

Harvington Neighbourhood Plan

Basic Conditions Statement

[10th June 2024]

Harvington Parish Council

Introduction

Harvington Neighbourhood Plan (HNP) was published in July 2019 and adopted in September 2019 as part of Wychavon District Council (WDC) Development Plan, in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012.

The HNP in its current form is valid until 2030 and should be the starting point for the determination of planning application. For the purposes of Paragraph 14 of the NPPF, the housing policies within the Neighbourhood Plan remain in date until 18th September 2024 (5 years after the adoption date).

Since the HNP adoption date a number of changes have taken place in the Planning environment including:

- Changes to the National Planning Policy Framework (NPPF) published in December 2023 and presented to Parliament January 2024
- A written ministerial statement made to Parliament in May 2021 introducing the scheme which sets out the Government's preferred discount market tenure for Housing schemes
- Review and updating of the South Worcestershire Development Plan (SWDP)
- Advances in local and regional cycleway provision

In light of these changes Harvington Parish Council (PC) - the qualifying body as defined by the Localism Act 2011 - initiated a 2024 review of the HNP. The review has been undertaken using the WDC guidance document "Procedure for modifying a Neighbourhood Plan" together with advice and guidance from WDC on the most appropriate review approach.

The review has identified the need to make additions to existing policies which do not change the strategy or the plan. The HNP review has, therefore, opted for 'Option 2 – Material Modifications'.

Once the revised SWDP has been approved and adopted a further review of the HNP will be undertaken to assess if a more detailed update is required to ensure compliance with the NPPF and SWDP.

1. The Basic Conditions

This Basic Conditions Statement (BCS) has been produced to accompany the update of the HNP.

1.1 Paragraph 8, sub-paragraph (2), of Schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order 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),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.2 This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework as updated in July 2018 (NPPF2);

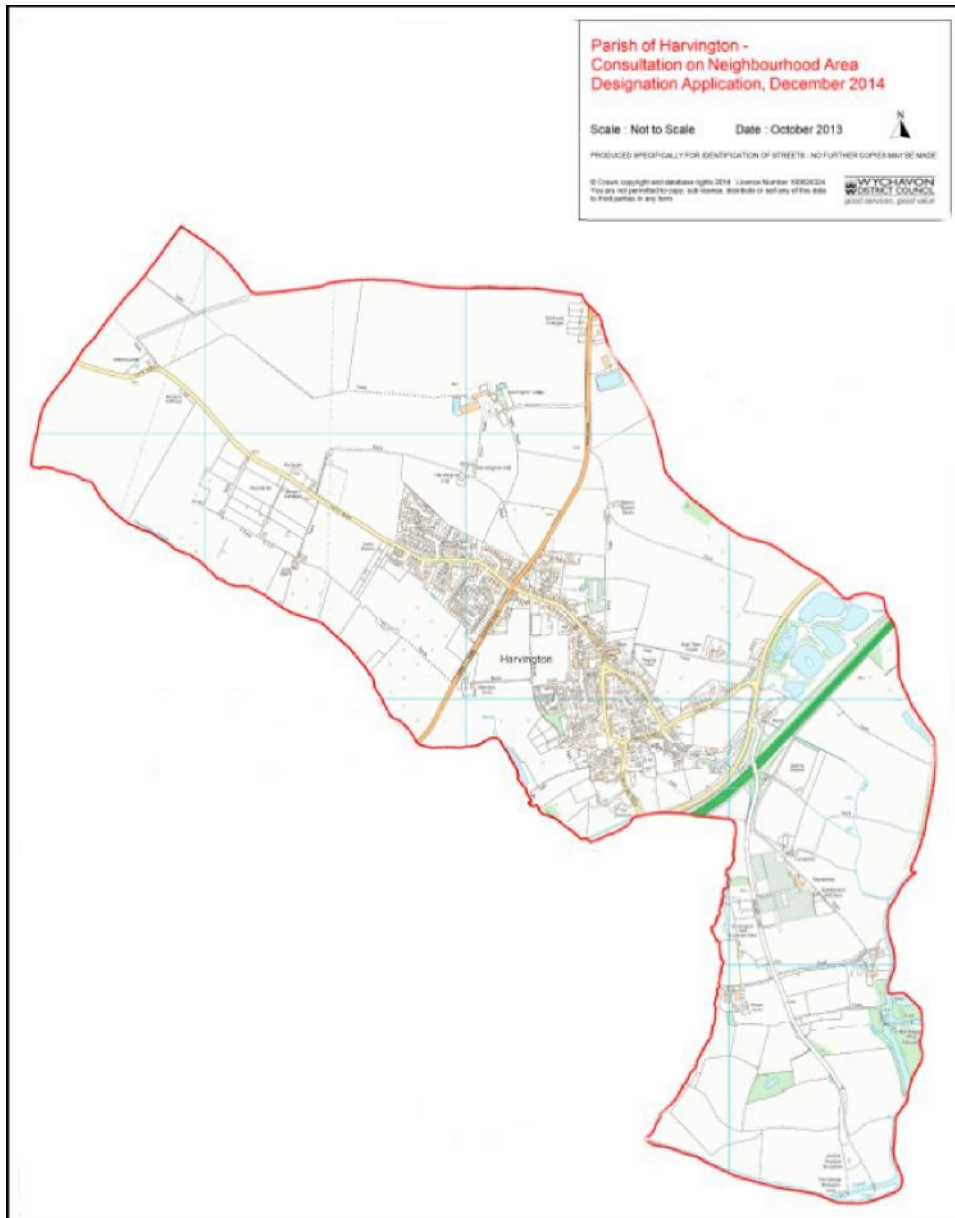
Section 3 Shows how the HNP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;

Section 4 Demonstrates conformity with the strategic policies contained within the South Worcestershire District Plan (SWDP) Core Strategy;

Section 5 Demonstrates compliance with the appropriate EU obligations.

The Neighbourhood Area

- 1.3 The HNP applies to the Parish of Harvington which is within Wychavon District. In accordance with Part 2 of the Regulations, Wychavon District Council (WDC), as the local planning authority, publicised the Neighbourhood Area application from Harvington Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.4 The application was approved by the Executive Board of WDC on 18th September 2019 and consequently the Parish of Harvington was designated as a Neighbourhood Area.
- 1.5 Harvington PC confirms that the HNP:
 - a) Relates only to the Parish of Harvington and to no other Neighbourhood Area/s; and
 - b) Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.



2 National Planning Policy Framework

2.1 The HNP must have appropriate regard to national policy. The following section describes how the HNP relates to the National Planning Policy Framework NPPF Dec 2023

Sustainable Development

2.2 The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context, sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.3 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – 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;
- b) a social objective – 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; and
- c) an environmental objective – 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 climate change, including moving to a low carbon economy.

2.4 Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

2.5 Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

2.6 Footnote 16 to paragraph 29 notes that:

Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area

2.7 In addition to contributing to the district's strategic development plan, Paragraph 71 adds that:

Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.

2.8 Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Harvington's plan contributes are:

- Delivering a sufficient supply of homes,
- Building a strong, competitive economy,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Making effective use of land,
- Achieving well-designed places,
- Protecting Green Belt land (*in Harvington's case: Local Green Spaces*),
- Meeting the challenge of climate change, flooding and coastal change,
- Conserving and enhancing the natural environment,
- Conserving and enhancing the historic environment.

2.9 The documents comprising the HNP submission include one entitled "Evidence, Reasoning and Justification" (ERJ). The ERJ explains, policy by policy, how each HNP policy contributes to the NPPF objectives, how it is empowered by the powers assigned to neighbourhood plans by NPPF and how it relates to policies in the district's SWDP.

2.10 The tables below summarise how HNP policies contribute to the sustainability objectives of the NPPF:

Achieving sustainable development

Policy EH1(B) ensures that sustainable development takes place without risk to the locally-significant trees and hedgerows, while policy EH1(C) seeks ecological harmony between development and local wildlife. Policy BT1 supports the sustainable development of local businesses, while BT4 encourages the sustainable growth of local tourism. Policy IH5 designates a development site which enables Harvington to play its part in sustainable housing development.

Plan making

Policy IH5 designates a development site which enables more residential development than is required by the SWDP's strategic allocation to the village.

Delivering a sufficient supply of homes

Policy IH1 sets a numerical target for the provision of more residential development than is required by the SWDP's strategic allocation to the village, while policy IH2 ensures that the size, type and tenure of homes meet the assessed needs of the local community.

Building a strong, competitive economy

Policy BT1 supports the expansion of employment sites and the formation of new businesses of a size and scale appropriate to a rural village. Policy BT3 supports the diversification of farm businesses, policy BT4 encourages the growth of the (locally-significant) tourism businesses and, in particular, policy BT5 supports the growth of the local camping and holiday caravan sites. Policy LFL1 offers support for improvements to local retail and hospitality outlets.

Promoting healthy and safe communities

Policy EH1(D) expresses the need to protect and expand the village footpath network, which research has shown is highly valued by residents. Policy EH2 designates twelve Local Green Spaces, which are of particular importance to villagers. Policy LFL1 protects and promotes village facilities, policy LFL2 allocates space for the future expansion of the First and Nursery school, policy LFL3 allocates additional recreational space at the rear of the Village Hall while policy BT2 encourages the growth of village retail and service outlets.

Promoting sustainable transport

Policy T1 reserves sites for community electric vehicle charging points and protects existing off-road parking areas so as to minimise the unsustainable use of local streets for parking. Policy T2 designates existing transport routes to be up-graded to cycle-ways, connecting with a district-wide network. Policy IH3 requires new developments to provide ground-level storage for cycles, mobility scooters and the like, so as to facilitate the use of sustainable modes of transport.

Making effective use of land

Policy IH4 promotes a sustainable balance between achieving an economically viable housing density and the NPPF requirement to foster a well-designed and safe environment. Policy IH5 allocates a specific development site, which is centrally-located for effective local access and avoids the need to consume higher-grade Best and Most Valued (BMV) land.

Achieving well-designed places

Policy EH3 details how developments can be designed in a manner appropriate to the village character and to their immediate setting. Policy IH3 requires new developments to provide off-road parking spaces related to the number of bedrooms, and policy IH4 recommends housing densities which lead to estate designs which will preserve or enhance the character of their village setting. Included in policy IH4 is a specific invitation to developers to offer innovative, sustainable architectural approaches to add to the rich gallery of vernacular domestic architecture – from Tudor times onwards – present in the village.

Protecting Green Belt land

Policy EH2 designates twelve Local Green Spaces. Once designated, NPPF requires these sites to be treated for planning purposes as if they were Green Belt land.

Meeting the challenge of climate change, flooding and coastal change

Policy EH6 requires developments to take into account their siting in relation to the flood plain of the River Avon. It also requires all developments to avoid risk to local water courses and to avoid off-site run-off. Policy IH6 encourages developments to make the most effective use of renewable energy, and requires developers to review the possibility of some specifically-local sources of renewable energy which may become available during the period of the HNP. Policies IH7 and IH8 encourage the development of local renewable energy sources.

Conserving and enhancing the natural environment

Policy EH1(A) focuses on the preservation of local agricultural and horticultural land, while policies EH1(B) and EH1(C) protect local trees, hedges, wildlife and biodiversity. Policy EH5 designates valued landscapes which provide spectacular views over the Vale of Evesham and encompass the Forest of Arden, the Cotswolds escarpment, Bredon Hill, the Forest of Dean, the Malvern Hills and the Lenches Ridge Environmental Character Area. These views are provided with defence against obscuring developments.

Conserving and enhancing the historic environment

Harvington contains one Grade 1 and twenty-three Grade 2 listed buildings. Part of the village is a conservation area. Policy EH3 requires developments to respond to local character, and have sympathetic regard to their immediate setting. Policy EH4 provides specific protection for an unusual feature at the edge of the Conservation Area – the skyline of the Anchor Lane 'holloway'.

2.11 The table below provides a matrix of the HNP policies against the relevant paragraphs of NPPF:

Harvington Neighbourhood Plan Policy ref.	NPPF Paragraph refs.
Environment and Heritage	
EH1 - Green Infrastructure	8, 98, 180-181, 185
EH2 - Local Green Spaces	105-106
EH3 - Responding to Local Character	125, 191, 195, 196 205-209
EH4 - Setting of Conservation Area 'holloway'	201-203, 205-213
EH5 - Valued Landscapes	180
EH6 - Flooding	157-159 165, 166
Local Facilities & Leisure	
LFL1 - Village Facilities	88, 97, 102, 103
LFL2 - Expansion of First and Nursery School	99
LFL3 - Expansion of the Village Hall	97
Business and Tourism	
BT1 - Employment Sites	8, 85
BT2 - Village Retail and Service Outlets	97
BT3 - Farm Diversification	88
BT4 - Tourism	88
BT5 - Static and Touring Holiday Caravans, Chalets and Camp-sites	88
Travel	
T1 - Sustainable management of private transport	108, 111, 116
T2 - Provision for Cycleways	110
Infrastructure and Housing	
IH1 - Housing Growth	82-83
IH2 - Housing mix	63
IH3 - Parking provision	108, 110-111, 114, 116, 135
IH4 - Density of development	128, 135, 137
IH5 - Designated development site	13, 28, 125
IH6 - Use of renewable energy	159, 161-162
IH7 - River energy	160, 163
IH8 - Solar energy farms	160, 163

3 Delivering Sustainable Development

The key ways that the HNP will contribute to the achievement of the NPPF's three overarching objectives of sustainable development are:

3.1 Economic objective

- The HNP offers local businesses sufficient land of the right type, and planning policy encouragement, to support growth and innovation in Harvington's economy,
- It encourages farm diversification and the growth of farm shops and similar rural enterprises,
- It recognizes and supports the special role which tourism plays in Harvington's economy,
- It identifies and encourages the development of local renewable energy infrastructure.

3.2 Social objective

- The HNP allocates the site and planning context for sufficient new homes to be built to meet the researched needs of the local community, and to exceed the village's allocation in the SWDP Strategic Plan,
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and expands the cycle routes, local green spaces and valued landscapes which support the community's health, social and cultural well-being,
- It pays special attention to mitigating the negative effects of increasing personal vehicle ownership in a village with narrow streets, and to supporting the emerging needs of electric vehicle owners who do not have on-site parking,
- It encourages the protection and expansion of the school, village hall and local businesses which serve the current and future needs of the community.

3.3 Environmental objective

- It protects the valued agricultural and horticultural land surrounding the village,
- It seeks a harmonious relationship between developments and the local flora and fauna,
- It ensures developments within or near the Conservation Area are undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets,
- It notes the recent impact of flooding in the village (which appears to be related to climate change) and requires all developments to defend the quality of local water courses and to minimise off-site run-off,

It encourages new developments to make effective use of renewable energy, and draws developers' attention to specifically-local opportunities for geothermal and river-sourced heat energy, which may be developed during the period of the Plan.

4 General Conformity with Strategic Local Policy

- 4.1 The HNP has been prepared with regard to national policies set out on the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2 The Development Plan for the HNP is the South Worcestershire Development Plan, adopted February 2016
- 4.3 Paragraph 13 of NPPF declares that:- *Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*
- 4.4 The HNP supports the delivery of the strategic policies of the SWDP, and contains no conflicts with these policies.
- 4.5 The HNP builds on, adapts or otherwise makes use of selected SWDP policies to suit the local environment and economy of Harvington.
- 4.6 The ways in which HNP policies build on SWDP policies are documented in detail in the policy-by-policy narrative contained in Harvington's Evidence, Reasoning and Justification (ERJ) document.

4.7 Strategic Environmental Assessment and Habitats Regulations Assessment

- A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening opinion was recorded by Wychavon District Council (WDC) in May 2018.
- The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- All three bodies have returned consultations which confirm they are in agreement that the HNP does not require an SEA.
- WDC also concluded that HRA screening was not required.
- It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

4.8 The table below provides a matrix indicating the relationship between HNP policies and SWDP policies:

Harvington Neighbourhood Plan Policy ref.	SWDP Policy refs.
Environment and Heritage	
EH1 - Green Infrastructure	1, 2, 5, 22
EH3 - Responding to Local Character	1, 5, 6, 24,
EH6 - Flooding	1, 28, 29, 30
Local Facilities & Leisure	
LFL1 - Village Facilities	1, 5
LFL2 - Expansion of First and Nursery School	1
Business and Tourism	
BT1 - Employment Sites	12
BT2 - Village Retail and Service Outlets	10
BT3 - Farm Diversification	10, 12
BT4 - Tourism	21, 24, 34, 35
BT5 - Static and Touring Holiday Caravans, Chalets and Camp-sites	36
Infrastructure and Housing	
IH1 - Housing Growth	2
IH2 - Housing mix	2, 14, 15, 20
IH3 - Parking provision	21
IH4 - Density of development	13
IH6 - Use of renewable energy	27
IH7 - River energy	2, 27
IH8 - Solar energy farms	2, 27

5 Compliance with the appropriate EU obligations.

- 5.1 The HNP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998