

# NEIGHBOURHOOD PLAN BASIC CONDITIONS STATEMENT

for

ALREWAS PARISH

DECEMBER 2017



Prepared by The Neighbourhood Plan Steering  
Group on behalf of Alrewas Parish Council



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## 1.0 Introduction

The Neighbourhood Development Plan is being submitted by Alrewas Parish Council which is the qualifying body for the Parish of Alrewas. The Parish is the designated area. The Plan covers a 16 year period 2013 – 2029. It is confirmed that there are no other Neighbourhood Development Plans in the area.

The policies in this Plan do not relate to excluded development namely 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.

This statement has been prepared by Alrewas Parish Council to accompany its submission to the Local Planning Authority, Lichfield District Council (LDC) Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Regulation 15 requires a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act. The Plan was prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

This statement addresses the basic conditions required of the regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act namely:

- has regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- make the order (or 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)
- contributes to the achievement of sustainable development
- does not breach, and is otherwise compatible with, EU obligations not have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.
- be compatible with human rights requirements

## 2.0 Conformity with National Planning Policy Framework and the Local Plan

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF) and to the Lichfield District Local Plan Strategy 2008 - 2029. The regard the Alrewas Neighbourhood Plan policies have made to the NPPF and the Local Plan Strategy is outlined in the table below

Policy Area	Text Summary	NPPF Reference	Emerging Local Plan Reference
COMMUNITY FACILITIES (CF)	<p>CF1 New development must not have any detrimental impact on existing community facilities in respect of public footpaths, playing fields and access to public open spaces.</p> <p>CF2 Improvements to the quality/range of community facilities including schools and healthcare provision will be supported subject to such development respecting local character and ease of access.</p>	<p>NPPF para. 28, 70, 73, 74</p> <p>. NPPF para. 72</p>	<p>“Vision for Alrewas” Policies</p> <p>Alr 1 Alrewas Environment</p> <p>Alr2 Alrewas Services and Facilities</p>
TRAFFIC AND TRANSPORT (TT)	<p>TT1 Developments must identify a realistic level of traffic they will generate and provide detailed traffic impact statements in respect of parking, congestion pedestrians, cyclists and road safety.</p> <p>TT2 Supports projects which enable safe sustainable pedestrian and cycle access from the village centre across the the A38 to the eastern edge of the village, the National Memorial Arboretum, The National Forest Way and the Central Rivers Initiative Area.</p> <p>TT3 Supports projects to re-open the railway station.</p> <p>TT4 Supports projects to improve public parking</p> <p>TT5 Supports improvement to road safety</p> <p>TT6 Supports proposals to reduce air and noise pollution</p>	<p>NPPF para. 32</p> <p>NPPF para. 30</p> <p>. NPPF para. 30</p> <p>NPPF para 39 40</p> <p>NPPF para 35</p> <p>NPPF para 30 39</p>	<p>Policy Alr 1 Alrewas Environment</p>

<p>PUBLIC REALM(PR)</p>	<p>PR1 Protection and enhancement of publicly accessible open space, the rural and canal side environment will be supported together with maintenance or improvements to public rights of way.  PR2 Developments must protect public rights of way and access points ensuring disabled access where reasonably possible.  PR3 Support for improvements to public realm design, street furniture, material specifications, lighting etc appropriate to the village and the Conservation Area which limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.  PR4 Protection of trees and hedges and further tree planting.</p>	<p>. NPPF para 69 75 109 126   NPPF para 69 75   NPPF para 57 125 126   NPPF para 109 117</p>	<p>Alr2 Alrewas Services and Facilities</p>
<p>ENVIRONMENT AND CONSERVATION (EC)</p>	<p>EC1 A high quality of design, form and layout must be achieved consistent with the village character.  EC2 Protecting and enhancing the historic and natural environment, particularly the conservation areas.  EC3 Protection of significant views  EC4 Protection of local green space</p>	<p>NPPF para 56-58 126   NPPF para. 58 109 123 126  NPPF para 109 123  NPPF para 73 74 75 75 77</p>	<p>Alr 1 Alrewas Environment NR 7 Cannock Chase Special Area of Conservation</p>

<p>HOUSING DEVELOPMENT (H)</p>	<p>H1 Housing provision. Development proposals within the Village Settlement Boundary will be supported and the target in the local plan of 180 houses will be met.  H2 Small scale infill and development of brownfield sites will be supported  H3 Small scale development within two local hamlets will be supported.  H4 Flood mitigation. Development proposals of appropriate scale will need to demonstrate its location takes geology, flood risk and natural drainage into account, design includes appropriate drainage systems and does not increase the risk of flooding elsewhere.  H5 Affordable housing in line with local plan strategy of up to 40% of new dwellings will be provided as affordable housing. All resulting affordable housing units will need to comply with local lettings plan in accordance with Lichfield District Council Allocations Policy.  H6 Provision of affordable housing on rural exception sites which meet the criteria in accordance with Lichfield Local Plan Strategy will be supported.</p>	<p>NPPF para 47 48   NPPF 111   NPPF para 55   NPPF para 94 99 100 103   NPPF para. 47 50 54   NPPF para.50 54 58 55</p>	<p>Alr 1 Alrewas Environment  Alr2 Alrewas Services and Facilities  Alr 3 Alrewas Economy  Alr4 Alrewas Housing</p>
<p>ECONOMIC DEVELOPMENT (ED)</p>	<p>ED1 Small scale expansion of existing employment premises will be supported  ED2 Small scale commercial development and expansion or diversification of existing businesses will be supported  ED3 Commercial Development East of A38 including the re-opening of Alrewas Station will be supported.  ED4 Support for existing shops and services. Development that results in the loss of shops or public houses as a result of proposals for change of use will be resisted.  ED5 Development providing facilities will be supported</p>	<p>NPPF para 28 70   NPPF para 110 123   .NPPF para. 70 110 123.  NPPF para.28.70   NPPF para28</p>	<p>Core Policy 7  Alr2 Alrewas Services and Facilities  Alr 3 Alrewas Economy  Alr4 Alrewas Housing</p>

### **3.0 Contribute to the Achievement of Sustainable Development**

The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The Alrewas Neighbourhood Plan must contribute to sustainable development as defined in 3.2 below.

The Alrewas Neighbourhood Plan aims to maintain and enhance Alrewas Parish as a vibrant community. The underpinning factor is delivering sustainable development for the community to enable change that the community needs whilst protecting what is valued and to ensure it is self-sustaining over the long term. Sustainable development which follows the NPPF definition needs to balance the three dimensions of social, economic and environmental.

**3.1 Social** The Plan aims to ensure a long term strategy which provides for sustainable, proportionate, incremental growth, sympathetic to Alrewas' unique heritage and sensitive to its man-made and natural constraints. The policies aim to protect and retain existing facilities and ensure developments give adequate consideration to the capacity of local services in particular the local school and health centre.

The Plan seeks to provide an appropriate mix of high quality affordable and adaptable new homes to meet the demands of the local community.

**3.2 Economic** goals for Alrewas are to protect the existing retail provision and to provide opportunities for new commercial enterprise and encourage travel and tourism by co-operation with the Canal and Rivers Trust, the National Memorial Arboretum and the National Forest.

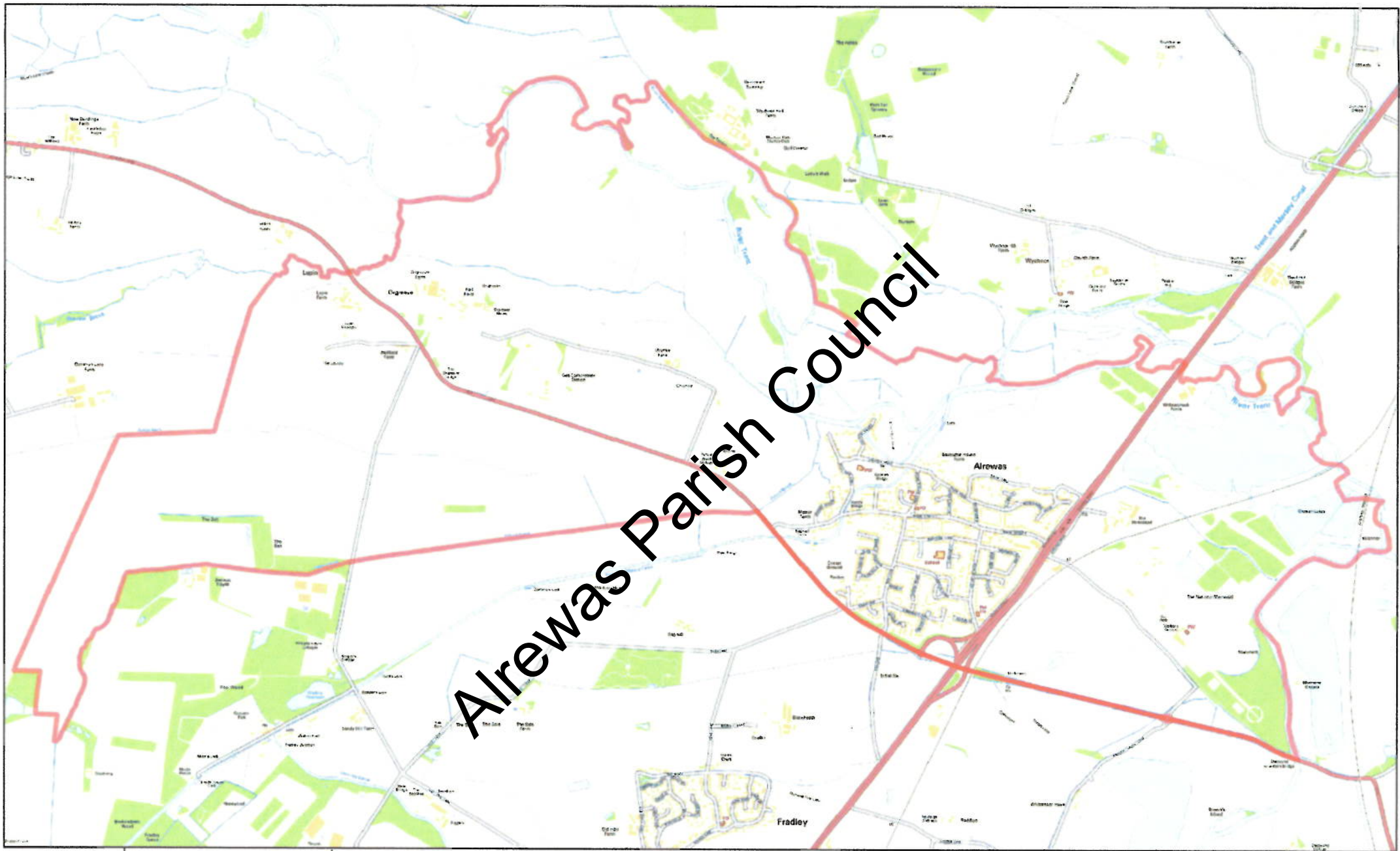
**3.3 Environmental** goals of the Neighbourhood Plan are to protect and enhance the quality of the built and natural environment. The plan ensures that any future development will deliver these key elements through high quality design, landscaping, natural environment and access to surrounding areas. The plan has regard to the protection and enhancement of listed buildings and conservation areas

### **4.0 Compatible with EU Obligations**

SEA and HRA screening report associated with this document.

The Plan would have no likely significant effects on the environment or European Sites. Alrewas Parish falls within the 15km zone of influence of the Cannock Chase SAC, this is addressed by the Environment and Conservation policy which addresses potential adverse effects of development.

It is considered that the Alrewas Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.



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**Alrewas Parish Map - April 2011**

Scale: <b>1:15,718</b>	Date: April 2011
Drawn By:	■
Drawing No:	■

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