



BASIC CONDITIONS STATEMENT
WIGGINTON HOPWAS AND COMBERFORD
NEIGHBOURHOOD PLAN 2015 -2029



Basic Conditions of the

Wigginton, Hopwas and Comberford Neighbourhood Plan 2015-29

Legal Requirements

The draft Plan is being submitted by a qualifying body, Wigginton and Hopwas Parish Council, which was designated a Neighbourhood Area by Lichfield District Council in July 2013. The draft Plan has been prepared by the Steering Group, following consultation with local people to ascertain key issues of concern; these issues have been subsequently incorporated in the draft Plan, prior to submission to Lichfield District Council.

The Neighbourhood Plan is a Neighbourhood Development Plan as defined in the Localism Act 2011, and states the period for which it is to have effect i.e. from 2015 until 2029. The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

It is confirmed that the policies do not relate to excluded development. The Neighbourhood Plan proposal does not deal with 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.

It is confirmed that the Neighbourhood Development Plan relates to Wigginton and Hopwas Neighbourhood Area and does not relate to more than one Neighbourhood Area, and there are no other Neighbourhood Development Plans within the Neighbourhood Area.

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 as follows: it has regard to national policies and advice contained in guidance issued by the Secretary of State as contained in the NPPF, it is in general conformity with the strategic policies contained in the Lichfield Local Plan, it contributes to the achievement of sustainable development, it does not breach, and is otherwise compatible with, EU obligations and does 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, and it is compatible with human rights requirements.

Basic Conditions

The Plan conforms with national policies as set out in the National Planning Policy Framework 2012 (NPPF) and is in general conformity with strategic local policy as set out in the Local Plan Strategy 2008 -2029 for Lichfield District as follows:

Policy No.	Policy	Regard to NPPF	Conformity with Lichfield Local Plan
WHC1	The existing rural environs of the Parish shall be maintained to ensure that there is a clear distinction between the villages of Wigginton, Hopwas and Comberford and the urban area of Tamworth. Any proposed development shall have regard to this distinction and shall only be allowed where it is supported by evidence that the distinctiveness as defined is not adversely affected. There shall be no coalescence with Tamworth.	80. Green Belt To check the unrestricted sprawl of large built-up areas and to assist in safeguarding the countryside from encroachment.	Core Policy 1: The Spatial Strategy 4.2: Smaller villages will accommodate housing to meet local needs, mainly within identified village boundaries. 4.5: achieve sustainable development that is focused on complementing the existing sense of place, ownership and community pride in the area. Lichfield District Local Plan Strategy Green Belt Review Supplementary Report 2.15; To assess the ‘local role’ of the Green Belt, two related considerations have been identified. These are maintaining the local settlement hierarchy and pattern, and preserving the character and setting of villages
WHC2	Existing trees and hedges are an integral part of the character of the Neighbourhood Plan area and shall be retained wherever possible. Where removal is proposed due consideration shall be made of the Hedgerow Regulations, and in particular the hedges historic potential, and the	Core Planning Principal 7 109; The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, contribute to and enhance the natural	Policy 11 Natural Resources Core policy 13 Our Natural Resources NR4 Trees, Woodlands and Hedgerows, Lichfield District's trees, woodland and hedgerows are important visual and ecological assets

	<p>Central Rivers Initiative, and where removal is justified the impact of removal shall be mitigated against by the provision of additional appropriate planting.</p>	<p>and local environment through protecting and enhancing, recognising the wider benefit of the ecosystem, minimising the impact on biodiversity, providing net gains to biodiversity where possible, and establishing coherent ecological networks.</p>	<p>in our towns, villages and countryside. In order to retain and provide local distinctiveness in the landscape, trees, veteran trees, woodland, ancient woodland, and hedgerows, are of particular significance. Trees and woodland will be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved.</p>
WHC3	<p>New development throughout the Plan Area should protect assets of the historic environment and enhance and reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area`s environment. In particular:</p> <p>(i) New development should be of a scale, mass and built form that responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.</p> <p>(ii) Due regard shall be had of all identified heritage assets to ensure that new development does not detract from the designated and undesignated components of the historic environment, particularly where heritage assets are part of the visual character of the area.</p>	<p>Core Planning principle conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</p> <p>126 the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p>Core Policy 14: Our Built & Historic Environment</p> <p>The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, will also be conserved and enhanced. [...] landscapes that form the setting to the built and historic environment will also be conserved and enhanced.</p>

WHC4	<p>New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Where there is considered to be archaeological potential the development should be supported by a Heritage Statement which has been prepared by an appropriately experienced historic environment specialist. Lack of current evidence of sub-surface archaeology shall not be taken as proof of absence and in all instances the Staffordshire Historic Environment Record held at Staffordshire County Council shall be consulted at an early stage in the formulation of proposals.</p>	<p>128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.</p>	<p>Policy 12: Built & Historic Environment Core Policy 14 Our Built and Historic environment; The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection.</p>
WHC5	<p>Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish as identified in the Staffordshire Farmstead Assessment Framework shall be sensitive to their distinctive character, materials and form. Due reference and consideration shall be made to the Staffordshire Farmstead Assessment Framework.</p>	<p>129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.</p>	<p>Policy 12: Built & Historic Environment Core Policy 14 Policy BE1 High Quality Development The District Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment contributes to sustainable communities, including economic vitality, and new development must make a positive contribution to the historic environment's local distinctiveness.</p>

WHC6	No wind turbines shall be allowed within the Neighbourhood Plan area unless they are for individual domestic or community purposes and are of a scale that does not adversely affect the visual character of the area.	97 Local authorities should design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.	5 Sustainable communities Core Policy 3 Delivering sustainable development <ul style="list-style-type: none"> • protect and enhance the character and distinctiveness of Lichfield District and its settlements; • protect the amenity of our residents and seek to improve their overall quality of life through the provision of appropriate infrastructure, services and facilities; • Be of a scale and nature appropriate to its locality
WHC7	The provision of affordable and/or retirement accommodation which meets the needs of existing residents shall be allowed subject to it not compromising the overall appearance of the village in which it is proposed and adjacent developments.	54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.	8 Homes for the Future Policy H2 Provision of Affordable Homes Housing development will be supported on small rural exception sites, where affordable homes can be delivered to meet the needs of local people ... and the following criteria are met: <ul style="list-style-type: none"> • The majority of the homes provided are affordable • The site is adjacent to existing village settlement boundaries; • A housing need has been identified in the parish for the

			<p>type and scale of development proposed;</p> <ul style="list-style-type: none"> The proposed development is considered suitable by virtue of its size and scale in relation to the existing settlement and its services
H1	<p>Hopwas Wood is an important visual and ecological asset within the District of Lichfield as ancient woodland and shall be retained in perpetuity. A long-term management plan shall be established for the wood together with ensuring that public access is maintained through the retention of existing public rights of way.</p>	<p>11. Conserving and enhancing the natural environment 109. The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes 118. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. 75. Planning policies should protect and enhance public rights of way and access.</p>	<p>NR4 Trees Woodlands and Hedgerows 11 Natural resources Lichfield District's trees, woodland and hedgerows are important visual and ecological assets in our towns, villages and countryside. In order to retain and provide local distinctiveness in the landscape, trees, veteran trees, woodland, ancient woodland, and hedgerows, are of particular significance. Trees and woodland will be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. In the case of ancient woodland and veteran tree(s), development will be resisted as mitigation for these unique assets cannot be achieved.</p>
H2	<p>The proposed residential development identified in the Tamworth Local Plan as Policy HG2 Sustainable Urban Extensions Dunstall Lane should</p>	<p>4. Promoting sustainable transport 31 Local authorities should work with neighbouring authorities and</p>	<p>Core Policy 4:</p>

	<p>be accompanied by a Transport Assessment that evaluates and puts forward measures to discourage vehicle traffic accessing the A51 to/from the site via Hopwas village. Traffic should be encouraged to use the A453 Bonehill Road, A5(T), A51 and Plantation lane to access the site.</p>	<p>transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development</p> <p>32 All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:</p> <ul style="list-style-type: none"> ●the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; ●safe and suitable access to the site can be achieved for all people; and ●improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. <p>34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.</p>	<p>New development must be supported by the required infrastructure at the appropriate stage.</p> <p>The District Council will work in partnership with infrastructure providers, funding bodies, key stakeholders and other agencies and organisations to ensure a co-ordinated delivery of facilities and infrastructure to ensure that the District's communities function in a sustainable and effective manner. This includes continued joint working with other local authorities to facilitate cross boundary needs.</p>
H3	<p>The Playing Field situated off Nursery Lane shall be retained in its entirety for the benefit of the residents of Hopwas.</p>	<p>3. Supporting a prosperous rural economy</p>	<p>10 Healthy and Safe Communities Core Policy 11: Participation in Sport & Physical Activity</p>

		<p>To promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as sports venues.</p> <p>73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.</p>	<p>Where appropriate, the District Council will seek to encourage, protect and enhance existing sports facilities, and other assets which encourage participation in physical activity, safeguarding sites for the benefit of local communities.</p> <p>Policy HSC1: Open Space Standards</p> <p>The District Council will support appropriate proposals that improve the quantity, quality and accessibility of green spaces.</p>
H4	Alternative safe parking arrangements for parents delivering and collecting their children to and from the Thomas Barnes School shall be supported.	8 Promoting healthy communities; safe and accessible developments, containing clear and legible pedestrian routes	10 Healthy and safe communities; 10.2 The availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways and cycleways is vital to enabling peoples' continued and improved health and wellbeing.
H5	The provision of alternative safe school crossing facilities at the junction of A51/School Lane/Hints Road including a 20mph statutory speed limit shall be supported.	8 Promoting healthy communities; safe and accessible developments, containing clear and legible pedestrian routes.	10 Healthy and safe communities; 10.2 The availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways

			and cycleways is vital to enabling peoples' continued and improved health and wellbeing.
H6	The Parish Council will work with the Canals and Rivers Trust to protect and enhance the waterway environment and promote its use by the community through the upgrading of the towpath through Hopwas particularly between Lichfield Road Bridge and School Bridge.	3 Supporting a prosperous rural economy; support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.	10 Healthy and safe communities; 10.2 The availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways and cycleways, sports and recreation facilities and cultural assets is vital to enabling peoples' continued and improved health and wellbeing.
W1	There shall be no coalescence of any development with Wigginton. New development should have regard to the approved housing development off Browns Lane with respect to separation distances from Wigginton. In this respect the western boundary of any development proposed in accordance with Policy North of Tamworth should be the Birmingham-Derby Railway Line.	58 Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. 154 Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where.	Policy 15 North of Tamworth; The development shall cause no coalescence with Wigginton village and shall not commence prior to essential infrastructure being delivered at an appropriate stage.
W2	Any new development must ensure that their own foul and surface water drainage requirements are adequately dealt with through the provision of a drainage report which shows that the existing system is not compromised unless improvements	103 Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives	Policy SC1: Sustainability Standards for Development Minimum sustainability standards are required for all new build and retrofitted developments to ensure that development minimises

	can be put in place to ensure that the existing system is not overloaded.	priority to the use of sustainable drainage systems.	environmental impacts, including lowering the demand for energy and water, securing the efficient use of resources and achieving greater resilience to changes in climate.
W3	New development shall be supported where it is shown to provide improvements to the character and environs of the village.	7 Requiring good design; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; 55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.	5 Sustainable Communities Core Policy 3 Policy Rural 2: Other Rural Settlements Support will be given to rural settlements wishing to provide small scale development to meet local needs, where the need for this can be clearly and robustly evidenced by the local community and where this accords with policies in the Local Plan. Policy 17 Rural; smaller villages will only deliver housing to accommodate local needs.
W4	All new developments which increase the number of vehicles in the village shall provide adequate off-road parking to meet the need of that development.	8 Promoting healthy communities; 69 safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space. 39 If setting local parking standards for residential and non-residential development, local planning authorities should take into account: ●the accessibility of the development; ●the type, mix and use of development;	10 Healthy and Safe Communities; Core Policy 10 10.3 The Local Plan needs to enable and support the provision of facilities which fulfil local and community needs in addressing health issues and matters relating to safer communities.

		<ul style="list-style-type: none"> ●the availability of and opportunities for public transport; ●local car ownership levels; and ●an overall need to reduce the use of high-emission vehicles. 	
W5	Improvements to traffic safety in Wigginton shall be supported including improvements along Main Road as a whole, in the vicinity of Walrand Close, and Wigginton Lane.	<p>8 Promoting healthy communities; safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.</p> <p>If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> ●the accessibility of the development; ●the type, mix and use of development; ●the availability of and opportunities for public transport; ●local car ownership levels; and ●an overall need to reduce the use of high-emission vehicles. 	<p>10 Healthy and safe communities; Core Policy 10</p> <p>10.3 The Local Plan needs to enable and support the provision of facilities which fulfil local and community needs in addressing health issues and matters relating to safer communities.</p>
C1	Development shall be allowed within Comberford in a suitable location where it meets the needs of the residents of Comberford. There shall be no coalescence of any development between Tamworth and Comberford.	55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.	<p>5 Sustainable Communities, Strategic Priority 1</p> <p>Policy 17 Rural; smaller villages will only deliver housing to accommodate local needs.</p>
C2	The existing church shall be retained and preserved for the benefit of the community and	70. To deliver the social, recreational and cultural facilities and services the	12 Built & Historic Environment

	that every opportunity shall be taken to ensure that the building is used to support the community.	community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs	Strategic Priority 14 To protect and enhance the District's built environment and heritage assets, its historic environment and local distinctiveness Core policy 3 protect the amenity of our residents and seek to improve their overall quality of life through the provision of appropriate infrastructure, services and facilities.
C3	The grassed triangular island at the junction of Tollgate Lane and Manor Lane shall be retained and maintained as a grassed triangular island.	109. The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes	12 Built and Historic Environment Strategic Policy 14 The District Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working.
C4	The Millennium Green shall be retained in its entirety for the benefit of the residents of Comberford.	73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.	10 Policy HSC1: Open Space Standards The District Council will support appropriate proposals that improve the quantity, quality and accessibility of green spaces

C5	Improvements to traffic safety in Comberford shall be supported including improvements along Tollgate Lane and Manor Lane.	8. Promoting healthy communities Safe and accessible environments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.	10 Healthy and safe communities; Core Policy 10 10.3 The Local Plan needs to enable and support the provision of facilities which fulfil local and community needs in addressing health issues and matters relating to safer communities.
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Contribution to the Achievement of Sustainable Development

The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The economic and social goals for Wigginton and Hopwas Neighbourhood Area are to maintain a thriving rural community while improving the quality of life for residents and others. The environmental goals of the Neighbourhood Plan are to protect and enhance the quality of the built and natural environment, its landscape and historic assets.

The Plan contributes to the achievement of sustainable development of the Neighbourhood Plan Area as summarised in the attached Sustainability Summary.

The Plan is compatible with EU obligations including Human Rights requirements.

A Strategic Environmental Assessment and Habitat Regulations Assessment are not required (see report).