

Basic Conditions Statement

This Basic Conditions Statement has been prepared in support of the Elford Neighbourhood Plan (ENP) and demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land) is submitted by a qualifying body, covers a stated plan period, and identifies a designated neighbourhood area.

The core basic conditions for Neighbourhood Plans, as required by paragraph 8 of schedule 4B of the Town and Country Planning Act 1990 (as amended), are as follows:

- Having regard to national policies and advice contained in the National Planning Practice Framework;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- 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.

Basic Condition	Statement	Evidence/Reference
<p>The plan is related to the use and development of land and does not include excluded development</p>	<p>The Elford Neighbourhood Plan relates to planning matters (the use and development of land) and does not deal with 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. Policies within the plan seek to control development of a variety of types including residential, leisure / tourism, and employment uses.</p>	<p>See submission draft plan</p>
<p>The Elford Neighbourhood Plan is being submitted by a qualifying body</p>	<p>The Elford Neighbourhood Plan is submitted by Elford Parish Council, which is a qualifying body as defined by the Localism Act 2011.</p>	<p>See submission draft plan</p>
<p>The Elford Neighbourhood Plan covers a stated plan period</p>	<p>The Elford Neighbourhood Plan covers a plan period from 2015 to 2029, a period of 15 years. This reflects the Local Plan (Lichfield's Local Plan Strategy, adopted 2015).</p>	<p>See submission draft plan</p>
<p>The Elford Neighbourhood Plan covers a designated Neighbourhood Area</p>	<p>The Elford Neighbourhood Plan covers a neighbourhood area, as designated by Lichfield District Council in August 2015. The neighbourhood area relates only to the Parish of Elford and does not include in whole or part any other neighbourhood area. It is the only Neighbourhood Development Plan (NDP) in the designated area and no other NDP exists or is emerging for any part of the designated area.</p>	<p>See Appendix 1</p>

<p>The Elford Neighbourhood Plan is in conformity with the NPPF</p>	<p>In order to ensure that the Elford Neighbourhood Plan conforms to the National Planning Policy Framework (NPPF), an Assessment of Compliance has been undertaken. Table 1 in Appendix 2 demonstrates how the final proposed policies all link back into the 13 topics of ‘delivering sustainable development’ in the NPPF, thus fully supporting the strategy established at national level. As previously noted in this table, this document does not consider minerals and waste planning and as such there can be no contribution made by any policies within the Neighbourhood Plan to this topic. However, by the same effect, the plan is not considered to conflict with possible minerals and waste planning.</p>	<p>See Appendix 2 – Assessment of Compliance Table 1</p>
<p>The Elford Neighbourhood Plan contributes to sustainable development as set out by the NPPF</p>	<p>The policies within Elford’s Neighbourhood Plan promote the principles of sustainable development, as set out in the NPPF. Paragraph 7 of the NPPF sets out sustainable development as consisting of the following factors:</p> <ul style="list-style-type: none"> • to contribute to building a strong, responsive, and competitive economy; • to support strong, vibrant, and healthy communities; and • to contribute to protecting and enhancing the natural, built, and historic environment. <p>As demonstrated in the Assessment of Compliance Table 1, the Elford Neighbourhood Plan is compliant with the NPPF which has an overarching aim of promoting sustainable development in terms of economic, social, and environmental issues. The policies in the Elford Neighbourhood Plan all help deliver one or more element of sustainable development.</p>	<p>See Appendix 2 – Assessment of Compliance Table 1</p>

<p>The Elford Neighbourhood Plan is in conformity with the Lichfield District Local Plan Strategy (2015)</p>	<p>In order to ensure that the Elford Neighbourhood Plan conforms to Lichfield District Council’s Local Plan Strategy, an Assessment of Compliance has been undertaken – see Table 2 in Appendix 2. The relevant strategic policies in the Core Strategy were agreed upon with the Local Planning Authority.</p>	<p>See Appendix 2 – Assessment of Compliance Table 2</p>
<p>The Elford Neighbourhood Plan is in conformity with the appropriate EU regulations</p>	<p><i>Habitats Regulations:</i> A Habitat Regulations Assessment has been conducted by the Local Planning Authority, who did not envisage that any of the development that would be consented by this framework will affect any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. It is not envisaged that any of the proposals covered in this plan would affect either of these designated areas.</p> <p><i>Environmental Impact:</i> The Elford Neighbourhood Plan does not allocate sites for development. The document is the lowest level of plan adoption within the Local Planning Authority (LPA) area, and does not influence the preparation of other plans. It is designed to promote sustainable development - in line with guidance contained in the National Planning Policy Framework.</p> <p>It is not envisaged that over the life span of the Plan (up to 2029) that the supported development in the Development Plan would individually or cumulatively have a significant affect when measured against the thresholds within Article 3.5.</p> <p><i>Human rights:</i> The plan has been positively prepared to ensure none of the policies infringe on any human rights from the Human Rights Act 1998.</p>	<p>See submission draft plan</p>

Appendices:

Appendix 1 – Designated Neighbourhood Area

Appendix 2 – Assessment of Compliance Tables:

- **Table 1: National Planning Policy Framework**
- **Table 2: Lichfield District Council Local Plan Strategy**

Appendix 2 - Assessment of Compliance Table
 Table 1 - Assessment of Compliance Table - NPPF

National Planning Policy Framework	√ Compliment	~ Not applicable	x A conflict may occur										
	1 - Building a strong, competitive economy	2 - Ensuring the vitality of town centres	3 - Supporting a prosperous rural economy	4 - Promoting sustainable transport	5 - Supporting high quality communications infrastructure	6 - Delivering a wide choice of high quality homes	7 - Requiring good design	8 - Promoting healthy communities	9 - Protecting Green Belt Land	10 - Meeting the challenge of climate change, flooding and coastal change	11 - Conserving and enhancing the natural environment	12 - Conserving and enhancing the historic environment	13 - Facilitating the sustainable use of minerals
Elford NP Policies:													
Strategic Policy													
S1 - Strategic Policy	√	√	√	√	√	√	√	√	√	~	√	√	~
Local Services and the Rural Economy													
LS1 Encouraging Appropriate Local Enterprise	√	√	~	~	√	~	~	~	~	~	~	~	~
LS2 Community Facilities	√	√	√	~	~	~	√	~	~	~	~	~	~
LS3 Support Improvements to Leisure Facilities	√	√	~	~	~	~	√	√	~	~	~	~	~
LS4 Agricultural Activities	√	~	√	~	~	~	√	~	√	√	√	~	~
Housing Development													
HD1 Housing Types Mix	~	~	~	~	~	√	√	~	~	~	~	~	~
HD2 Quantum of Housing Development	~	~	√	~	~	√	√	~	√	~	√	√	~
HD3 Infill Policy	~	√	√	~	~	√	√	~	~	~	~	~	~
HD4 Replacement Dwellings	~	√	√	~	~	√	√	~	~	~	~	~	~
Building Design, Local Character and Heritage													
DH1 Design of New Development	~	√	√	~	√	~	√	~	~	√	~	~	~
DH2 Heritage Assets	~	√	~	~	~	~	√	~	~	~	~	√	~
DH3 Key Views	~	~	~	~	~	~	√	~	~	~	√	~	~
DH4 Design for Streets and Footpaths	~	√	√	√	~	~	√	√	~	~	~	~	~
The Natural Environment													
E1 Renewable Energy Development	~	~	√	~	~	~	√	~	~	√	√	~	~
E2 Local Green Space	~	√	√	~	~	~	√	√	√	~	√	√	~
E3 Green Infrastructure and Green Links	~	~	~	~	~	~	~	√	√	√	√	~	~
E4 Biodiversity	~	~	~	~	~	~	~	√	~	~	√	~	~
Managing Development													
MD1 Parking Standards	~	√	~	~	~	~	√	~	~	~	~	~	~
MD2 Sustainable Transport	√	√	√	√	~	~	√	~	~	√	~	~	~
MD3 Sustainable Design and Construction	√	√	~	~	~	~	√	~	~	~	~	~	~
MD4 Flood Risk Management	~	~	~	~	~	~	√	~	~	√	~	~	~
MD5 Traffic	~	√	~	√	~	~	√	√	~	~	~	~	~

