

Warkworth Neighbourhood Plan

Basic Conditions Statement

November 2023

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1. Introduction

- 1.1 This statement has been prepared by Warkworth Parish Council (WPC). It accompanies the Submission Draft Warkworth Neighbourhood Plan (WNP), which has been submitted to Northumberland County Council (NCC), the lead authority, under section 15 of the Neighbourhood Planning Regulations General (2012 – ‘the Regulations’).
- 1.2 The WNP has been prepared by WPC, the qualifying body for the Warkworth Neighbourhood Area. The neighbourhood area was designated by NCC on 21 February 2020 (a copy of the designation documents is included at Appendix 1).
- 1.3 The WNP relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2023 to 2036. It does not contain policies relating to excluded development¹ as laid out in the regulations.
- 1.4 This statement sets out how the WNP has been prepared in accordance with the regulations and meets the ‘basic conditions’ set out in 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 2004. The regulations state that a neighbourhood plan will have met the basic conditions if:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b. the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c. the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law; and
 - e. 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 (as amended by the Conservation of Habitats and Species and Planning (various amendments) Regulations (2018) sets out a further basic condition in addition to those set out in the primary legislation: 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.
- 1.5 Sections 2 – 5 of this statement provide information to demonstrate how the Submission Draft WNP meets the basic conditions.

¹ Such as minerals and waste matters or nationally significant infrastructure projects.

2. National policies and advice

- 2.1 National Planning Policy is set out within the National Planning Policy Framework (2023 - NPPF) and guidance is set out within the National Planning Practice Framework (NPPG). The Submission Draft WNP has been prepared having regard to the NPPF and NPPG.
- 2.2 The WNP contains 6 policies. The table below provides a summary of how the policies have had regard to national policy and guidance. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: Conformity with national polices and guidance

Warkworth NP policy	National policies and guidance	
	References	Comments on conformity
W1: Design	NPPF: 126-136 NPPG: Gov.uk/guidance/ Design National design guide	Good design is a key aspect of sustainable development. The NPPF attaches great importance to achieving high quality, beautiful and sustainable buildings and places. It identifies that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers. Policy W1 requires new development to conserve and enhance local distinctiveness and includes policy criteria which reflect the qualities of the plan area.
W2: Small scale rural exception sites	NPPF: 78 NPPG: 011/ 67 - 011-20210524 to 015/ 67-015- 20210524	The NPPF states that in rural areas planning policies and decisions should respond to local circumstances and support housing developments that reflect local needs. Also that LPAs should support opportunities to bring forward rural exception sites that will provide affordable housing to meet needs and consider whether allowing some market housing on these sites would help facilitate this. NPPG reiterates the NPPF and encourages neighbourhood planning groups to produce policies that specify in further detail the proportions of market housing that would be considered acceptable and under what circumstances. Neighbourhood planning is identified as an appropriate way to identify and support the delivery of affordable housing on exception sites. Policy W2 accords with the provisions of both NPPF and NPPG by defining the criteria that should be met by any application for the development of an exception site, informed by the outcome of the housing needs assessment.

Warkworth NP policy	National policies and guidance	
	References	Comments on conformity
W3: Local green space	NPPF: 101-103 NPPG: 007/ 37-007-20140306 to 022/ 37-022-20140306).	The Local Green Space Background Paper explains out how the 16 sites which are proposed to be designated as local green space by policy W3 meet the detailed requirements set out within the NPPF and NPPG. The sites do not have planning permission, nor are they designated for development, or an extensive tract of land. The sites are demonstrably important to the local community and are in close proximity to the community to which they serve.
W4: Warkworth Conservation Area	NPPF: 190, 194, 197, 199-208 NPPG: 019 18a-019-2019072318a-040-20190723	Paragraph 190 of the NPPF requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. Policy W4, has been informed by both the adopted Warkworth Conservation Area Character Appraisal and an updated draft which identifies the key considerations to be used when assessing the impact of development on the character or appearance of the conservation area and its setting. It also highlights buildings which are an important part of the significance of the conservation area.
W5: Community facilities	NPPF: 92-93	Policy W5 reflects the requirements of the NPPF as it identifies those facilities which have great importance to the local community and seeks to guard against their loss.
W6: Sustainable transport network	NPPF: 104-106	The NPPF highlights that planning policies should provide for attractive and well-designed walking and cycling networks. Policy W6 provides support for development proposals that would improve and/ or extend the existing public rights of way network allowing greater access for all.

3. Sustainable development

3.1 The NPPF defines the Government’s view of what sustainable development means in practice for the planning system in England. Paragraph 8 explains that there are three overarching objectives to sustainable development which are independent and need to be pursued in mutually supporting ways: economic, social and environmental. This section of the report illustrates the alignment of aims and policies of the WNP with the three objectives of sustainable development. In many cases, the WNP aims and policies are applicable to more than one dimension of sustainable development, in these cases they have only been placed within one dimension.

3.2 The economic objective of the planning system is defined as:
‘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.’

3.3 Table 2 illustrates the alignment of the WNP with the economic objective of sustainable development.

Table 2: Economic alignment

WNP Aim/ Policy	Commentary
Aim 5: Economy	Plan aim 5 encourages appropriate and sustainable levels of commerce in a variety of sectors across the Parish and seeks to protect key services and facilities that contribute to a thriving community. It also seeks to ensure that tourism will be managed so that it enhances the charm of the village and does not detract from the needs of permanent residents. This Aim therefore supports both the economic and social objectives of sustainable development.

3.4 The social objective of the planning system is defined as:
‘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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’

3.5 Table 3 illustrates the alignment of the WNP with the social objective of sustainable development.

Table 3: Social alignment

WNP Aim/ Policy	Commentary
Aim 2: Housing	Aim 2 seeks to ensure that the location, quantity and type of housing built in the Parish will meet locally identified needs. Also that housing will reflect the distinct character and built heritage of Warkworth. Supporting both the social and environmental objectives of sustainable development.

WNP Aim/ Policy	Commentary
Aim 4: Community	Aim 4 seeks to ensure that key community facilities and infrastructure will be protected and developed to ensure that the community is inclusive and sustainable. Supporting the social objective of sustainable development.
Aim 6: Transport and access	Aim 6 seeks to ensure that residents and visitors will have access to facilities and services by supporting the creation of safe and high-quality roads, parking areas, pavements and green routes including footpaths, cycle routes and bridleways. It also encourages the use of public transport. This aim therefore supports both the social and environmental objective of sustainable development.
Policy W2: Small scale rural exception sites	Policy W2 supports the delivery of affordable housing adjacent to the settlement boundary as an exception when defined criteria are met. The provision of affordable housing to meet local needs will help to deliver the social objective of sustainable development.
Policy W3: Local green space	Policy W3 identifies 16 areas of local green space which are important to the local community. Their protection will ensure these sites are not lost to development other than in very special circumstances. Their protection will support the delivery of both the social and environmental objectives.
Policy W5: Community facilities	Policy W5 identifies six facilities which are considered to have great importance to the local community and seeks to protect them from loss. The policy also supports applications which would sustain or protect existing shops, facilities and services. This will therefore support the social element of sustainable development. The retention/ expansion of facilities within the parish will also reduce the need to travel and support the local economy. The policy therefore supports the delivery of the environmental and economic objectives.

3.6 The environment objective is:

‘to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

3.7 Table 4 illustrates the alignment of the WNP with the environmental objective of sustainable development.

Table 4: Environmental alignment

WNP Aim/ Policy	Commentary
Aim 1: Sustainability	The special characteristics of our Parish and the vibrancy of our community will be conserved and enhanced by seeking high quality sustainable design in new development, which will make a positive contribution to social, environmental or

WNP Aim/ Policy	Commentary
	economic needs and will mitigate any negative impacts. This aim supports all three objectives of sustainable development.
Aim 3: Environment	The natural environment, including the Northumberland Coast AONB, will be conserved and enhanced, including biodiversity and green infrastructure networks and local green spaces which are valued by the community. New development will make a positive contribution to the historic and built environment. This aim primarily supports the environmental objective of sustainable development but also the social element.
Policy W1: Design	Policy W1 requires new development to conserve local distinctiveness by demonstrating high quality design. The criteria within the policy seek to ensure that new developments responds positively to character of the area. The policy therefore supports the environmental element of sustainable development.
Policy W2: Warkworth Conservation Area	Policy W4 requires new development within or affecting the setting of the conservation area to preserve or enhance the character or appearance of the area. It identifies several key considerations that should be assessed. This policy therefore supports the environmental element of sustainable development. In addition, a rich historic environment is also important to the well-being of local communities, therefore relevant to the social element of sustainable development.
Policy W6: Sustainable transport network	Policy W6 gives support to development that would improve and extend the existing rights of way network and seeks to protect existing routes from loss. This approach supports the environmental objective of sustainable development by encouraging movement by means other than the private car.

4. Development Plan – strategic policies

4.1 This section considers the extent to which the policy contained within the WNP is in general conformity with the strategic policies in the development plan for the neighbourhood area, which is the Northumberland Local Plan (2022 – NLP). The strategic policies contained within the NLP are listed in appendix 2. Table 5 sets out how the WNP policies are in general conformity with the relevant strategic development plan policies.

Table 5: General conformity with the strategic policies

WNP Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
Policy W1: Design	QOP1	The local plan highlights the importance of achieving high quality and inclusive design through the planning process. Policy W1 requires new development to embed high quality and sustainable design and includes policy criteria which reflect the qualities of the plan area, this accords with the provisions of strategic policy QOP1.
Policy W2: Small scale rural exception sites	HOU2 HOU6	Local plan policy HOU2 supports the delivery of housing to meet objectively assessed housing needs and housing priorities that are identified in up to date housing assessment. Policy HOU6 supports the delivery of affordable housing and identifies the level of affordable housing that should be delivered on specific sites. WNP policy W2 supports the delivery of affordable housing on small scale rural exception sites to meet locally identified needs. It includes criteria that would need to be met in order for a proposal to be acceptable. These criteria are considered appropriate in the context of the strategic policies of the local plan.
Policy W3: Local green space	STP5 STP6 QOP1 ENV1	<p>There are no specific strategic policies within the development plan regarding local green space. However, they are of great importance to the character and identity of an area and valued for a wide range of issues including visual amenity, historic significance, recreational value, tranquillity and richness of wildlife. As a result, their identification accords with several NLP strategic policies, particularly:</p> <ul style="list-style-type: none"> • STP5 (health and wellbeing) – the protection of green spaces will support the mental and physical health and wellbeing of the local community. • STP6 (green infrastructure) – LGS are part of the green infrastructure of the parish and their identification and protection will therefore accord particularly with part 2 of the policy which seeks to protect the GI network. • QOP1 (design principles) – refers to the importance of development making a positive contribution to local character and distinctiveness. LGS are an important part of the character of the area. • ENV1 (natural, historic and built environment) – requires the character and/ or significance of Northumberland’s distinctive and valued natural, historic and built environments to be conserved, protected and enhanced. The assessment of proposed LGS within the parish included

WNP Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
		consideration of their visual amenity, historic significance and richness of wildlife.
Policy W4: Warkworth Conservation Area	ENV1	Policy W4, informed by the adopted and draft Warkworth Conservation Area Character Appraisal, identifies key considerations when assessing the impact of development on the character or appearance of the conservation area and its setting. It also highlights key buildings which are an important part of the significance of the conservation area. NLP policy ENV1 requires appropriate weight to be given to designated heritage assets and their settings, policy W4 therefore accords with this.
Policy W5: Community facilities	STP5	There are no specific strategic policies within the development plan regarding community services and facilities. However, as they are vital to the health and wellbeing of the local community it could be argued that the policy is relevant to NLP policy STP5, to which it accords.
Policy W6: Sustainable transport network	TRA1	Policy W6 provides support for development proposals that would improve and/ or extend the existing public rights of way network allowing greater access for all. This approach accords with the provisions of policy TRA1 which also seeks to protect, enhance and support public rights of way.

5. Legal obligations and prescribed conditions

European Convention on Human Rights

- 5.1 Throughout the preparation of the WNP emphasis has been placed to ensure that no sections of the community have been isolated or excluded. The WNP is fully compliant with the requirements of the European Convention on Human Rights. There is no discrimination stated or implied, nor any threat to the fundamental rights guaranteed under the convention.

Strategic Environmental Assessment and Habitats Regulations

- 5.2 European Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment. European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provisions set by the amended Conservation of Habitats and Species Regulations (2010) to assess the effects of the neighbourhood plan on European Sites.
- 5.3 SEA and HRA screening opinions were undertaken by NCC. The conclusion was that neither HRA or SEA were required. The screening opinions are available on the NCC website.

6. Conclusion

- 6.1 This statement, which is required under Regulation 15 of the Town and Country Planning (Neighbourhood Planning) Regulations 2012 has demonstrated that the WNP:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - will contribute to the achievement of sustainable development;
 - is in general conformity with the strategic policies of the development plan for the area the Northumberland Local Plan; and
 - does not breach and is compatible with European Union obligations as incorporated into UK law.
- 6.2 The WNP also complies with the legal requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

Appendix 1: Neighbourhood area designation document



Neighbourhood Area Designation Application Decision Document

Neighbourhood Planning (General) Regulations 2012 (Regulation 7)

DECISION REGARDING APPLICATION FOR DESIGNATION OF WARKWORTH PARISH AS A NEIGHBOURHOOD AREA

In accordance with Neighbourhood Planning (General) Regulations 2012 (Regulation 7) Northumberland County Council hereby gives notice on the designation of the Civil Parish of Warkworth as the 'Warkworth Neighbourhood Area' for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 as amended. The designated area is shown on the attached map.

Under Section 61H(1) of the Town and Country Planning Act 1990 as amended, the area has not been designated as a business area because it is not wholly or primarily business in nature. The relevant designation information is set out below:

Name of Neighbourhood Area	Warkworth
Relevant qualifying body	Warkworth Parish Council
Decision published	21 February 2020

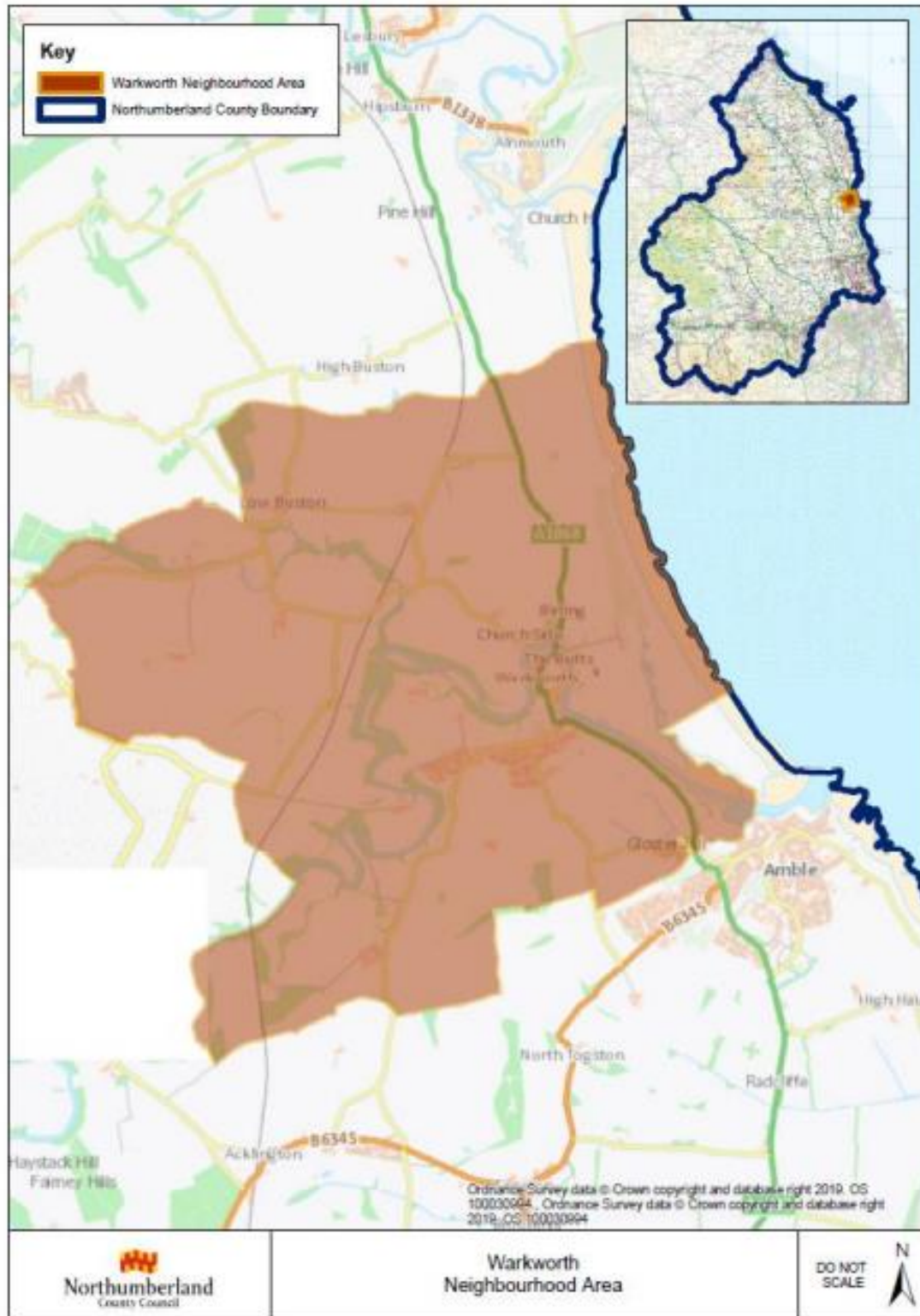
1. Determination

Is the organisation making the area application under Section 61G of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate?	Yes
Does the area overlap another designated area?	No
For joint area applications, have all relevant parish councils given their consent for inclusion of all or part of their area?	Not applicable
Are any modifications required to this or any adjoining neighbourhood area?	No

2.

a) Parish/Parishes comprising the neighbourhood area: Warkworth

b) Map of the neighbourhood area: See below.



Appendix 2: Northumberland Local Plan - strategic policies

- 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 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 3 Waste disposal
- Policy WAS 4 Safeguarding waste management facilities
- Policy INF 1 Delivering development related infrastructure