

Fradley Neighbourhood Plan 2017-2029



Basic Conditions Statement

March 2018

1 Introduction

- 1.1 This Basic Conditions Statement has been produced to accompany the Fradley Neighbourhood Plan (referred to as 'the Plan').
- 1.2 The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (AsAmended)
- 1.3 Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 4. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 5. 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);
 6. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 7. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. 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 etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4 This document sets out how the Plan meets the Basic Conditions.

Key statements

- 1.5 The Plan has been prepared by the Fradley Neighbourhood Plan Steering Group of behalf of Fradley Parish Council. Lichfield District Council (LDC), as the local planning authority, designated the Fradley Neighbourhood Area in December 2014 to enable Fradley Parish Council to prepare the Plan.

¹ There are two further basic conditions (2 and 3) which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

- 1.6 The Plan sets out policies that relate to the development and use of land within only the Fradley Neighbourhood Area. The Fradley Neighbourhood Area as designated by LDC in December 2014 is shown in Figure 1 below.
- 1.7 The Plan does not relate to more than one neighbourhood area. It is solely related to the Fradley Neighbourhood Area designated by LDC in December 2014.
- 1.8 There are no other adopted Neighbourhood Development Plans that cover the Fradley Neighbourhood Area.
- 1.9 The Plan covers the period from 2017-2029. The FNP Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over this plan period.

Figure 1: Fradley Neighbourhood Area



2. Basic condition (i)- conformity with national planning policy

2.1 To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').

National Planning Policy Framework

2.2 The NPPF has 13 key objectives which are:

- 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

2.3 This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.

2.4 The Plan has 8 principal objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

2.5 Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.1: Assessment of the Plan objectives against NPPF goals

Plan objective	Relevant NPPF goal
Character	
1. To provide an appropriate mix of community, leisure and retail facilities that are accessible to both Fradley village and Fradley South to address the growing needs of the community	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy communities
2. To protect and enhance the integrity of the environment (including the historic environment) and to maintain a close relationship between village and countryside	<ul style="list-style-type: none"> • Requiring good design • Promoting healthy communities • Protecting Green Belt land • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
3. To resist the coalescence of Fradley with neighbouring villages or Lichfield	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Conserving and enhancing the natural environment
4. To retain an attractive and distinctive built environment with appropriate access to green space	<ul style="list-style-type: none"> • Supporting high quality communications infrastructure • Delivering a wide choice of high quality homes • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
5. To develop and grow cycle paths and footpaths through the neighbourhood area	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy communities
6. To minimise the impact of vehicular movement and parking	<ul style="list-style-type: none"> • Promoting sustainable transport
7. To provide the potential for start-up businesses to thrive and grow	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Supporting a prosperous rural economy
8. To promote social cohesion within the community	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy communities

Table 2.2: Assessment of how each policy in the Plan conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY FRANP1: FRADLEY VILLAGE SETTLEMENT BOUNDARIES	58, 69, 111	This policy states that development in the neighbourhood area should primarily be within the village settlement boundary as defined on the Local Plan Policies Map. This is in line with NPPF objective of protecting the natural environment by ensuring that development is directed to the existing built up area or appropriate edge of centre sites.
POLICY FRANP2: EXISTING COMMUNITY FACILITIES	23, 61, 69, 70	This policy contributes to the NPPF objective of promoting for healthy communities. National policy supports proposals for appropriately located community and leisure facilities, which address the needs of the community (in particular older residents).
POLICY FRANP3: PROVISION OF NEW/EXPANDED SPORTS FACILITIES	28, 70, 73, 74, 171	This policy contributes to the NPPF objective of promoting for healthy communities. The Plan focuses on sports facilities in this particular policy. These include football pitches and cricket pitches with appropriate supporting facilities.
POLICY FRANP4: PROVISION OF A COMMUNITY HUB	28, 69, 70	This policy contributes to the NPPF objective of promoting healthy communities. The policy facilitates the provision of a community hub comprising a public house and meeting space where members of the community who might not otherwise come into contact can meet. Community hub facilities are considered to be important social, recreational and cultural services that the community needs.
POLICY FRANP5: PROVISION OF PLAY AND YOUTH FACILITIES	69, 70	This policy contributes to the NPPF objective of promoting healthy communities and focuses on young people in particular. This policy does this by promoting the provision of play and youth facilities in locations that are able to support the existing community.
POLICY FRANP6: CHARACTER AND DESIGN	17, 56, 57, 58, 60, 126	This policy contributes to the NPPF objective of requiring good design in the built environment. National policy encourages neighbourhood plans to develop design policies that ensure development responds to local character and history and reflects the local identity. This policy contributes to this aim by ensuring new development proposals contribute to the local distinctiveness of Fradley, with high quality, sustainable and inclusive design.
POLICY FRANP7: LOCAL GREEN SPACES	53, 70, 74, 76, 77, 114, 123	Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces. This policy designates seven areas as Local Green Spaces that are protected from development, unless the proposal provides local community infrastructure.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY FRANP8: MINIMISING THE LANDSCAPE IMPACT OF DEVELOPMENT	109, 113, 170	This policy contributes to the NPPF objectives of conserving and enhancing the natural environment. The policy seeks to minimise the impacts of development in respect of existing natural and heritage features that make up landscape areas.
POLICY FRANP9: SMALL-SCALE COMMERCIAL DEVELOPMENT	21, 23, 51	The policy contributes to the NPPF objectives of building a strong, competitive economy and ensuring the vitality of town centres. The policy does this by supporting the key economic and social functions provided by small-scale commercial development. This policy refers to office and/or light industrial (B1-class) employment facilities.
POLICY FRANP10: PROVISION FOR DISTRIBUTION VEHICLES	31, 35, 39	This policy contributes to the NPPF objective of promoting healthy communities by ensuring adequate provision is made to meet the needs of HGV drivers.
POLICY FRANP11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES	9, 35, 69	This policy contributes to the NPPF objective of promoting sustainable transport. The NPPF encourages neighbourhood plans to exploit opportunities for the use of sustainable transport modes by safe secure layouts which minimise conflicts between traffic and cyclists or pedestrians. The policy promotes opportunities for cycling and walking for instance through the provision of facilities and contributions to local infrastructure layouts, routes and solutions.
POLICY FRANP12: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS	32	This policy contributes to the NPPF objective of promoting sustainable transport by ensuring that all Transport Assessments or Statements address the cumulative transport impact on particular road junctions. This policy identifies three specific locations.
POLICY FRANP13: RESIDENTIAL PARKING	39	This policy contributes to the NPPF objective of promoting sustainable transport and specifically addresses para. 39 of the NPPF which states that local parking standards for residential development should take into account accessibility, type, mix and use of development, availability and car ownership levels. There is an increased need for residential and off-street parking to minimise obstruction in Fradley.
POLICY FRANP14: MEETING THE HOUSING AND CARE NEEDS OF OLDER PEOPLE	47, 50	This policy contributes to the NPPF objective of delivering a wide choice of high quality homes, in particular for older people. This policy states in particular the need for 2- and 3-bed units to meet the needs of older people although equally such provision could be suitable to meet other needs.

- 2.6 The development of the SNP has also fully taken into account the guidance provided in the National Planning Practice Guidance on these matters and also generally on the approach to preparing a neighbourhood plan. Of particular note are the following:

“Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.”

Paragraph: 040 Reference ID: 41-040-20160211

- 2.7 The FNP Steering Group has worked closely with Lichfield District Council (LDC) throughout the process. LDC has shared key evidence documents such as its SHLAA and SHMA with the Steering Group.

3 Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 3.2. For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’.² The Forum has prepared a Sustainability Report, which, along with the wider evidence base, demonstrates how the Plan guides development towards sustainable solutions. The Sustainability Report has been submitted at Regulation 16 stage as part of the evidence base supporting the Plan and should be read alongside this Basic Conditions Statement.
- 3.3. Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of Plan objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’ and ‘Ensure the viability of town centres’	
FNP Objectives	<p>1. To provide an appropriate mix of community, leisure and retail facilities that are accessible to both Fradley village and Fradley South to address the growing needs of the community</p> <p>7. To provide the potential for start-up businesses to thrive and grow</p>
FNP Policies	<p>POLICY FRANP1: FRADLEY VILLAGE SETTLEMENT BOUNDARIES</p> <p>POLICY FRANP4: PROVISION OF A COMMUNITY HUB</p> <p>POLICY FRANP9: SMALL-SCALE COMMERCIAL DEVELOPMENT</p>
Commentary	<p>The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meet the twin challenges of global competition and of a low carbon future.</p> <p>The Plan seeks to contribute to the delivery of this national aim by ensuring the viability of the neighbourhood centre (including its retail uses) and supporting infrastructure within the settlement boundary.</p> <p>There are a great number of jobs principally in the warehousing and distribution sector in Fradley. However, many people are seeking jobs in the growing service and IT sectors, with much of this growth being through start-ups and micro-businesses. Policy FRANP9 recognises the need to provide for small-scale office and industrial employment facilities and workspaces to meet the community’s needs.</p>

² Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306

	<p>Policies FRANP1 and FRANP9 in the Plan concerning the delivery of economic sustainability are related to one another, as the small-scale commercial development applies within the village settlement boundaries and larger scale commercial activities within the Fradley Park employment area. Policy 4 is included as it recognises the need for a flexible workspace in the community hub that could be used as a meeting room as part of its wider offer.</p> <p>In these ways, the Plan seeks to contribute to building a strong, responsive and competitive economy.</p>
Deliver social sustainability	
NPPF definition – ‘Support strong vibrant and healthy communities’	
FNP Objectives	1. To provide an appropriate mix of community, leisure and retail facilities that are accessible to both Fradley village and Fradley South to address the growing needs of the community
FNP Policies	<p>POLICY FRANP2: EXISTING COMMUNITY FACILITIES</p> <p>POLICY FRANP3: PROVISION OF NEW/EXPANDED SPORTS FACILITIES</p> <p>POLICY FRANP4: PROVISION OF A COMMUNITY HUB</p> <p>POLICY FRANP5: PROVISION OF PLAY AND YOUTH FACILITIES</p> <p>POLICY FRANP11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES</p> <p>POLICY FRANP14: MEETING THE HOUSING AND CARE NEEDS OF OLDER PEOPLE</p>
Commentary	<p>The Plan seeks to ensure the local community’s needs and interests are met to make Fradley a desirable place to live. This has been achieved through the provision of community infrastructure projects such as new football and cricket pitches, along with changing rooms and social facilities and new play and youth facilities that will also contribute to a healthier community. A community hub is included in the Plan consisting of a library, pub and space for a range of community activities.</p> <p>In addition, the Plan focuses on improving cycle, walking and disability routes, which not only helps create a healthier community, but also one that is more inclusive.</p> <p>An increase in housing numbers is sought in Fradley, but in particular to meet the needs of older people, as the proportions of older people is expected to increase over the Plan period. The Plan also proposes a mix of dwelling types, sizes and tenures that will promote the delivery of supported housing and care homes. There is a specific need for bungalows and 2- and 3- bed units that fits well with the type of housing sought by older people.</p> <p>In these ways, the policies in the Plan that are identified above seek to support a strong, vibrant and healthy community.</p>
Deliver environmental sustainability	
NPPF definition – ‘Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change’	
FNP Objectives	<p>2. To protect and enhance the integrity of the environment (including the historic environment) and to maintain a close relationship between village and countryside</p> <p>3. To resist the coalescence of Fradley with neighbouring villages or Lichfield</p> <p>4. To retain an attractive and distinctive built environment with appropriate access to green space</p>

	<p>5. To develop and grow cycle paths and footpaths through the neighbourhood area</p> <p>6. To minimise the impact of vehicular movement and parking</p>
FNP Policies	<p>POLICY FRANP1: FRADLEY VILLAGE SETTLEMENT BOUNDARIES</p> <p>POLICY FRANP6: CHARACTER AND DESIGN</p> <p>POLICY FRANP7: LOCAL GREEN SPACES</p> <p>POLICY FRANP8: MINIMISING THE LANDSCAPE IMPACT OF DEVELOPMENT</p> <p>POLICY FRANP10: PROVISION FOR DISTRIBUTION VEHICLES</p> <p>POLICY FRANP11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES</p> <p>POLICY FRANP12: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS</p> <p>POLICY FRANP13: RESIDENTIAL PARKING</p>
Commentary	<p>In order to protect and enhance Fradley’s environment, the Plan seeks to protect and enhance green spaces and the built environment. Policy FRANP1 provides a clear spatial strategy which directs development to within and adjacent to its settlement boundaries. Fradley is a settlement comprising of two key parts; the original smaller residential area known as Fradley village and the more recent housing development known as Fradley South. The separation and the lack of physical and social cohesiveness is a driver for new development and improvements to access routes.</p> <p>The Plan raises the importance of the impact that new development could have on the overall visual appearance of the Neighbourhood Plan area and dilute the character. Therefore, development must respect the rich heritage and local distinctiveness of Fradley that also demonstrate high quality, sustainable and include design.</p> <p>Development proposals to improve cycling and walking are supported in the Plan, as well ensuring residents can access public transport, which encourage an alternative to polluting vehicles and energy sources. Clearer movement routes with networking walkways can provide health benefits, facilitate less congestion and provide a safer environment.</p> <p>In addition, the Plan seeks to lead the provision of facilities for car and vehicle users, in particular distribution vehicles. The lack of parking for vehicle users is not only detrimental to visual aspect of the environment in Fradley, but can also be a safety issue.</p> <p>In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of Fradley.</p>

- 3.4. As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

4.1 The development plan³ currently consists of the following:

- Lichfield District Local Plan 2015
- Lichfield Local Plan saved policies 1998

4.2 Table 4.1 details the SNP policies alongside a consideration of how they are in general conformity with the strategic policies in the Mid Suffolk Core Strategy, the Core Strategy Focussed Review, and the saved Mid Suffolk Local Plan and First Alteration policies.

4.3 Where a policy is not identified in Table 4.1, it is considered that the SNP does not contain any policies that directly relate to it.

Table 4.1: Assessment of conformity with policies in the development plan

FNP Policy	Lichfield District Local Plan Policy 2015	Lichfield Local Plan saved policies 1998	Commentary
POLICY FRANP1: FRADLEY VILLAGE SETTLEMENT BOUNDARIES	Policy Frad 1: Fradley Environment Policy Frad 2: Fradley Services & Facilities Core Policy 1: The Spatial Strategy		This policy supports the Fradley Neighbourhood Plan objective to provide community, leisure and retail facilities that are accessible to both Fradley village and Fradley South. In addition, it protects and enhances the integrity of the environment beyond the Fradley village settlement boundary and to maintain a close relationship between village and countryside.
POLICY FRANP2: EXISTING COMMUNITY FACILITIES	Policy Frad 2: Fradley Services & Facilities Core Policy 4: Delivering our Infrastructure	Policy EA.1: Fradley Airfield Industrial Proposals (section 6)	This policy supports the Fradley strategic objective to provide an appropriate mix of community, leisure and retail facilities to address the growing needs of the community. This also contributes to the Lichfield District Local Plan saved policy EA1 of Fradley Airfield Industrial Proposals. It states that provision should be made for new social, community and recreation facilities to be provided to support development.

³ Matters relating to minerals and waste are not within the remit of a neighbourhood plan so have been excluded from this assessment

FNP Policy	Lichfield District Local Plan Policy 2015	Lichfield Local Plan saved policies 1998	Commentary
POLICY FRANP3: PROVISION OF NEW/EXPANDED SPORTS FACILITIES	Policy Frad 2: Fradley Services & Facilities Policy HSC2: Playing Pitch & Sport Facility Standards Core Policy 11: Participation in Sport & Physical Activity	Policy B.6: Indoor Leisure	This policy relates to the need to improve Fradley's services and facilities in Lichfield District Local Plan. Sports pitches will be provided with a minimum of 2 football pitches and a cricket pitch. Opportunities to provide a sports and social club and associated facilities should be explored according to the Local Plan. This will improve health and well being of the community and will assist in social cohesion.
POLICY FRANP4: PROVISION OF A COMMUNITY HUB	Policy Frad 2: Fradley Services & Facilities Core Policy 4: Delivering our Infrastructure		This policy contributes to the need for a greater provision of community facilities, including a community hub. This will create a more cohesive sustainable settlement and encourage community participation and inclusion through the development of shared community spaces.
POLICY FRANP5: PROVISION OF PLAY AND YOUTH FACILITIES	Policy Frad 2: Fradley Services & Facilities	Policy B.6: Indoor Leisure	This policy relates to policy FRANP7 of providing open green spaces, and this particular policy ensures facilities are provided for young people, including sports facilities and recreation zones. Social infrastructure provision is a key priority in Lichfield District Local Plan, in particular primary education facilities, which should include nursery provision to improve social cohesiveness.
POLICY FRANP6: CHARACTER AND DESIGN	Policy Frad 1: Fradley Environment Policy Frad 4: Fradley Housing Core Policy 14: Our Built & Historic Environment	Policy C.2: Character of Conservation Area Policy C.7: Buildings out of scale or character	This policy ensures high quality development that does not affect the natural and historical environment. This supports Fradley's Neighbourhood Plan objective to protect and enhance the environment and also to retain an attractive and distinctive built environment.

FNP Policy	Lichfield District Local Plan Policy 2015	Lichfield Local Plan saved policies 1998	Commentary
POLICY FRANP7: LOCAL GREEN SPACES	Policy Frad 1: Fradley Environment Policy NR1: Countryside Management Policy NR2: Development in the Green Belt Policy HSC2: Playing Pitch & Sport Facility Standards		This policy supports the Lichfield District Local Plan Policy Frad1: Fradley Environment. It takes into consideration FNP's objective is to protect and enhance the integrity of the environment and this policy identifies local green spaces that are special to the community. All of these spaces are additional to those protected in the 1998 Local Plan.
POLICY FRANP8: MINIMISING THE LANDSCAPE IMPACT OF DEVELOPMENT	Policy Frad 1: Fradley Environment Policy Frad 4: Fradley Housing Policy NR5: Natural & Historic Landscapes		This policy seeks to ensure that any developments or redevelopments do not impact on the landscape and visual aspect of the environment. This relates to the wider strategic NP objective of protecting and enhancing the integrity of the environment. Where natural features have to be removed, development proposal should incorporate new green infrastructure.
POLICY FRANP9: SMALL-SCALE COMMERCIAL DEVELOPMENT	Policy Frad 3: Fradley Economy Core Policy 7: Employment & Economic Development	Policy Emp.2: Existing Industrial Areas	This policy supports the strategic aim to provide the potential for start-up businesses to thrive and grow. Employment opportunities should be created to fulfill resident's aspirations for different employment offer in the area and to encourage an enterprise culture for all residents of Fradley. This policy is in line with the requirements of Policy FRANP4, where a community hub could also provide flexible workspace.
POLICY FRANP10: PROVISION FOR DISTRIBUTION VEHICLES	Policy Frad 2: Fradley Services & Facilities Policy IP1: Supporting & Providing our Infrastructure		This policy seeks to improve services and infrastructure for distribution and heavy goods vehicles. This supports Lichfield District Local Plan that aims to enable safe and convenient connections between the community and local facilities, which in this instance, relates to drivers and the provision of basic facilities such as toilets and washing.

FNP Policy	Lichfield District Local Plan Policy 2015	Lichfield Local Plan saved policies 1998	Commentary
POLICY FRANP11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES	Policy Frad 1: Fradley Environment Policy Frad 2: Fradley Services & Facilities Core Policy 10: Healthy & Safe Lifestyles	Policy EA. 1: Fradley Airfield Industrial Proposals	This policy supports Lichfield District Local Plan's initiatives to retain and enhance existing pedestrian and cycle routes to enable safe and convenient connections between the community and particularly to the main facilities in Fradley. New routes are proposed between the community and local facilities that are accessible to all, can promote healthy lifestyles and are safe to use.
POLICY FRANP12: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS	Policy Frad 2: Fradley Services & Facilities Core Policy 4: Delivering our Infrastructure		According to the Lichfield District Plan, improvements to the local and strategic highway network will be undertaken proportionate with the scale of development. Additionally, development proposals will provide an alternative vehicular route to the existing route on Turnbull Road through Fradley South. Hilliard's Cross and Fradley Village Junctions on the A38 are also identified in policy for improvement.
POLICY FRANP13: RESIDENTIAL PARKING	Policy Frad 2: Fradley Services & Facilities Policy Frad 4: Fradley Housing Policy ST2: Parking Provision		This policy contributes towards the Lichfield District Local Plan, as it recognises that there must be provision for off-street parking to minimise obstruction of the local road network in development proposals. This must be in accordance with its maximum parking standards set out in the Sustainable Design SPD.
POLICY FRANP14: MEETING THE HOUSING AND CARE NEEDS OF OLDER PEOPLE	Policy Frad 4: Fradley Housing Core Policy 6: Housing Delivery		This policy supports the Lichfield District Local Plan that which requires the delivery of at least 1,250 dwellings in Fradley. Although it does not state in the Local Plan any provision for older people specifically, it does state the need for varied housing stock for all to create a cohesive and sustainable community.

5 Basic Condition (vi) - conformity with EU obligations

- 5.1 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 The Fradley Neighbourhood Plan Steering Group requested a formal Strategic Environmental Assessment (SEA) screening opinion from Lichfield District Council in July 2017. In September 2017 LDC published a draft SEA Screening Opinion, stating that in its view the Plan would not be likely to have a significant effect on the environment and therefore an SEA was not needed. This was consulted on with the statutory bodies (Environment Agency, Natural England and Historic England), all of whom agreed with this opinion. LDC then published the final SEA Screening Opinion in October 2017 confirming that an SEA was not required.
- 5.3 Whilst minor amendments to the Plan have been made following the Regulation 14 consultation, it is considered that this would result in the same effects (i.e. insufficient to trigger the need for an SEA).
- 5.4 The SEA Screening Opinion is included in the suite of documents submitted at Regulation 16 stage.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive , it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (HRA). An appropriate assessment (AA) is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2 The Fradley Neighbourhood Plan Steering Group requested a formal (HRA) screening opinion from Lichfield District Council in July 2017. In September 2017 LDC published a draft HRA Screening Opinion, stating that in its view the Plan would not be likely to have a significant effect on the environment and therefore an SEA was not needed. This was consulted on with the Natural England who agreed with this opinion. LDC then published the final HRA Screening Opinion in October 2017 confirming that an HRA was not required.
- 6.3 Whilst minor amendments to the Plan have been made following the Regulation 14 consultation, it is considered that this would result in the same effects (i.e. none) on any European site. Therefore the HRA Screening Opinion remains valid.
- 6.4 The HRA Screening Opinion is included in the suite of documents submitted at Regulation 16 stage.

7 Conclusion

- 7.1 The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Fradley Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Fradley Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.