

HEDNESFORD NEIGHBOURHOOD PLAN 2017-2028

BASIC CONDITIONS STATEMENT

1. INTRODUCTION

- 1.1 This statement explains how the proposed Hednesford Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and the basic conditions prescribed by Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990.
- 1.2 The statement deals with each of the four “basic conditions” required by the Regulations and the Act.
- 1.3 The Regulations state that the Neighbourhood Plan will be considered to have met the basic conditions if –
- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - The Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area – in this case the Cannock Chase Local Plan (Part 1) July 2014.
 - The Neighbourhood Plan does not breach and is otherwise compatible with EU obligations.
- 1.4 The Hednesford Neighbourhood Plan is supported by a Consultation Statement, a Strategic Environmental Assessment (SEA) and this statement.
- 1.5 Hednesford Town Council is a qualifying body entitled to submit a Neighbourhood Plan for the Wards within the area of the Town Council. The Plan sets out policies that relate to development and use of land only within this area.
- 1.6 The Neighbourhood Area is contiguous with the boundary of the Town Council which was designated by Cannock Chase District Council for the purpose of producing the Plan on 20/11/2014.
- 1.7 There are no other Neighbourhood Plans in place for the area.
- 1.8 The Neighbourhood Plan covers the period 2017 to 2028.
- 1.9 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.

2. CONFORMITY WITH NATIONAL POLICY

- 2.1 The Hednesford Neighbourhood Plan (HNP) needs to have appropriate regard to national planning policy as principally set out in the National Planning Policy Framework March 2012 (NPPF).
- 2.2 This section demonstrates that the HNP has regard to relevant policies in the NPPF which concern –
- Building a strong competitive economy;

- Ensuring the vitality of town centres;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

2.3 The table below provides a summary of how each policy in the HNP conforms with one or more relevant NPPF policies.

HNP policy	NPPF reference
TC1 Town centre area of special local character	2 Ensuring the vitality of town centres 12 Conserving and enhancing the historic environment
TC2 Flexible ground floor uses and residential use of upper floors in Market Street	2 Ensuring the vitality of town centres 6 Delivering a wide choice of high quality homes
TC3 Enhancing the vitality and viability of Market Street	2 Ensuring the vitality of town centres
TC4 Promoting town centre redevelopment sites	2 Ensuring the vitality of town centres
TC5 Car parking improvements	4 Promoting sustainable transport
TC6 Extend station car park	4 Promoting sustainable transport
TC7 Housing for the elderly on the edge of the town centre	6 Delivering a wide choice of high quality homes
ROW1 Improving public rights of way	4 Promoting sustainable transport 8 promoting healthy communities
OS1 Protect local open spaces	8 Promoting healthy communities 11 Conserving and enhancing the natural environment
BE1 Retaining buildings of local importance	12 Conserving and enhancing the historic environment
BE2 Greenheath Road area of special local character	12 Conserving and enhancing the historic environment
H1 Bungalows for the elderly on housing sites	6 Delivering a wide choice of high quality homes
H2 Retirement complex on TC7 site	6 Delivering a wide choice of high quality homes
EMP1 Improve existing employment areas and support residential redevelopment where no demand for employment use	1 building a strong, competitive economy 6 Delivering a wide choice of high quality homes

3. CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states at paragraph 14 that a presumption in favour of sustainable development is at its heart. Sustainable development has economic, social and environmental components. The economic role requires planning to contribute to building a strong, responsive and competitive economy. The social role requires supporting strong, vibrant and healthy communities. The environmental role requires the protection and enhancement of the natural, built and historic environment. The protection of the natural environment is of particular importance because of the location of Hednesford in relation to the Cannock Chase Area of Outstanding Natural Beauty, The Cannock Chase Special Area of Conservation and the Hednesford Hills Site of Special Scientific Interest.
- 3.2 The table above shows how the individual policies in the HNP contribute to the various components of sustainable development. The allocation of sites for new development in the Plan is regarded as having a significant impact on the environment, so Cannock Chase Council has determined that a Strategic Environmental Assessment (SEA) of the Plan is required. For this reason a Sustainability Appraisal (SA) has been undertaken to satisfy the requirements of Directive 2001/42/EC on the assessment of the affects of certain plans and programmes on the environment.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 4.1 The Development Plan for the area covered by the HNP comprises –
- Cannock Chase Local Plan (Part 1) July 2014.
 - Staffordshire and Stoke-on-Trent Waste Local Plan 2013.
 - Staffordshire and Stoke-on-Trent Minerals Local Plan February 2017.
- 4.2 There are no policies in the Waste or Minerals Local Plans which are relevant to the contents of the HNP.
- 4.3 The policies of the Cannock Chase Local plan are listed in section 10 References/Sources of the HNP. The HNP as a whole supports the overall strategy of the Local Plan expressed in Policy CP1 – Strategy, which focusses on regeneration of existing settlements whilst conserving the landscape of the AONB, Hednesford Hills, Green Belt and other green infrastructure. Local Plan Policy CP4 – Neighbourhood Led Planning, gives support to facilitating neighbourhood planning processes including the production of Neighbourhood Plans.
- 4.4 The specific policies in the HNP which are in general conformity with particular Local Plan policies are set out in the table below –

HNP policies	Cannock Chase Local Plan policies
TC1 Town centre area of special local character	CP15 Historic Environment
TC2 Flexible ground floor uses and residential	CP11 Centres Hierarchy

uses of upper floors in Market Street	CP6 Housing Land
TC3 Enhancing the vitality and viability of Market Street	CP11 Centres Hierarchy
TC4 Promoting town centre redevelopment sites	CP11 Centres Hierarchy
TC5 Car parking improvements	CP10 Sustainable Transport
TC6 Extend station car park	CP10 Sustainable Transport
TC7 Housing for the elderly on the edge of the town centre	CP7 Housing Choice
ROW1 Improving rights of way network	CP5 Social Inclusion and Healthy Living CP10 Sustainable Transport
OS1 Protect local open spaces	CP5 Social inclusion and healthy living CP12 Biodiversity and Geodiversity
BE1 Retaining buildings of local importance	CP15 Historic Environment
BE2 Greenheath Road area of special local character	CP15 Historic Environment
H1 Bungalows on housing sites	CP7 Housing Choice
H2 Retirement complex on TC7 site	CP7 Housing Choice
EMP1 Improve existing employment sites or alternative of residential development if no demand for employment use	CP9 A Balanced Economy CP6 Housing Land

4.5 New housing development which may be delivered in pursuance of HNP policies TC", TC4, TC7, H1 and H2 will need to provide mitigation of impact of additional visitor pressure on the Cannock Chase Special Area of Conservation (SAC). The same principle would also apply in the event that tourist accommodation is provided in connection with policy TC4. The Local Plan Policy CP13 – Cannock Chase Special Area of Conservation (SAC) already provides the appropriate policy context for delivering mitigation and no additional policy to deal with this issue is required in the HNP, although reference is made in the HNP in order to provide continuity between the plans.

5. DOES NOT BREACH, AND IS COMPATIBLE WITH EU REGULATIONS AND HUMAN RIGHTS REQUIREMENTS.

5.1 The HNP 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 Screening Assessment undertaken into potential environmental effects of the Plan, including consultation with Statutory bodies, concluded that significant environmental effects were likely and therefore that a Strategic Environmental Assessment (SEA) was required. This has been undertaken by AECOM on behalf of the Town Council and its analysis and conclusions are contained in a separate report.

5.3 In relation to Habitats Regulation Assessment (HRA) the conclusion reached was that there would be no potential additional significant effects over and above those identified in the adopted Cannock Chase Local Plan on identified designated European sites that required further work in order to comply with the Habitat Regulations would not be required.

6. CONCLUSION

6.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to be met by the Hednesford Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Plan complies with the requirements of Paragraph 8(1)(a) of Schedule 4B of the Act.

