

Bredon Parish Neighbourhood Plan 2016-2030

Basic Conditions Statement

Published by Bredon & Bredon's Norton Parish Council
under the Neighbourhood Planning (General) Regulations 2012

May 2016

1. Introduction

- 1.1 This Statement has been prepared by Bredon & Bredon's Norton Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Wychavon District Council ("the District Council"), of the Bredon Parish Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- 1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the parish of Bredon & Bredon's Norton ("Bredon Parish"), as designated by the District Council on 17 March 2015.
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The Plan Period of the Neighbourhood Plan is from 1st April 2016 to 31st March 2030 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a 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 development plan,
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development,
 - 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),
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Background

- 2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2014. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the keenness of the Parish Council to anticipate and manage the proposals in what was then the emerging South Worcestershire Development Plan (SWDP). The local community had assisted the District Council in its successful defence of appeals made for the refusal of two large housing scheme proposals but wished to have greater influence over the future planning of Bredon Parish and especially over matters such as the design of new development and the protection of its essential rural landscape character and services.
- 2.2 An Advisory Group was formed comprising parish councillors and members of the local community and it was delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Council approved the publication of:
- the Pre-Submission Neighbourhood Plan of October 2015
 - the Revised Pre-Submission Neighbourhood Plan of March 2016
 - this Submission Version of the Neighbourhood Plan of May 2016
- 2.3 The Parish Council has worked closely with officers of the District Council during the preparation of the Neighbourhood Plan. Although only adopted in February 2016, the SWDP has been well anticipated by the Parish Council. The Pre-Submission versions of the Neighbourhood Plan were both informed by the former Wychavon District Local Plan adopted in 2006, which has now been replaced by the SWDP. All references to the former Local Plan have therefore now been removed from the Submission Version of the Neighbourhood Plan.
- 2.4 The SWDP contains a variety of policies relevant to Bredon Parish, and the general conformity of the Neighbourhood Plan with those policies is detailed in Section 5 below. In general, the parish is not regarded as a sustainable location for growth in the South Worcestershire area. The combination of its relative rural remoteness and of its significant landscape and heritage designations has shaped the Neighbourhood Plan's focus on managing development proposals, rather than on making site allocations.



PLAN A: The Designated Bredon Parish Neighbourhood Plan Area

- 2.5 The Parish Council has sought wherever possible to avoid duplicating SWDP policies. However, some Neighbourhood Plan policies consist of relatively minor refinements to their SWDP counterparts, which nonetheless are needed to reflect the particular characteristics of Bredon Parish. For convenience, Section 4 of Neighbourhood Plan also contains extracts from the SWDP Policies Map, which show where certain SWDP policies (such as conservation area boundaries) apply within the parish.
- 2.6 For completeness, the Neighbourhood Plan also contains certain non-statutory proposals that reflect the wider ambitions of the community. These proposals may have a land use effect at some future point, but they cannot do so as part of the Neighbourhood Plan as they fall outside its scope. In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions, but also allows the local community to see the Neighbourhood Plan in the round.

3. Conformity with National Planning Policy

- 3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.
- 3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

- 3.3 The Parish Council believes the Neighbourhood Plan is planning positively to manage and support the small incremental development needs of Bredon Parish by guiding development to the most sustainable location – Bredon village – to sustain its special landscape and heritage character. It also seeks to protect and enhance open spaces, precious local gaps and key views, as well as valued community, commercial and employment uses that benefit the parish. In these respects, the Neighbourhood Plan is very much in line with the spatial strategy of the SWDP, which does not identify Bredon Parish as a sustainable area for significant growth.

Para 183

3.4 The Neighbourhood Plan establishes a clear vision for Bredon Parish that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for managing incremental change in Bredon village and the other settlements in Bredon Parish, as well as the wider countryside within the considerable environmental constraints, and to determine future planning applications as part of the development plan.

Para 184

3.5 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of the recently adopted SWDP. It is considered to strike a positive balance between the physical and policy constraints of Bredon Parish and the desire to steer development of the right type to the right locations.

Para 185

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a Bredon Parish context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy, but they are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

| No. | Policy Title | NPPF § Ref. | Commentary |
|-----|----------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Spatial Plan for Bredon Parish | 50, 110, 115 | <p>This policy enables Bredon Parish to make a modest but proportionate contribution to delivering a choice of high quality homes, widen opportunities for home ownership and to creating sustainable, inclusive and mixed communities. To that extent, it makes provision for the new housing scheme in Bredon village proposed by SWDP 59 (15) and maintains development boundaries to enable appropriate infill development in the villages.</p> <p>This policy acknowledges that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.</p> |
| 2 | Local Gaps | 109 | <p>This policy contributes to and enhances the natural and local environment by protecting the most valued landscapes in the parish that separate its main settlements.</p> |
| 3 | Siting & Design of New Buildings | 57, 58, 60, 61 | <p>This policy plans positively for the achievement of high quality and inclusive design for all development. Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that developments will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development; to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and are visually attractive as a result of good architecture and appropriate landscaping.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |

| No. | Policy Title | NPPF § Ref. | Commentary |
|-----|--------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | Design of Extensions | 57, 58, 60, 61 | <p>This policy plans positively for the achievement of high quality and inclusive design for all development. Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that extensions respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and are visually attractive as a result of good architecture.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |
| 5 | Design of Alterations & Conversions | 57, 58, 60, 61 | <p>This policy plans positively for the achievement of high quality and inclusive design for all development. Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that alterations and conversions respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and are visually attractive as a result of good architecture.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |
| 6 | Design of Exterior Works & Private Gardens | 57, 58, 60, 61 | <p>This policy plans positively for the achievement of high quality and inclusive design for all development. Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that exterior works and private gardens respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and are visually attractive as a result of good architecture and appropriate landscaping.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |

| No. | Policy Title | NPPF § Ref. | Commentary |
|-----|-----------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7 | Design of Roads, Footways & Vehicle Entrances | 57, 58, 60, 61 | <p>This policy plans positively for the achievement of high quality and inclusive design for all development. Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that new roads, footways and vehicle entrances respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and are visually attractive.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |
| 8 | Design in Conservation Areas | 57, 58, 60, 61, 126 | <p>This policy recognises that the four Conservation Areas in Bredon Parish are an irreplaceable resource and it therefore seeks to conserve them in a manner appropriate to their significance. It takes into account the desirability of sustaining and enhancing the significance of the Conservation Areas and supporting development that is consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the Areas can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and the opportunities to draw on the contribution made by the historic environment to the character of the parish.</p> <p>Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that new development in the Conservation Areas, or within their setting, responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and is visually attractive.</p> <p>The policy does not attempt to impose architectural styles or particular tastes and does not necessarily stifle innovation, originality or initiative. It is drawn from the evidence of the Village Design Statement and seeks to promote and reinforce local distinctiveness. The policy goes beyond aesthetic considerations in sustaining the connections between the local community and their villages and the integration of new development into the natural, built and historic environment.</p> |

| No. | Policy Title | NPPF § Ref. | Commentary |
|-----|-----------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | Local Heritage Assets | 126, 135 | <p>This policy recognises that the non-designated heritage assets in Bredon Parish are an irreplaceable resource and it therefore seeks to conserve them in a manner appropriate to their significance. It takes into account the desirability of sustaining and enhancing the significance of the assets and supporting development that is consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of those assets can bring; and the opportunities to draw on the contribution made by the historic environment to the character of the parish.</p> <p>The Appendix to the policy describes the significance of each of the identified heritage assets, including the contribution made by their setting. The level of detail is proportionate to the assets' importance to understand the potential impact of the proposal on their significance. The policy requires the effect of an application on the significance of a non-designated heritage asset to be taken into account in determining the application.</p> |
| 10 | Community Facilities | 28, 70 | <p>This policy promotes the retention and development of local services and community facilities in the villages. It also aims to maintain the social, recreational and cultural facilities and services the community needs, by planning positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments; by guarding 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; and by ensuring that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</p> |
| 11 | Local Shops & Commercial Premises | 28 | <p>This policy support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It promotes a strong rural economy through the retention and development of local shops and community facilities in the villages and supports the sustainable growth and expansion of all types of business and enterprise in this rural area, both through conversion of existing buildings and well-designed new buildings</p> |
| 12 | Local Employment | 28 | <p>This policy supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It promotes the retention and development of businesses and local services as valued local employers in the villages – primarily Bredon village - and supports the sustainable growth and expansion of all types of business and enterprise in this rural area, both through conversion of existing buildings and well-designed new buildings.</p> |
| 13 | Local Green Space | 76, 77 | <p>This policy identifies for special protection green areas of particular importance to the local community to rule out new development other than in very special circumstances. The proposed designations are consistent with the local planning of sustainable development through the SWDP and complement investment in sufficient homes, jobs and other essential services. The proposed Local Green Spaces are all capable of enduring beyond the end of the Plan Period and are in reasonably close proximity to the community they serve: they are demonstrably special to the local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife; and they are local in character and are not extensive tracts of land.</p> |

| No. | Policy Title | NPPF § Ref. | Commentary |
|-----|--------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | Landscape & Biodiversity | 109, 117 | <p>This policy acknowledges that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.</p> <p>The policy seeks to minimise impacts on biodiversity and so promotes the preservation, of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> |
| 15 | Key Views | 58, 109, 115 | <p>This policy contributes to and enhances the natural and local environment by protecting the most valued landscapes in Bredon Parish that separate its main settlements.</p> <p>This policy acknowledges that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.</p> <p>Together with the other design-related policies of the Neighbourhood Plan, it sets out the quality of development that will be expected for Bredon Parish. It is based on stated objectives for the future of the parish and an understanding and evaluation of its defining characteristics. It aims to ensure that new development responds to local character and history, and reflects the identity of local surroundings by avoiding obstructing key views that make a special contribution to defining that character.</p> |

4. Contribution to Achieving Sustainable Development

- 4.1 In the absence of a formal Sustainability Appraisal or SEA (see Section 6 below), an assessment of the contribution that each policy makes to achieving sustainable development is provided in Table B below. In overall terms, the assessment shows that every policy makes at least one positive contribution and none will have a negative sustainability impact. This is perhaps unsurprising, given that the Neighbourhood Area is highly constrained and there has been no appetite from the local community to change the character or role of Bredon Parish and its villages.

Table B: Neighbourhood Plan & Sustainable Development Summary

| No. | Policy Title | Soc. | Eco. | Env. | Commentary |
|-----|-----------------------------------------------|------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Spatial Plan for Bredon Parish | + | 0 | + | This policy has modest social benefits in providing for small infill housing development schemes within the development boundaries and takes into account a new housing site allocation in Bredon village proposed by the SWDP. In confining development in this way, the policy will protect the essential rural character of Bredon Parish and its main heritage assets and landscape setting. |
| 2 | Local Gaps | 0 | 0 | + | This policy has a positive environmental benefit in preventing the harmful coalescence of the main settlements in Bredon Parish. This will ensure the distinctive character of each village is maintained within the wider landscape. |
| 3 | Siting & Design of New Buildings | 0 | 0 | + | This policy has a positive environmental benefits by ensuring that the new design of new buildings reflects the distinctive character of the built forms and settlement patterns of the villages. |
| 4 | Design of Extensions | 0 | 0 | + | This policy has a positive environmental benefit by ensuring that the new design of new buildings reflects the distinctive character of the built forms and settlement patterns of the villages. |
| 5 | Design of Alterations & Conversions | 0 | 0 | + | This policy has a positive environmental benefit by ensuring that the new design of new buildings reflects the distinctive character of the built forms and settlement patterns of the villages. |
| 6 | Design of Exterior Works & Private Gardens | 0 | 0 | + | This policy has a positive environmental benefit by ensuring that the new design of new buildings reflects the distinctive character of the built forms and settlement patterns of the villages. |
| 7 | Design of Roads, Footways & Vehicle Entrances | 0 | 0 | + | This policy has a positive environmental benefit by ensuring that the new design of new buildings reflects the distinctive character of the built forms and settlement patterns of the villages. |
| 8 | Design in Conservation Areas | 0 | 0 | + | This policy has a positive environmental benefit by ensuring that the new design of new buildings reflects the distinctive historic character of the built forms and settlement patterns of the four Conservation Areas. |

| No. | Policy Title | Soc. | Eco. | Env. | Commentary |
|-----|-----------------------------------|------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | Local Heritage Assets | 0 | 0 | + | This policy has a positive environmental benefit by identifying local heritage assets for special attention when development proposals are considered. Those assets have been defined by way of the contribution they make to the local architectural and/or historic character of Bredon Parish. |
| 10 | Community Facilities | + | 0 | 0 | This policy has a positive social benefit in both protecting cherished facilities from unnecessary loss and enabling their improvement to ensure they remain viable as community assets for the long term. |
| 11 | Local Shops & Commercial Premises | + | + | 0 | This policy has positive economic and social benefits in both protecting cherished local shops and other commercial premises from unnecessary loss and enabling their improvement to ensure they remain commercially viable for the long term. Although modest in number and size, they do employ local people and they enable the local community to make some purchases within the parish. |
| 12 | Local Employment | + | + | 0 | This policy has positive economic and social benefits in both protecting local sources of private and public sector employment from unnecessary loss and enabling the improvement of their premises to ensure they remain viable for the long term. Although modest in number and size, they do employ local people. |
| 13 | Local Green Spaces | + | 0 | + | This policy has positive social and environmental benefits in preventing the harmful development of cherished open spaces within and close to the villages. This will ensure the distinctive character of each village is maintained for the benefit of the local community. |
| 14 | Landscape & Biodiversity | 0 | 0 | + | This policy has a positive environmental benefit in preventing development that may harm the special landscape character of Bredon Parish and its biodiversity value. |
| 15 | Key Views | 0 | 0 | + | This policy has a positive environmental benefit in preventing development that will obstruct or otherwise harm a number of key views throughout the parish that have been identified as making an important contribution to defining its rural and historic character. |

Key:

+ positive
0 neutral
- negative

5. General Conformity with the Strategic Policies of the Development Plan

- 5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan. As described above, for almost all of its preparation period, the development plan comprised the policies of the former Wychavon District Local Plan, but the Parish Council had correctly anticipated the adoption of the SWDP which took place in February 2016. The end of the Neighbourhood Plan's Plan Period (31st March 2030) coincides with that of the SWDP.
- 5.2 The analysis in Table C below summarises the conformity of the Neighbourhood Plan policies with the most relevant SWDP policies, whether or not defined as strategic or non-strategic in the SWDP.

Table C: Neighbourhood Plan & Development Plan (SWDP) Conformity Summary

| No. | Policy Title | Commentary |
|-----|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Spatial Plan for Bredon Parish | This policy conforms with SWDP 2 (B and C) in adopting the development boundaries and settlement hierarchy for settlements in Bredon Parish defined by that policy. The Neighbourhood Plan policy makes no additional provision to that of SWDP 59 (Village Allocations); nor is it expected to do so under the housing provision and delivery policy SWDP 3. It accurately reflects the importance attributed to the AONB by SWDP 23, but it is also positive about infill development (SWDP 2B), and about development that sustains and grows local jobs and services commensurate with the small scale and relative remoteness of the parish and its villages. |
| 2 | Local Gaps | This policy conforms with SWDP 2 (A) in seeking to safeguard the open countryside, and it complements the Strategic Gap provisions of SWDP 2(D) by identifying land that separates some of the settlements in Bredon Parish as Local Gaps. Gaps have only been identified where the development of the land would contribute significantly to the effect of visual coalescence between two settlements. They do not incorporate any land within a development boundary, and so do not hinder appropriate infill development; nor do they prevent development or uses that would not compromise the open character of the Local Gap. |
| 3 | Siting & Design of New Buildings | This policy conforms with, and refines, a number of policies (SWDP 6, 24, 25, 29 and 32) but especially SWDP 21 (Design), by identifying some characteristics that are especially relevant to Bredon Parish. |
| 4 | Design of Extensions | This policy conforms with, and refines, SWDP 21 (and SWDP 24 in relation to the Conservation Areas) by identifying some characteristics that are especially relevant to Bredon Parish. |
| 5 | Design of Alterations & Conversions | This policy conforms with, and refines, SWDP 21 (and SWDP 24 in relation to the Conservation Areas) by identifying some characteristics that are especially relevant to Bredon Parish. |
| 6 | Design of Exterior Works & Private Gardens | This policy conforms with, and refines, SWDP 21 (and SWDP 24 in relation to the Conservation Areas and SWDP 25 in relation to landscape scheme) by identifying some characteristics that are especially relevant to Bredon Parish. |
| 7 | Design of Roads, Footways & Vehicle Entrances | This policy conforms with, and refines, SWDP 21 (and SWDP 24 in relation to the Conservation Areas and SWDP 25 in relation to landscape schemes) by identifying some characteristics that are especially relevant to Bredon Parish. |
| 8 | Design in Conservation Areas | This policy conforms with, and refines, SWDP 24 in relation to the four Conservation Areas in Bredon Parish (and SWDP 21 more generally in relation to design) by identifying some historic characteristics that are especially relevant to Bredon Parish. |

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|----|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | Local Heritage Assets | This policy conforms with SWDP 6 and SWDP 24 by identifying buildings and structures of sufficient local architectural and/or historic character to warrant greater consideration in development proposals. |
| 10 | Community Facilities | This policy conforms with, and refines, SWDP 37 by identifying those specific facilities in Bredon Parish which should benefit from the policy. |
| 11 | Local Shops & Commercial Premises | This policy conforms with, and refines, SWDP 10 both by protecting local shops and commercial premises from unnecessary loss, and also by encouraging improvements which will help to maintain their viability. |
| 12 | Local Employment | This policy conforms with, and refines, SWDP 12 both by protecting local sources of employment from unnecessary loss, and also by encouraging improvements which will help to maintain their viability. |
| 13 | Local Green Spaces | This policy conforms with SWDP 38 by identifying a small number of green spaces as Local Green Spaces under the meaning of NPPF §76. |
| 14 | Landscape & Biodiversity | This policy conforms with SWDP 2(A) in seeking to safeguard the open countryside, and with SWDP 22 and SWDP 25 respectively in preventing development that would harm the biodiversity value of Bredon Parish, or would compromise its special landscape character. |
| 15 | Key Views | This policy conforms with SWDP 2(A) in seeking to safeguard the open countryside, and with SWDP 24 and SWDP 25 respectively in preventing development that would compromise historic or special landscape views . |

6. Compatibility with EU Legislation

6.1 The District Council has provided a screening opinion on whether or not a Strategic Environmental Assessment (SEA) was required of the Neighbourhood Plan, in accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. It concludes that as the policies are unlikely to have any significant environmental effects, an SEA would not be necessary. The District Council consulted the statutory bodies on its draft opinion, and these bodies validated this opinion. The District Council produced a statement of reasons for this determination, in line with PPG paragraph 11-031 and as required by Regulation 9(1). A copy of the opinion is attached to this Statement as Appendix A. The Neighbourhood Plan has also had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.