

# North Crawley Neighbourhood Plan 2021-2036

## BASIC CONDITIONS STATEMENT

MAY 2022



## Introduction

1. This Basic Conditions statement has been prepared in support of the North Crawley Neighbourhood Plan and should be read in conjunction with the main document and its evidence base.
2. The Planning Practice Guidance explains that only a Neighbourhood Plan that meets a set of ‘basic conditions’ can be put to referendum and duly made part of the Development Plan. The Basic Conditions are set out in paragraph 8(2) of the Schedule 4B to the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions for Neighbourhood Plans are set out below. Conditions specific to Neighbourhood Development Orders are omitted as the North Crawley Neighbourhood Plan does not incorporate any such Order:
  - a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
  - b. The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
  - c. 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).
  - d. The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, retained EU obligations.
  - e. 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.
3. The North Crawley Neighbourhood Plan has been prepared so as to be consistent with the Basic Conditions. This statement provides evidence to demonstrate its compliance and is structured according to each individual condition.

## 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 North Crawley Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) published in July 2021 and the Planning Practice Guidance (PPG).
5. Paragraph 13 of the NPPF sets out requirements for how communities should engage in neighbourhood planning. In accordance with this, the neighbourhood plan supports the delivery of strategic policies set out in the Local Plan, including its policies for housing and economic development and seeks to shape and direct development that is outside these strategic policies.

6. In accordance with Paragraph 16 of the NPPF, the North Crawley Neighbourhood Plan:
- Contributes to the objective of achieving sustainable development, as explained in Section 4 of this Statement;
  - Has been prepared positively through community engagement and the allocation of land for housing as explained in the Consultation Statement;
  - Has been shaped by early, proportionate and effective engagement with the community and other consultees, as explained in the Consultation Statement;
  - Contains policies that are clearly written and unambiguous;
  - Is accessible via the Neighbourhood Plan website to assist public involvement and policy presentation; and
  - Serves a clear purpose in the context of the area, complementing rather than duplicating existing national and Local Plan policies
7. In overall terms, there are three NPPF Paragraphs (28 - 30) that provide general guidance on neighbourhood planning, to which the North Crawley Neighbourhood Plan has directly responded. The plan contains non-strategic policies to shape, direct and help to deliver sustainable development and represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community.

**Table 1 below provides a summary of how each policy conforms to the NPPF.**

Neighbourhood Plan Policy	Relevance to NPPF
<p><b>H1 – Housing Delivery</b></p> <p><i>The North Crawley Neighbourhood Plan will provide for 30 - 35 new homes to meet the housing needs of the Parish over the Plan period 2021 – 2036.</i></p> <p>The Housing policies are a positive vision based on a proactive approach to growth, which is specifically encouraged in selected areas, despite Plan:MK having no formal strategic policy requirement for this.</p>	<p><b>Para 13</b> 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.</p> <p><b>Para 29</b> Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.</p>
<p><b>H2 – Infill and Windfall</b></p> <p>An assessment of historic windfall delivery rates and expected future trends has identified the potential for 5 windfall dwellings to come forward over the Plan period. Policy H2 is designed to resist inappropriate development, including of residential gardens where development would cause harm to the local area.</p>	<p><b>Para 69c &amp; 71</b></p> <p>Any [windfall] allowance should be realistic having regard to historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p>

<p><b>H3 to H7 – Housing Allocations</b>                      5 sites have been identified with a combined allocation of 30 – 35 homes. The allocations are supported by a Briefing Paper on Future Housing Requirement (Appendix 3), a Site Options and Allocation Report (Appendix 5) and a statement in support of the allocation from Milton Keynes Council (Appendix 3, paragraph 10.4).</p>	<p><b>Para 69.</b>                      Small and medium sized sites can make an important contribution to meeting the housing requirement of an area.</p> <p><b>Para 70.</b>                      Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p>
<p><b>H8 – Affordable Housing</b>                      Site H3 has been identified as a site that will provide more than 11 houses and as such it is required to provide a proportion of affordable housing in line with strategic policy HN2.</p> <p>A local connection policy provides an opportunity for those with a strong local connection to be considered first for a proportion of the affordable housing.</p>	<p><b>Para 20.</b>                      Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for: a) housing (including affordable housing).</p> <p><b>Para 34.</b>                      Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required.</p> <p><b>Para 7.B)</b> 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.</p>
<p><b>T1 – Employment Development and Traffic</b>                      Housing Allocations are situated within a 10 minute walk of all local facilities to minimise car journeys.                      The policies support working from home and employment proposals which sustain and enhance the rural economy.</p>	<p><b>Para 84.</b>                      Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> <li>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</li> <li>b) the development and diversification of agricultural and other land-based rural businesses</li> <li>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</li> <li>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</li> </ul> <p><b>Para 106.</b>                      Support an appropriate mix of uses across an area, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.                      Provide for High Quality walking and cycling networks</p>

<p><b>HD1 &amp; HD2 – Heritage and Design</b></p> <p>Character Area Assessments (Appendix 2) have contributed to the creation of design policies that reflect and respond to the local character of the housing allocation areas. In addition, the design policies are supported by a Site Design Guide (Appendix 6) and the North Crawley Conservation Area Review (Appendix 4). These documents demonstrate how future developments might create high quality places in a way that responds to and enhances the rich character and tranquil landscape of North Crawley.</p> <p>The policies have been informed by a strategic environmental assessment of the historic environment in consultation with the Conservation and Archaeology Department at Milton Keynes Council and Historic England (Appendix 10).</p>	<p><b>Section 12, Achieving Well Designed Spaces</b></p> <p><b>Para 126</b></p> <p>The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p> <p><b>Para 127</b></p> <p>Plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.</p> <p><b>Para 128</b></p> <p>Plans or supplementary planning documents should use visual tools such as design guides and codes.</p> <p><b>Para 129</b></p> <p>Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. All guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area.</p> <p><b>Para 130</b></p> <p>Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>a) will function well and add to the overall quality of the area;</li> <li>b) are visually attractive;</li> <li>c) are sympathetic to local character and history;</li> <li>d) establish a strong sense of place;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being.</li> </ul> <p><b>Para 136</b></p> <p>The quality and character of places can suffer when advertisements are poorly sited and designed.</p>
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<p><b>L1 &amp; L2 – Landscape and Green Spaces</b></p> <p>A Local Green Space Assessment (Appendix 7) was carried out identifying four areas that are designated as local Green Space in the Plan policies. The policies are designed to protect and enhance these green spaces.</p>	<p><b>Para 101.</b> The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p><b>Para 102.</b> The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.</li> </ul>
<p><b>C1 – Community Facilities</b></p> <p>The Plan includes policies to protect community facilities and services.</p>	<p><b>Para 84d</b></p> <p>Planning Policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>

The making of the Neighbourhood Plan contributes to the achievement of sustainable development

8. Sustainable Development is characterised by the NPPF as having three roles: social; environmental; and economic.
9. The Neighbourhood Plan contributes towards the social aspect of sustainable development by providing a number and variety of housing that reflects the needs of the village for the next 15 years. The introduction of a new population will aid the social vitality of the village and ensure that the community is sustained over the plan period.
10. In environmental terms, the plan has recognised areas within the Parish that are high value and has sought to protect these from development. The plan has sought to confine development to sites that are within walking distance of village facilities, thereby minimising car trips.

11. The economic facet of sustainable development is realised through the delivery of land for development, which will support constructions and supply-chain jobs, as well supporting economic growth in the area more generally by providing homes for local workers and ensuring their daily spending is not transferred elsewhere.

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);

12. The Neighbourhood Plan policies’ conformity with strategic policies in the Development Plan for Milton Keynes (Plan:MK) are outlined as follows:

<b>Neighbourhood Plan Policy</b>	<b>Relevant strategic policies</b>
H1 – Settlement Boundary	Policy H1 directly corresponds with Policy DS1 and Policy DS5 of Plan:MK. In each instance, the policy is similar in wording and effect. The slight amendments that have been made to the settlement boundary itself are considered to reflect the need for ‘general’ conformity. They have been made to accommodate the proposed allocations adjoining the existing settlement boundary.
H1 and H2 – Infill and Windfall Development	Policy H2 is consistent with Plan:MK Policies DS1 (relating to infill development) and DS5 (relevant in respect of replacement dwellings). Policies H1 and H2 use similar criteria for determining the acceptability of such proposals.
H3, H4, H5, 6 & 7 – Site allocations	The site allocations made by the Neighbourhood Plan are in general conformity with the Development Plan by directly meeting Policy DS2 in Plan:MK, which explains that housing proposals will be granted where allocated in Neighbourhood Plans.
H8 – Affordable Housing	Policy H8 is compliant with Policy HN2 (Affordable Housing) of Plan:MK, this requires that proposals for 11 or more homes should provide 31% affordable housing. Policies HN1, HN4 and HN10 are also relevant. Officers from MKC Housing and Planning Departments have approved the wording for the Local Connection Policy.
T1 – Employment & Traffic	Policy T1 directly complements Policies CT2, CT10 and ER8 in Plan:MK.

HD1 – Materials & Design HD2 – Development in the Conservation Area	The Neighbourhood Plan’s Heritage and Design policies conform to Plan:MK Policies D1, D2, D3 and HE1. Policy CT3 and CT9 are also relevant, as these concern the protection of the historic environment. SD1 clause 14, concerns clear signage to support routes through development.
L1 – Local Green Spaces L2 – Public Rights of Way	The Neighbourhood Plan’s Landscape and Open Spaces policies are in compliance with Plan:MK policies L1 and L2.
C1 – Community Facilities	Policy C1 is in conformity with Plan:MK Policies ER11, L2, and CC3.

The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations;

13. The Neighbourhood Plan has been screened by the Local Authority. This screening exercise identified that a Strategic Environmental Assessment (SEA) was required, owing to a potential for significant environmental effects relating to heritage assets, the focus of the SEA is limited to this aspect.
14. The Environment Agency and Natural England agreed with the Local Authority and the Parish Council that in respect to their areas of interest, there are no significant environmental effects. In all other respects, the plan is consistent with retained EU obligations.
15. The Plan has also been subject to extensive consultation with the local community without prejudice to any individual’s human rights concerning property or day-to-day life.

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.

16. The making of the Neighbourhood Plan will not have a significant effect on a European site or a European offshore marine site.

### Conclusion

17. This Basic Conditions Statement has been prepared to demonstrate that the draft North Crawley Neighbourhood Plan meets the conditions set out in paragraph 8(2) of the Schedule 4B to the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004.
18. In summary, the Neighbourhood Plan has taken a positive approach to planning for growth in a manner commensurate with Plan:MK, the strategic policy. It will contribute to sustainable development by providing new dwellings to ensure the continued vitality of the village as well



as protecting its rural landscape, community green spaces and historic characteristics that are valued within the village. There are no high-level environmental constraints or legal obligations that prevent the Neighbourhood Plan from being successfully examined and proceeding to referendum.