

ARMTHORPE PARISH COUNCIL

Basic Conditions Statement

January 2015

TABLE OF CONTENTS

	Page No.
1. Conditions	3
2. Legal requirements	3
3. National policies and advice	4
4. Contribution to the achievement of sustainable development	7
5. Conformity with the strategic policies for the development of the area	8
6. EU Obligations	9

BASIC CONDITIONS STATEMENT

1 CONDITIONS

The Neighbourhood Plan (NP) is required to meet the following conditions:-

- (1) The examiner must consider the following –
 - (a) whether the Draft Neighbourhood Development Plan meets the basic conditions,
 - (b) whether the Draft Neighbourhood Development Plan complies with the provisions made by or under sections 61E(2) , 61J and 61L of the Town and Country Planning Act 1990, as amended,
 - (c) whether the area for any referendum should extend beyond the neighbourhood to which the draft neighbourhood development relates, and
 - (d) such other matters as may be prescribed.

- (2) A Draft Neighbourhood Development Plan meets the basic conditions if -
 - (a) having regard to national policies and advice contained in Neighbourhood Development Plan,
 - (b) the making of the Neighbourhood Development Plan contributes to sustainable development,
 - (c) 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),
 - (d) the making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations, and
 - (e) prescribed obligations are met in relation to the Neighbourhood Development Plan and prescribed matters have been dealt with in connection with the proposal for the Neighbourhood Development Plan.

2 LEGAL REQUIREMENTS

The Draft Plan is being submitted by a qualifying body

Armthorpe Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan for its own parish. The Armthorpe Neighbourhood Development Plan (ANDP) sets out policies relating to the development and use of land within the whole administrative, civil and

ecclesiastical parish of Armthorpe. It relates only to Armthorpe Parish and there are no other neighbourhood plans within the neighbourhood area.

What is being proposed is a Neighbourhood Development Plan?

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 Neighbourhood Planning (General) Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect.

The period of the ANDP is up to 2028, in order to align it with the dates of the Doncaster Metropolitan Borough Council (DMBC) Local Development Framework Core Strategy (Core Strategy).

The policies do not relate to excluded development.

The ANDP does not include any policies relating to excluded development, such as minerals or nationally significant infrastructure projects, nor does it affect any European Sites (habitats).

3 NATIONAL POLICIES AND ADVICE

The National Planning Policy Framework (NPPF) in Policies 183-185 refers to Neighbourhood Plans and requires them to have regard to the policies within the NPPF. The following sections of this statement aims to show how the ANDP has regard to relevant policies within the NPPF in relation to:

- building a strong, competitive economy
- ensuring the vitality of town centres
- supporting a prosperous rural economy
- promoting sustainable transport
- requiring good design
- promoting healthy communities
- protecting Green Belt land
- meeting the challenge of climate change and flooding
- conserving and enhancing the natural environment
- conserving and enhancing the historic environment

Building a strong, competitive economy

The ANDP has responded to Armthorpe's popular support for local shops and employment through policies ANP12 Major Employment Sites, ANP 13 Local Employment Sites, ANP 14 Retain Existing Employment Land and Use, and ANP15 Support Improvements to Existing Areas. These policies demonstrate Armthorpe's concern for employment opportunities, which can be achieved by encouraging existing local businesses and also new ones on a very large scale, as at Junction 4 of the M18 - Major Employment Site.

Ensuring the vitality of town centres

Policies to support shopping, the village centre and the High Street, are included in the ANP as follows:

ANP 22 - Locate New Retail Development in the village centre

ANP 23 - Retain and Enhance Existing Retail Frontages

ANP 24 – Permit Small Shops on Allocated Residential Sites

ANP 25 – Retain Small Scale Employment in the Village Centre

ANP 26 – Support Residential Use on Upper Floors in the Village Centre

ANP 27 – Avoid Loss of Residential Accommodation in the Village Centre

Supporting a prosperous rural economy

Armthorpe's economy is transformed from the pit village it used to be but it still has a significant area of farmland, much of which will be retained in the ANDP. This area of farmed land also serves as a Green Wedge. The ANDP also recognises the varied activities which potentially bring economic activity, as well as recreation to the countryside.

Promoting sustainable transport

Traffic has been a key issue raised by the public during the consultations, with conflicting interests inevitably being raised. The ANDP seeks to reconcile the need for car parking to support village centre shops, with improved safety for other road users, especially pedestrians. There is a growing proportion of older people in the local population, besides some who have serious mobility problems. The ANDP seeks to improve accessibility for them, through such policies as the promotion of pedestrian connections, namely, ANP 16 – Requirement for Pedestrian and Cycle Connections and ANP 19 – Encourage Better Use of Public Transport.

Requiring good design

There is support for good design within the community. ANP 5 Design of New Development, reflects that and seeks to reinforce and apply locally the existing DMBC Core Strategy design policies.

Promoting healthy communities

Various policies to do with leisure and community facilities are intended to promote and encourage active community life and health pursuits. Facilities such as the Armthorpe Miners' Welfare and Briar Road Playing Field and Sports Centre (Policies ANP 29 and ANP 30) were always intended to support communities and healthy sports and recreation activity. ANP 32 and 33 aim to provide Open Space on housing and windfall sites and improved parks and open spaces can have similar outcomes in terms of sport and recreation.

Protecting Green Belt land

There is no Green Belt as such in Armthorpe. However, consultation revealed a strong public commitment to maintaining open countryside through the existing Green Wedges identified by the DMBC Core Strategy. The ANDP recognises that there are varied appropriate uses for such land and controlling these in the interests of the community and the natural environment is most important.

Meeting the challenge of flooding and climate change

Flooding is a live issue in Doncaster, especially as a result of the serious inundations in 2007 in several parts of the Metropolitan Borough, although not in Armthorpe itself. ANP 34, in particular, addresses Sustainable Urban Drainage as a contribution towards reducing flooding.

Conserving and enhancing the natural environment

Various policies in the section, 'Natural and Built Environment, Sustainability and Environmental Protection', address the significance of the natural environment and its conservation and enhancement.

Conserving and enhancing the historic environment

Armthorpe, until the early 1900s was a farming community, at the centre of which was the local Parish Church, the Church of St. Leonard and St. Mary - the only Listed Building in Armthorpe. There are archaeological remains in places and these will need protection, either by planning condition or

designation or both. The original mining village, however, remains an interesting example of an early 20th century private coal mining venture. Indeed there are strong influences in Armthorpe of the garden city movement from that era: the generous garden plots; architectural form and detailing typical of the turn of the century arts and crafts movement; communal open spaces; concentric road and housing area layouts with radial roads cutting through to the village centre; short terraces or semi detached houses; and so on.

4 CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The Neighbourhood Development Plan is required to contribute to the delivery of sustainable development, which in essence means catering for the needs of the present generation in a fashion that does not create problems for or diminish the quality of life of future generations. Thus sustainable development has to be a 'golden thread' running through all elements of the ANDP.

Below are some of the specific ways in which the ANDP seeks to achieve sustainable development, with examples of relevant policies in the Draft ANDP:

- It encourages accessible public transport and safe and convenient routes for pedestrians and cyclists (see policy ANP 16 – Requirement for Pedestrian and Cycle Connections and ANP 19 – Encourage Better Use of Public Transport and ANP 21 – Developer Contributions to Mitigate Impacts and Contribute to Infrastructure)
- It aims to sustain and develop a wide range of community facilities (see policies in Leisure and Community facilities – ANP 28 Contributions from New Housing Developers to Fund Additional Education Facilities), which for most residents are within walking distance from home. (See policies in 'Supporting and Developing Community Life'.)
- Armthorpe has limited Built Heritage, principally the Parish Church and Churchyard, although the mining village in itself is a good example of private mining ventures from the early 20th century as spelled out above.
- It requires good quality design in any new or altered buildings and is concerned for their future sustainability (see policies ANP 2 Integrating Housing Sites; ANP 5 Design and New Development; ANP 6 Provision of New Facilities).

- It seeks to protect and promote local employment, in the process increasing prosperity and reducing the need to travel (see policies ANP 12 Major Employment Sites; ANP 13 Local Employment Sites; ANP 14 Retain Existing Employment Land and Use; ANP 15 Support Improvements to Existing Employment Areas).
- It protects wildlife areas and seeks to promote biodiversity (see policies ANP 31 Protecting Existing Open Spaces; ANP 32 Provide Public Open Space on Housing and Windfall Sites; ANP 33 Improve Parks and Open Spaces; ANP 35 Incorporate and Define Green Wedges to the north and south of Armthorpe Village).
- It supports measures for the energy economy and increased use of renewable energy (see policies ANP 5 Design of New Development and other policies associated with the Core Strategy Policy on Sustainable Development and Design, including Core Strategy Policies E1 – Energy Economy; D4- Sustainability in Building; FD7 – Water Power).

5 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES FOR THE DEVELOPMENT OF THE AREA

General conformity with DMBC's Core Strategy (adopted on May 2012) can be demonstrated.

The Core Strategy (paragraph 2.20) states that in Policy CS2 – Growth and Regeneration Strategy that '*Armthorpe is a principal town and focus for growth*' with up to 923 additional new houses. Other Core Strategy Policies include those seeking to improve the centre of Armthorpe, as the shopping centre for a principal town. Additional Core Strategy Policies identify Armthorpe as a major site for employment development.

The Core Strategy, therefore, accords well with the views expressed in the local consultation exercises for the ANDP. In this respect, it has been straightforward for the ANDP to operate within the broad parameter created by the Core Strategy and to apply its broad principles to specific local issues. Particular links are made in the sections concerned with Growth, in particular Economic and Employment Development and Additional Housing, which will, of course, contribute to meeting the needs of a wider area than Armthorpe Parish.

DMBC's Core Strategy has been examined with particular reference both in its detailed objectives and to the following specific policies to ensure that the ANDP is in accord with the Borough's approved policies:-

- CS1 Quality of Life
- CS3 Countryside
- CS4 Flooding and Drainage
- CS7 Retail and Town Centres
- CS9 Providing Travel Choices
- CS14 Design and Sustainable Construction
- CS15 Valuing Our Historic Environment
- CS16 Valuing Our Natural Environment

In the opinion of Armthorpe Parish Council, the ANDP is in general conformity with the Strategic Policies of DMBC's Core Strategy.

The Draft ANDP was formally submitted by Armthorpe Parish Council to DMBC, as local planning authority, for a scoping opinion as to whether it required a Strategic Environmental Assessment. DMBC initially came to the conclusion that it did not require a Strategic Environmental Assessment. However, consultation responses and further consideration of this point including a legal opinion, concluded that a Strategic Environmental Assessment was advisable. The Consultation Statement explains the reasons for this in paragraphs 6.6 and 6.7.

6 EU OBLIGATIONS

There are no European sites to be affected by the ANDP. Consideration was given to this point, as Thorne and Hatfield Moors are a RAMSAR site and could have been affected by the ANDP, thus requiring a Habitat Regulation Assessment to be undertaken. This proved, however, not be the case, as the critical distance of 3 km from Thorne and Hatfield Moor does not apply to any of the sites in the ANDP area, which are all further away than 3kms.

The Parish Council has also considered whether the European Human Rights legislation applies to the Armthorpe Neighbourhood and has concluded it does not.

The ANDP is, therefore, considered to be compatible with EU obligations.