on more than one element of sustainable development). This applies to Objective 3, which is about accessibility, both in terms of ICT and transport/walking/cycling.
- 4.6 The Plan contains 15 policies, which in combination, seek to deliver the vision and objectives, as well as addressing the three areas of sustainable development identified in the NPPF, delivering economic objectives, social objectives and environmental objectives. How the policies deliver these objectives is summarised below:

Economic Objectives

'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure' [para 8 NPPF]

- 4.7 Policy L11 is about local employment and rural enterprise and supports the sustainable growth and expansion of rural businesses in the area. Policy L12 supports the local tourism economy.
- 4.8 Policy L1 supports community facilities, many of which are also thriving local businesses.

Social Objectives

'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being' [para 8 NPPF]

- 4.9 Policy L1 supports the delivery of new and improved community facilities and services and Policy L2 identifies places that are special to people in the Neighbourhood Area and allocates them as Local Green Spaces.
- 4.10 Policy L3 identifies a settlement boundary for Lowick, within which new development is supported. This will deliver housing within the settlement boundary, which will deliver social objectives for housing.

Environmental Objectives

'to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land; helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to

¹ Resolution 42/187 of the United Nations General Assembly – referred in paragraph 7 of the NPPF

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

climate change including moving to a low carbon economy.'

- 4.11 Most of the policies in the plan have an environmental objective: Policies L1 and L2 identify community facilities and green spaces (including Local Green Spaces) that are important for recreation, but also important for biodiversity.
- 4.12 Policy L3 identifies a settlement boundary. Beyond the boundary is defined as open countryside, and this policy seeks to preserve the beautiful and valued landscapes around Lowick by defining this boundary. Policy L15 supports the conversion of redundant buildings, which delivers environmental objectives by re-using previously developed land.
- 4.13 Policy L4 sets out expectations with regard to delivering net gain for biodiversity and sustainable design. Policy L5 is specifically about biodiversity, and L7 is about water quality and protection of internationally designated sites through control of pollution. Policy L6 is about the Coastal Mitigation fund and sets out requirements for contributions.
- 4.14 In combination, it is considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF and the Plan therefore meets the second Basic Condition. Table 1 further assesses each policy in the Plan against the objective of delivering sustainable development.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Basic Condition 3: That the Neighbourhood Plan is in General Conformity with Strategic Local Policy

- 4.15 The Lowick Neighbourhood Plan area lies entirely within Northumberland County Council. On 31st March 2022, the County Council adopted the Northumberland Local Plan (NLP). This Plan contains strategic and non-strategic policies. A list of strategic policies is provided in Appendix A.
- 4.16 The neighbourhood plan must be in ‘general conformity’ with strategic policy. Paragraph 074² of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:
- ‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:
- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
 - *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
 - *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
 - *the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.’*
- 4.17 Each policy in the plan has been tested against the relevant strategic policies in the NLP and is set out in detail in Table 1. Policies in the neighbourhood plan are also tested against national planning policy and practice guidance as set out in the NPPF.
- 4.18 The conclusions in Table 1 conclude that there are no areas of conflict with existing or strategic policy in the NLP, or with national planning policy although Policy L14 is considered to be slightly more permissive than existing policy in the NLP.

² (Reference ID: 41-074- 20140306)

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Table 1: Policies in the submission Lowick Neighbourhood Plan tested against Basic Conditions 1, 2 and 3.

Policy L1: Community and Recreational Facilities		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy): Northumberland Local Plan (2022)
<p>Chapter 8 of the NPPF is about promoting healthy and safe communities. Paragraph 92 states that planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Part c) of paragraph 93 states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Some of the facilities identified within Policy L1 are essential for people in Lowick to meet their day-to-day needs.</p> <p>This policy is in conformity with the aims set out in the NPPF with regard to community and recreational facilities. It is locally specific and identifies those facilities that are particularly</p>	<p>This policy seeks to deliver sustainable development with an emphasis on local communities. The policy supports the retention of a list of identified community facilities and is pro-active in supporting the provision of new facilities. This policy approach contributes to the achievement of sustainable development.</p> <p>This policy delivers social and environmental objectives whilst also supporting local business.</p>	<p>There are no strategic policies in relation to community facilities in the NLP. Policy INF2 is about community services and facilities but is not identified as 'strategic'.</p> <p>Policy INF 5 is about open space and facilities for sport and recreation. It is not identified as a strategic policy. The NLP identifies 4 protected open spaces in the village of Lowick. This approach complements the Neighbourhood Plan, which has not sought to replicate LNP policy, although one of these sites is designated as Local Green Spaces (see Policy L2).</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

valued in the community.		
Policy L2: Local Green Spaces		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022):
<p>NPPF paragraph 101 gives local communities the opportunity to identify areas as Local Green Space, providing that the green space is in reasonably close proximity to the community it serves, and is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and where it is local in character and not an extensive tract of land. The Local Green Spaces identified in this Neighbourhood Plan meet the requirements set out above, and evidence is provided to demonstrate that in the form of background evidence papers, and information within the Plan itself. The policy states that the management of the Local Green Spaces should be consistent with those for green belts, as required in NPPF paragraph 101.</p> <p>The policy identifies 5 Local Green Spaces in the Neighbourhood Area.</p>	<p>The provision and retention of Local Green Spaces contributes to the achievement of sustainable development and is key to ensuring that the places people live have suitable access to green spaces. The spaces identified are highly valued by the local community.</p> <p>The areas identified are important to sustain a vibrant and healthy community and their designation is consistent with the principles of sustainable development.</p>	<p>The policy is in general conformity with strategic policy in the NLP. Only Neighbourhood Plans can designate Local Green Space, so there is no equivalent strategic policy, although the NLP Policy STP6 (Green Infrastructure) does support the protection, improvement and extension of Northumberland’s green infrastructure, and Policy INF5 identifies a number of green spaces in Lowick, one of which is identified as a LGS in the NP (Lowick Play Park).</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Policy L3: Lowick Village Settlement Boundary		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy identifies a settlement boundary for the village of Lowick within which there is a presumption in favour of sustainable development. Land outside the settlement boundary is to be treated as open countryside for planning purposes.</p>	<p>This policy contributes to the achievement of sustainable development by seeking to preserve the beauty of the countryside in the Neighbourhood Area whilst supporting the provision of housing in sustainable locations (within the settlement boundary unless exceptions apply as set out in national planning policy).</p>	<p>Proposed policy L1 is in conformity with the NLP, which specifically allows Neighbourhood Areas to define their own settlement boundaries. The settlement boundary includes land where new housing applications have been permitted, and includes enough land to meet the housing requirement given to the Neighbourhood Area and set out in Strategic Policy HOU3 (Housing requirements for neighbourhood areas).</p>

Policy L4: Design in New Housing Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy supports good design in new housing development and has regard to national planning policy. The policy is broad ranging, and covers design, sustainability, biodiversity and amenity.</p> <p>Chapter 12 of the NPPF is about achieving well-designed places. The proposed policy</p>	<p>This policy contributes to the achievement of sustainable development by seeking to deliver sustainable and high quality design, protect amenity for residents, and deliver biodiversity/landscaping benefits.</p>	<p>There are no strategic design policies in the NLP.</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

does not conflict with any of the principles set out in Chapter 12.		
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Policy L5: Biodiversity and Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy supports the creation of new habitats, and improvements to existing ones. It also seeks to deliver net-gain for biodiversity, and gives examples of how this can, in part, be achieved.</p> <p>Paragraph 174 of the NPPF states that planning policies should contribute to and enhance</p> <p>Policy L5 is in conformity with NPPF policy with regard to biodiversity and wildlife and the government’s aims to improve biodiversity generally as set out in emerging legislation.</p>	<p>This policy contributes to the achievement of sustainable development by seeking to deliver net-gain for biodiversity, and supporting enhancement to existing wildlife habitats. It also supports objectives with regard to health and economic objectives on which wildlife and biodiversity have a bearing.</p>	<p>Proposed policy L5 reflects the approach taken in the NLP generally with regard to biodiversity. Policy ENV2 which covers biodiversity and geodiversity is identified as a strategic policy.</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Policy L6: Coastal Mitigation		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
Policy L6 does not conflict with national planning policy or planning practice guidance. This policy was added following the Regulation 14 consultation, at the request of NCC ecologists, although initially it was asked for the policy to be removed (see Consultation Statement), NCC subsequently recommended the policy be re-introduced to comply with the recommendations set out in the HRA.	This policy contributes to the achievement of sustainable development by seeking to protect internationally designated habitats.	Proposed policy L6 does not conflict with strategic policies set out in the NLP and was inserted at the request of the County Council Ecologist.

Policy L7: Water Quality and Nutrient Neutrality		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
Policy L7 does not conflict with national planning policy or planning practice guidance. This policy was added following the Regulation 14 consultation, at the request of NCC ecologists.	This policy contributes to the achievement of sustainable development by seeking to protect internationally designated habitats.	Proposed policy L7 does not conflict with strategic policies set out in the NLP and was inserted at the request of the County Council Ecologist.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Policy L8: Accessibility		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy seeks to ensure that new development is accessible to services and facilities and is well connected in order to promote sustainable development.</p> <p>This is compatible with the NPPF which seeks to ensure that new development is well connected to and brought forward in sustainable locations in order to reduce the need to travel by car. The policy also seeks to encourage more sustainable tourism development by requiring cycle parking in new tourist proposals.</p>	<p>This policy contributes to the achievement of sustainable development by directing development to sustainable locations.</p>	<p>Proposed policy L8 reflects the approach taken in the NLP – strategic policy TRA1 (Promoting sustainable connections) is translated down to a more local level in the Neighbourhood Plan.</p>
Policy L9: Creation and Improvement of Footpaths and Cycleways		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy supports the creation of new walking routes and cycleways and seeks to encourage the provision of specific new routes.</p>	<p>This policy contributes to the achievement of sustainable development by promoting non-car based transport and will offer health benefits to residents and</p>	<p>Policy L9 is in general conformity with strategic policy TRA1 in the NLP.</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

<p>Policy L8 is in accordance with NPPF policy in terms of promoting non-car based transport; the policy will also deliver health and tourism benefits in the Neighbourhood Area.</p>	<p>visitors in the NP area by creating safe walking routes.</p>	
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Policy L10: Broadband and Telecommunications		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy is in line with NPPF policy to promote telecommunications and ICT infrastructure for the benefit of businesses and residents, whilst protecting local landscapes from inappropriate/unnecessary infrastructure.</p>	<p>This policy contributes to the achievement of sustainable development by seeking to deliver better broadband which will benefit economic benefits (better broadband for local businesses) and also improve access to ICT for residents and visitors. It also seeks to protect the local environment and landscapes, by supporting the sharing of masts, and identifying specific places where mobile communications could be best provided with least environmental cost.</p>	<p>Proposed policy is in overall conformity with the NLP; there are no strategic policies which cover this matter, although there are two policies (ICT1 and ICT2 which are about communications infrastructure).</p>

Policy L11: Local Employment and Rural Enterprise

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
Part 6 of the NPPF is about building a strong and competitive economy. Paragraphs 83 and 84 are about supporting a prosperous rural economy. Policy L11 has regard to the NPPF and in particular these paragraphs which are most relevant.	This policy contributes to the achievement of sustainable development by seeking to ensure a good balance between supporting the rural economy and protecting the environment.	Policy L11 is in general conformity with strategy policy in the NLP; in particular, policies ECN1 (Planning strategy for the economy), ECN12 (A strategy for rural economic growth) and ECN13 (Meeting rural employment needs).

Policy L12: Tourism		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
This policy is site specific and supports the sensitive development of Barmoor Castle, subject to impacts on landscape, heritage and biodiversity. This is a locally specific policy which has regard to objectives set out in the NPPF.	This policy contributes to the achievement of sustainable development by seeking to support a local tourism enterprise whilst protecting assets of historic importance, biodiversity and local landscapes for the benefit of future generations.	Proposed policy L12 is in general conformity with strategic policies and sets a locally specific context.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Policy L13: Non-designated heritage assets		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy seeks to identify and conserve non-designated heritage assets. Chapter 15 of the NPPF is about conserving and enhancing the historic environment. Paragraph 203 sets out the approach to determining planning applications affecting non-designated heritage assets. This policy identifies NDHAs and also sets out the approach to be taken when determining planning applications, both of which have regard to the relevant section of the NPPF.</p>	<p>This policy contributes to the achievement of sustainable development by seeking to conserve the local historic environment; this delivers benefits for residents, businesses and the environment.</p>	<p>Proposed policy L13 is in general conformity with the NLP, and in particular with strategic Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment).</p>
Policy L14: Lowick’s Historic Core		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
<p>This policy seeks to identify and conserve non-designated heritage assets. Chapter 15 of the NPPF is about conserving and enhancing the historic environment. Paragraph 203 sets out the approach to determining planning applications affecting non-designated heritage assets. This policy</p>	<p>This policy contributes to the achievement of sustainable development by seeking to conserve the local historic environment; this delivers benefits for residents, businesses and the environment.</p>	<p>Proposed policy L14 is in general conformity with the NLP, and in particular with strategic Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment).</p>

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

identifies NDHAs and also sets out the approach to be taken when determining planning applications, both of which have regard to the relevant section of the NPPF		
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Policy L15: Conversion of buildings		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy) Northumberland Local Plan (2022)
This policy supports the conversion of buildings of substantial construction in the neighbourhood area. It is a pro-active policy which is in accordance with principles of sustainable development set out in the NPPF.	This policy contributes to the achievement of sustainable development by encouraging the re-use of redundant buildings in the Neighbourhood Area, delivering economic and environmental benefits.	Proposed policy L15 is in general conformity with the NLP. It supports the conversion of redundant buildings of substantial construction; this approach is also taken in the NLP (Policy STP1), although the Lowick NP policy is more permissive than the NLP. It is not considered to be in conflict.

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

Basic Condition 4: The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations

- 4.20 Directive 2001/42/EC requires the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).
- 4.21 The Conservation of Habitats and Species Regulations 2017 (the ‘Habitats Regulations’) requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites. This is to determine whether there will be any ‘likely significant effects’ on any European sites as a result of the plan’s implementation (either alone or ‘in combination’ with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site’s integrity with reference to the site’s conservation objectives. The process by which the effects of a plan or programme on European sites are assessed is known as ‘Habitats Regulations Assessment’ (HRA).
- 4.22 The requirements for Strategic Environmental Assessment and Habitats Regulations Assessment are therefore set out in separate legislation. The Lowick Neighbourhood Plan was screened in for both, and these screening opinions are submitted with the Plan. Following some alterations to the plan, and in particular, the addition of an additional policy (now L7: Water Quality and Nutrient Neutrality), the potential impacts identified have been mitigated.

European Convention on Human Rights (ECHR)

- 4.23 The Lowick Neighbourhood Plan is fully compliant with European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.

Basic Condition 5: Regulation 32 of the Neighbourhood Planning Regulations 2012 (as amended)

- 4.24 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for neighbourhood plans in addition to those set out in the primary legislation. (Regulation 33 applies to Neighbourhood Orders) Regulation 32 applies to Neighbourhood Plans and requires that: ‘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.’ Section 4.22 sets out how the Neighbourhood Plan was amended to take account of statutory requirements through the carrying out of a Strategic Environmental Assessment and a Habitats Regulations Assessment, and how the Plan has been amended accordingly. Comments were made by NCC at Regulation 14 stage requiring the removal of the policy about the Coastal Mitigation Fund. This was done, but from more recent discussions with the County Council it would appear that this policy should in fact be included in order to comply with the HRA. The plan has therefore been further amended to now include that policy.

5.0 Conclusions

- 5.1 The evidence provided in this Basic Conditions Statement concludes that this submission version of the Lowick Neighbourhood Plan (2022-2036) meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

Lowick Neighbourhood Plan – Basic Conditions Statement – October 2022

APPENDIX A: LIST OF STRATEGIC POLICIES RELEVANT TO THE LOWICK NEIGHBOURHOOD AREA CONTAINED IN THE DEVELOPMENT PLAN (NORTHUMBERLAND LOCAL PLAN 2022)

Policy STP1:	Spatial Strategy
Policy STP2:	Presumption in favour of sustainable development
Policy STP3:	Principles of sustainable development
Policy STP4:	Climate change mitigation and adaptation
Policy STP5:	Health and wellbeing
Policy STP6:	Green infrastructure
Policy STP9:	Safeguarded land
Policy ECN1:	Planning strategy for the economy
Policy ECN5:	Large-scale windfall employment development
Policy ECN6:	General employment land-allocations and safeguarding
Policy ECN12:	A strategy for rural economic growth
Policy ECN13:	Meeting rural employment needs
Policy HOU1:	Making the best use of existing buildings
Policy HOU2:	Provision of new residential development
Policy HOU3:	Housing requirements for neighbourhood areas
Policy HOU4:	Housing development site allocations
Policy HOU6:	Affordable housing provision
Policy HOU11:	Homes for older and vulnerable people
Policy QOP1:	Design principles
Policy TRA1:	Promoting sustainable connections
Policy ENV1:	Approaches to assessing the impact of development on the natural, historic and built environment
Policy MIN1:	Environmental criteria for assessing minerals proposals
Policy MIN2:	Criteria for assessing the benefits of minerals proposals
Policy MIN3:	Mineral and landfill site restoration, aftercare and after-use
Policy MIN4:	Safeguarding mineral resources
Policy MIN6:	Safeguarding minerals related infrastructure
Policy MIN7:	Aggregate minerals
Policy MIN8:	Aggregate mineral site allocations – Sand and gravel
Policy MIN9:	Aggregate mineral site allocations – crushed rock
Policy MIN10:	Coal
Policy MIN11:	Clays
Policy MIN12:	Natural building and roofing stone
Policy MIN13:	Conventional and unconventional oil and gas
Policy MIN14:	Peat
Policy WAS1:	Principles for the location of waste re-use, recycling and recovery facilities
Policy WAS3:	Waste disposal
Policy WAS4:	Safeguarding waste management facilities
Policy INF1:	Delivering development related infrastructure

N.B. Site specific strategic policies have not been included in the above list as they do not relate to this Neighbourhood Area (Green Belt Policies and specific strategic site allocations)