

Stannington Parish Neighbourhood Plan

Basic Conditions Statement

October 2017

Stannington Parish Neighbourhood Plan – Basic Conditions Statement

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1.0 Introduction

This statement sets out how the Stannington Parish 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 of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The statement has been prepared by Stannington Parish Council as the qualifying body for the designated neighbourhood plan area.

Below is a brief introduction to Stannington Parish and why the Neighbourhood Plan has been prepared. This is followed by a ‘summary of compliance’ statement indicating how the Neighbourhood Plan has been prepared in line with the Regulations and the 1990 Act. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions.

1.1 Why Stannington Parish needs a Neighbourhood Plan

Stannington Parish as an electoral division dates back to 1894 and covers a rural area of the former Castle Morpeth District. The market town of Morpeth lies to the north whilst the ‘new’ town of Cramlington lies to the east and Ponteland to the west. At the time of the 2011 census, Stannington Parish had a population of 1280 although this number will have increased significantly with the amount of new housing development that has taken place in the Parish. The Parish is close to the larger settlement of Morpeth, which is the local market town in the area. It is a rural Parish, with an interesting mix of small villages, many of which have few services and facilities. There are a relatively high proportion of small and rural businesses in the Parish.

The A1 road bisects the Parish. Public transport provision is adequate in some parts of the Parish, but many settlements remain relatively isolated and reliant on the private car for day to day needs.

The Parish is in the green belt, as defined in the existing Local Plan, but also is in the area of green belt proposed in the Structure Plan (Policy S5) which is the only ‘saved’ policy from the Structure Plan. This latter area of green belt is not defined on a map, but its general extent is defined in the policy.

The green belt has been seen as a constraint on development, particularly for small businesses and for some of the smaller settlements to provide more homes. Typically development has been fairly large-scale, with a large housing development approved (and now constructed) at St. Mary’s Hospital, and another (approved) at Nethererton Park. Other development has been smaller scale infill.

One of the key issues the Parish wanted to address in the Neighbourhood Plan, was the lack of service and facilities in the settlements. They wanted these settlements to, wherever possible, have the means to be more self-sustaining. There is therefore an emphasis on policies to promote services, facilities, and business expansion.

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This has been the background to the preparation of the Neighbourhood Plan. All information about the Plan is available on the Stannington Parish Neighbourhood Plan website at www.snpn.co.uk

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2.0 Legal Requirements

All the documents required by part 5, paragraph 15 of the Regulations are included in the submission for the Neighbourhood Plan. The requirements include provision of the following:

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

A Policies Map has been submitted with the neighbourhood plan, showing detail in relation to relevant policy in the neighbourhood plan.

A Consultation Statement

A separate Consultation Statement has been submitted with the neighbourhood plan, which details the consultation that was carried out through the process, and how it informed the development of the neighbourhood plan. The document contains details of the persons and bodies consulted about the neighbourhood plan, it explains how they were consulted, and it summarises the main issues and concerns raised by people who were consulted. It also describes how these concerns have been considered and subsequently address in the neighbourhood plan.

The proposed neighbourhood development plan

The Stannington Parish Neighbourhood Plan (2017 – 2032) has been submitted.

A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act; (otherwise known as the Basic Conditions statement)

This statement is known as the Basic Conditions Statement, and is the subject of this Statement. The basic conditions are identified in part 3.0 of this statement.

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.

Appendix B to this document contains the ‘negative’ screening opinion which concluded that a Strategic Environmental Assessment of the Stannington Parish Neighbourhood Plan was not required.

2.1 The draft Plan is Being Submitted by a qualifying body

This draft Plan is submitted by Stannington 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 Stannington Parish Neighbourhood Plan Steering Group, which was given

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delegated authority under a clear terms of reference to prepare a Neighbourhood Plan. The Steering Group consists of local representatives from business, education, land-owners, developers, farmers and local residents. The Chair of the Steering Group is also Chair of the Parish Council. A copy of the Terms of Reference is on the website.

The parish of Stannington is entirely within Northumberland County Council. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Northumberland County Council on 16th June 2013.

Northumberland County Council approved the application on 18th October 2013.

Copies of the Neighbourhood Area designation documents are available on the website.

The whole of Stannington Parish has therefore been formally designated as a Neighbourhood Area.

2.2 What is being proposed is a neighbourhood development plan

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 (as amended).

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

The draft Plan identifies the period to which it relates as 2017 to 2032.

2.4 The policies do not relate to excluded development

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

The neighbourhood plan proposal relates to the Parish of Stannington, which is the neighbourhood area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

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3.0 Basic Conditions

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

- 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,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- 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),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and (the prescribed condition is 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, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

3.1 Have appropriate regard to National Policy

This section tests the policies in the Stannington Parish Neighbourhood Plan against relevant policy in the NPPF, relevant information contained in Planning Practice Guidance and against the identified strategic (saved) policies in the Castle Morpeth Local Plan (2003). A list of these strategic policies is shown in Appendix A.

The Stannington Parish Neighbourhood Plan has had regard to the 12 core planning principles contained in paragraph 17 of the NPPF which are outlined below:

1: be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

The Stannington Parish Neighbourhood Plan has been produced in close collaboration with the local community (see Consultation Statement for further information on consultation undertaken). The Plan seeks to provide specificity and certainty to developers, whilst being pro-active in encouraging the right kind of development for the area.

2: not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

The Stannington Parish Neighbourhood Plan has been a creative exercise – evidence gathering and characterisation and work in collaboration with Newcastle University

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students has sought to identify those special features/character that should be preserved, whilst being positive about new development in the neighbourhood area.

3: proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

The Stannington Parish Neighbourhood Plan takes a pro-active and supportive approach to sustainable economic development in the Plan area. Although the Parish is restricted by green belt, policies in the Plan do seek to lend support to businesses, and identifies specific rural business areas where development will be supported (subject to green belt constraints). The Plan does not allocate sites for housing, as the whole Parish is in either the existing green belt (as defined in the Castle Morpeth Local Plan 2003), or in the area of expanded green belt (Policy S5 of the Northumberland County Council Structure Plan). A neighbourhood plan cannot deal with strategic matters, such as green belt, so no housing or employment site allocations are proposed.

4: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Policy 10 seeks to ensure that high quality design is at the heart of all new development in the Plan area. Good standards of amenity for future occupants, as well as protection of the amenity of existing residents feature is a criteria in this policy.

5: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

6: support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

The Plan does not cover renewables as a policy area. It does however require sustainable design measures including SuDS where appropriate in new development.

7: contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;

There are no land allocations in this neighbourhood plan, due to green belt constraints. However, Policy 10 and its supporting text does seek to protect the rural character of the villages, and the historic setting.

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8: encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

There are few brownfield sites in the Plan area, due to the rural nature of the Parish. Many of the brownfield sites that were available (Hepscott Park, Netherton Park, St.Mary's Hospital) have either been developed, or are currently being developed. The Plan therefore has no specific policies on the re-use of brownfield land.

9. promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

Policy 10 seems to ensure that new development proposals deliver multiple benefits through the provision of landscaping, open space/play provision and SuDS. .

10. conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Policy 10 seeks to ensure that heritage is a key consideration where relevant. The Plan proposes a 'Community Action' at the end, to get the currently 'proposed' Conservation Area in Stannington designated as a formal Conservation Area (Community Action 11).

11. actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;

A background report was produced to define which of the settlements in the Parish were 'sustainable' in terms of public transport provision, services and facilities. This identified which of the villages in the Plan area should be defined as 'settlements' for the purposes of policies in the neighbourhood plan. Although 'significant' development is not proposed in any of these settlements (and cannot be proposed, due to green belt restrictions), the Plan nevertheless seeks to define those settlements that can accommodate more community facilities and businesses.

Policy 7 supports the provision of speed reduction measures on the highway, to improve safety, which was identified as a key concern by residents. Policy 8 supports the development of safe cycling and walking routes across the Plan area, and particularly routes to link the settlements, and link the existing cycling and walking routes. These policies seek to encourage more walking/cycling and encourage more public transport use by improving access to public transport.

12. take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

This is a key area that the Plan seeks to address, and was a key issue identified in community consultation. The Plan therefore seeks to support the provision of new and

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extended community facilities (Policy 2), including a pharmacy (as this was identified as a key service that was ‘missing’ in the area), and Policy 1, which seeks to retain assets of community value where they have been registered (a separate Community Action (2) proposes to register those assets with the County Council).

Policy 3 seeks to provide a positive framework to retain, extend and/or possibly re-locate the First School, should it be needed. It also seeks to support the provision of further play areas; an issue that was identified in the community consultation. Policy 4 seeks to retain the Village Green in Stannington as a Local Green Space.

3.2 Contribute to the Achievement of Sustainable Development

The NPPF states a presumption in favour of sustainable development. According to the NPPF, ‘sustainable’ means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The NPPF further defines the role different sectors make to defining ‘sustainable development’.

***an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure*

***a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services, that reflect the community’s needs and supports its health, social and cultural well-being*

***an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.*

The Stannington Neighbourhood Plan has a clear presumption in favour of sustainable development. The Vision and set of objectives identified in the Plan clearly promote sustainable development. The Vision for the Stannington Parish Neighbourhood Plan is:

To improve the economic and community sustainability of Stannington Parish for the benefit of residents and businesses, whilst maintaining and enhancing the unique characteristics of the individual settlements within the Plan area.

The objectives then go on to cover all aspects of sustainable development, covering the social, economic and environmental dimensions.

There are 5 objectives, all of which seek to deliver sustainable development, through the protection of Assets of Community Value, supporting the provision of community facilities, maintaining the special character of the countryside and open spaces, providing a positive framework for local business, reducing the detrimental impacts of road traffic

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and improving pedestrian and cycle routes, and maintaining local identity and character in each of the settlements.

Policies are worded positively throughout the Plan, and the concept of sustainable development is a thread running through the Plan and is also something that was highlighted as being important to the local community.

It is considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF.

3.3 Be in General Conformity with Strategic Local Policy

The Stannington Parish Neighbourhood Plan lies entirely within Northumberland County Council. On 1st April 2009, Northumberland County Council became a unitary authority, and therefore the Local Planning Authority for the area. Northumberland County Council has yet to produce a Local Plan for the County, and so the current Development Plan for the area is the Castle Morpeth Local Plan (2003)(saved policies).

Appendix B contains the identified Strategic (saved) Policies from the Castle Morpeth Local Plan (2003).

Paragraph 074¹ of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’ as follows:

‘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.’*

Paragraph 075² of the National Planning Practice Guidance also defines strategic policies, referring to NPPF paragraph 156 and stipulating that the basic conditions statement should:

‘..address strategic policies no matter where they appear in the development plan. It does not presume that every policy in a Local Plan is strategic or that the only policies that are

¹ (Reference ID: 41-074- 20140306)

² (Reference ID: 41-075- 20140306)

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strategic are labelled as such.'

In this case, Northumberland County Council has written to the qualifying body (Stannington Parish Council) to state which policies they consider to be 'strategic' for the purpose of meeting the basic conditions.

Each policy in the plan has been tested against the relevant strategic policies. This section will summarise the relevant strategic policies in relation to each policy in the Neighbourhood Plan, and assess whether the policy is in conformity. The conclusion section at the end of each policy analysis seeks to summarise why it is considered that the policy is in accordance with strategic policy:

Policy 1: Assets of Community Value

Castle Morpeth Local Plan (2003)

Relevant policy in the Castle Morpeth Local Plan is policy S12. Policy S12 essentially seeks to retain businesses and services, and prevent their loss where it would have an impact on the sustainability of the community, by increasing the need to travel by car. Policy 1 is in conformity with this policy. Policy 1 relates to Assets of Community Value (where they are registered as such).

National Planning Policy Framework

This policy is in general accordance with the thrust of the NPPF, particularly with regard retaining services and supporting sustainable communities in paragraphs 17 (Core Principles – last bullet point) 69, and 70. Paragraph 70 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.

General Conformity of Policy 1: *Policy 1 is in general conformity with Policy S12 in the Castle Morpeth Local Plan and with paragraph 17 of the NPPF.*

Policy 2: New and extended community facilities

Castle Morpeth Local Plan (2003)

Relevant policy in the Castle Morpeth Local Plan is policy S12. Policy S12 essentially seeks to retain businesses and services, and prevent their loss where it would have an impact on the sustainability of the community, by increasing the need to travel by car. Policy 1 is in conformity with this policy. Policy 1 relates to Assets of Community Value (where they are registered as such).

National Planning Policy Framework

This policy is in general accordance with the thrust of the NPPF, particularly with regard retaining services and supporting sustainable communities in paragraphs 17 (Core Principles – last bullet point) 69, and 70. Policy 69 states that the planning system can

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play an important role in facilitating social interaction and creating healthy, inclusive communities. Policy 70 states that planning policies should plan positivity for the provision and use of community facilities and other local services to enhance the sustainability of communities. It states that policies should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

General Conformity of Policy 2: Policy 2 is in general conformity with Policy S12 in the Castle Morpeth Local Plan and with paragraphs 17 (last bullet), 69 and 70 of the NPPF..

Policy 3: Stannington First School

Castle Morpeth Local Plan (2003)

There are no specific strategic policies in relation to Stannington First School in the Castle Morpeth Local Plan (2003).

NPPF

Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should give ‘great weight’ to the need to create, expand or alter schools’. This policy seeks to ensure that great weight is given to any proposal to expand/re-locate the school.

General Conformity of Policy 3: Policy 3 is in general conformity with the NPPF and in particular, paragraph 72.

Policy 4: Local Green Space

Castle Morpeth Local Plan (2003)

The Castle Morpeth Local Plan identifies the Stannington Playing Fields as ‘Protected Open Space’ under Policy SNC3 in the Plan. Paragraph 37.5.1 states that ‘The playing field and associated land at Beechlea is an important recreational and community facility for the village which needs to be protected from inappropriate development and is proposed for designation as an area of protected open space’. Although this policy has not been identified by Northumberland County Council as ‘strategic’, it is clear that this is an important area of green space, and as such merits the designation as such.

NPPF

Paragraph 76 of the NPPF states that local communities through neighbourhood plans should be able to identify for special protection green areas of particular importance to them. Paragraph 77 presents a set of criteria that should be applied when deciding whether a piece of land is suitable for designation as a local green space. The Stannington Village Playing Fields fulfil this criteria: They are in close proximity to the community it serves, it is demonstrably special because of its recreational value, and as a

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green space for people in the village. The space is local in character, and is not an extensive tract of land.

General Conformity of Policy 4: Policy 4 does not conflict with strategic policy in the Castle Morpeth Local Plan, and is in accordance with the aims set out in paragraphs 76 and 77 of the NPPF.

Policy 5: New and expanding rural businesses

Castle Morpeth Local Plan (2003)

The Castle Morpeth Local Plan identifies, in Policy E1, land allocated for employment purposes. One of these allocations is the North Whitehouse Farm Extension, Stannington (this is referred to in the neighbourhood plan as ‘Whitehouse Farm’). There are no other employment sites allocated in the Castle Morpeth Local Plan. The proposal to continue supporting employment use at Whitehouse Farm is consistent with strategic policy in the CMLP. The other sites are specifically identified in the neighbourhood plan, and there is no conflict with these sites in the CMLP.

NPPF

Paragraph 28 is about supporting a prosperous rural economy. It states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. They should also promote the development and diversification of agricultural and other land-based rural businesses (which Policy 5 does), and support sustainable rural tourism and leisure developments that benefit businesses in rural areas (again, which Policy 5 does).

Paragraph 19 states that planning should operate to ‘encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system’.

As the Plan area is within the green belt, the policy also seeks to ensure that it does not contradict with green belt policy both in the Castle Morpeth Local Plan (Policies C16 and C17), Policy S5 of the Northumberland County and National Park Joint Structure Plan (2005) and paragraphs 88, 89 and 90 of the NPPF.

General Conformity of Policy 5: *It is considered that Policy 5 is in conformity with national green belt policy as identified in the NPPF, and supportive of rural economic development as identified in Chapter 3 (paragraph 28) of the NPPF.*

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Policy 6: Broadband

Castle Morpeth Local Plan (2003)

There are no specific policies related to broadband infrastructure. Policy C45 refers to network communications, but specifically refers to ‘telecommunications’, not the provision of broadband infrastructure.

NPPF

Chapter 5 of the NPPF is about supporting high quality communications infrastructure. Paragraph 42 states that the development of high speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services. Paragraph 43 states that local planning authorities should support the expansion of electronic communications networks including high speed broadband.

General Conformity of Policy 6: Policy 6 is in general conformity with the NPPF and the aspirations to promote high speed broadband expansion.

Policy 7: Safety improvements on the road network

Castle Morpeth Local Plan (2003)

There is no strategic policy in the Castle Morpeth Local Plan in relation to Policy 5.

NPPF

The NPPF does not have a specific paragraph on safety and road improvements.

General Conformity of Policy 7: Policy 7 is in general conformity with strategic policy.

Policy 8: Safe cycling and walking routes

Castle Morpeth Local Plan (2003)

Policy T6, in the Castle Morpeth Local Plan seeks to protect a number of routes for cycle use. The railway line through Stannington is one of these routes. Policy 7 is in conformity with this policy.

NPPF

Paragraph 29 states that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability objectives. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how to travel. Although this is difficult in an area like Stannington, this policy does seek to improve cycling and walking routes which will have a benefit, if implemented, for recreational use, but will also help improve access to public transport services, by making it easier for people to reach public transport networks by

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foot (particularly the provision of a new pavement or footpath along Stannington Station Road). Paragraphs 30 and 35 also highlight the need to maximise opportunities for sustainable modes of transport.

General Conformity of Policy 8: *Policy 8 is in conformity with Policy T6 of the Castle Morpeth Local Plan, and paragraphs 29, 30 and 35. Community Actions seek to further encourage the use of public transport (Community Actions 6 and 8).*

Policy 9: Provision of Highway Safety Infrastructure

Castle Morpeth Local Plan 2003

There are no relevant policies in the Castle Morpeth Local Plan.

NPPF

See comments in relation to Policy 8. Paragraph 173 of the NPPF also relates to viability and deliverability. The policy is specifically worded to ensure that deliverability and viability are key considerations in determining the level of contributions for transport infrastructure.

General Conformity of Policy 9: *Policy 9 is in conformity with local and strategic policy. conformity with strategic policies, both at a local and national level as identified for TG8.*

Policy 10: Design and Character

Castle Morpeth Local Plan (2003)

There are no strategic policies related to design and character identified in the CMLP.

NPPF

Paragraph 17 identifies a key planning principle should be to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 12 has policy on the historic environment, and this policy seeks to ensure the historic setting and context of the area is respected in new development. The policy seeks high quality design and, where appropriate, innovative design, which is compatible with the aims of paragraph 58, without being too prescriptive (paragraph 60). The policy supports innovation, whilst seeking to ensure that development is well integrated into the natural and historic environment. The supporting text to the policy further seeks to clarify what the special character is, in the local context, to enable the policy to be applied in a clear way.

SuDS are encouraged in

The policy is considered to be in conformity with the NPPF.

General Conformity of Policy 10: *There are no conflicts identified with local or national policy in relation to Policy 10. Policy 10 is in general conformity with the NPPF.*

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3.4 The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations

The neighbourhood plan would not breach any EU obligations.

3.5 The ‘prescribed conditions’ are met

Appendix B contains the Screening Opinion with regard to whether SEA is required in relation to this neighbourhood plan. It was concluded that a SEA would not be required. Appendix C contains the Screening Opinion with regard to whether a Habitats Regulations Assessment would be required. This Screening Opinion was also negative.

4.0 Conclusion

The evidence provided in this Basic Conditions Statement concludes that the Stannington Parish Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).