

Basic Conditions Statement

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Neighbourhood Plan
2016-2026



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Fairfield Neighbourhood Plan

Basic Conditions Statement

1. Legal requirements

- . 1.1 This statement has been prepared by Fairfield Parish Council to accompany its submission to Central Bedfordshire Council of the Fairfield Neighbourhood Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- . 1.2 The Neighbourhood Plan has been prepared by Fairfield Parish Council, a qualifying body, for the area covering Fairfield, as designated by Central Bedfordshire Council on 16 October 2014. The map of the designated area is attached as Appendix 1.
- . 1.3 The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2016 to 2026. It does not contain policies relating to excluded development as laid out in the Regulations.
- . 1.4 The following statement will address each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.
- . 1.5 The Regulations state that the neighbourhood plan will have met the basic conditions if it:
 - Has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contributes to the achievement of sustainable development;
 - Is in general conformity with the strategic policies of the development plan for the area ;
 - Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

2. Introduction and Background

Shortly after its formation in May 2013 Fairfield Parish Council decided that it needed to determine what the major issues were for residents in the Parish and how they could best resolve them. What issues were the most important and needed work on quickly.

The Parish decided to produce a Parish Plan starting with a residents survey and the process of how a Steering Group was formed and how the Plan developed is noted in detail in the Consultation Statement.

Two of the main issues identified by residents were;

To retain the "unique look and feel" of Fairfield .

To retain, maintain and develop the existing green spaces within the development.

It was to achieve those aims that the parish plan process was extended to produce a Neighbourhood Plan as well. Thus giving more legal weight to those aims.

3. Conformity with National Planning Policy

- . 3.1 The Neighbourhood plan has been prepared in conformity with the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also gives regard to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.
- . 3.2 The table below sets out a summary of how each policy conforms to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.
- . Table 1: How the NP policies conform to the NPPF.

NP Policy No and title	NPPF Para	Comment on conformity
Policy 1. Design and character	58,59	Conforms to 58 and 59 as it sets out the quality of development expected for the area and establishes a design guide to reinforce the standards required
Policy 2. Improving Green Infrastructure	73,74,75	Conforms to 73,74 and 75 as it sets out to identify the need for additional open space and recreational areas; the need to protect the existing open spaces and to enhance the public right of way network
Policy 3. Designating Local Green spaces	76,77	Conforms as it identifies the areas for designation as Local Green Space areas that are demonstrably special to the local community

4. General conformity with the strategic policies of the development plan

- . 4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.
- . 4.2 The current development plan for the area is the adopted Central Bedfordshire Council, North Local Development Framework (Core Strategy and Development Plan Document) adopted in 2009. The Site Allocations Development Plan Document (adopted 2011) adds Policy DM5a which is relevant to Fairfield Neighbourhood Plan in so far as it designates important Open Space in Fairfield. There is an emerging Local Plan, however, this has not reached the stage of being published in draft form.

- 4.3 The table below sets out how each policy is in general conformity with those noted in the North Local Development Framework

NP Policy No. and title	Local Plan Policy	Comment on conformity
Policy 1. Design and character	CS14, CS15, DM3	Conforms as it sets out the high design quality that is expected to respect and complement the context and setting of this historically sensitive development
Policy 2. Improving Green Infrastructure	CS17, CS18	Conforms as it seeks to retain, improve and extend the green infrastructure assets, enhance the public right of way network and to protect the existing County Wildlife Sites
Policy 3. Designating Local Green Spaces	DM5, DM17, DM5a	Conforms as its intention is to protect designated Important Open Space within settlement envelopes.

5. Contribution to the achievement of sustainable development

5.1 The Strategic Environmental Assessment screening determination produced by Central Bedfordshire Council, the responsible authority, determined on 4 May 2016 that a strategic environmental assessment of the emerging Fairfield Neighbourhood Plan is not required as it is unlikely to have significant environmental effects

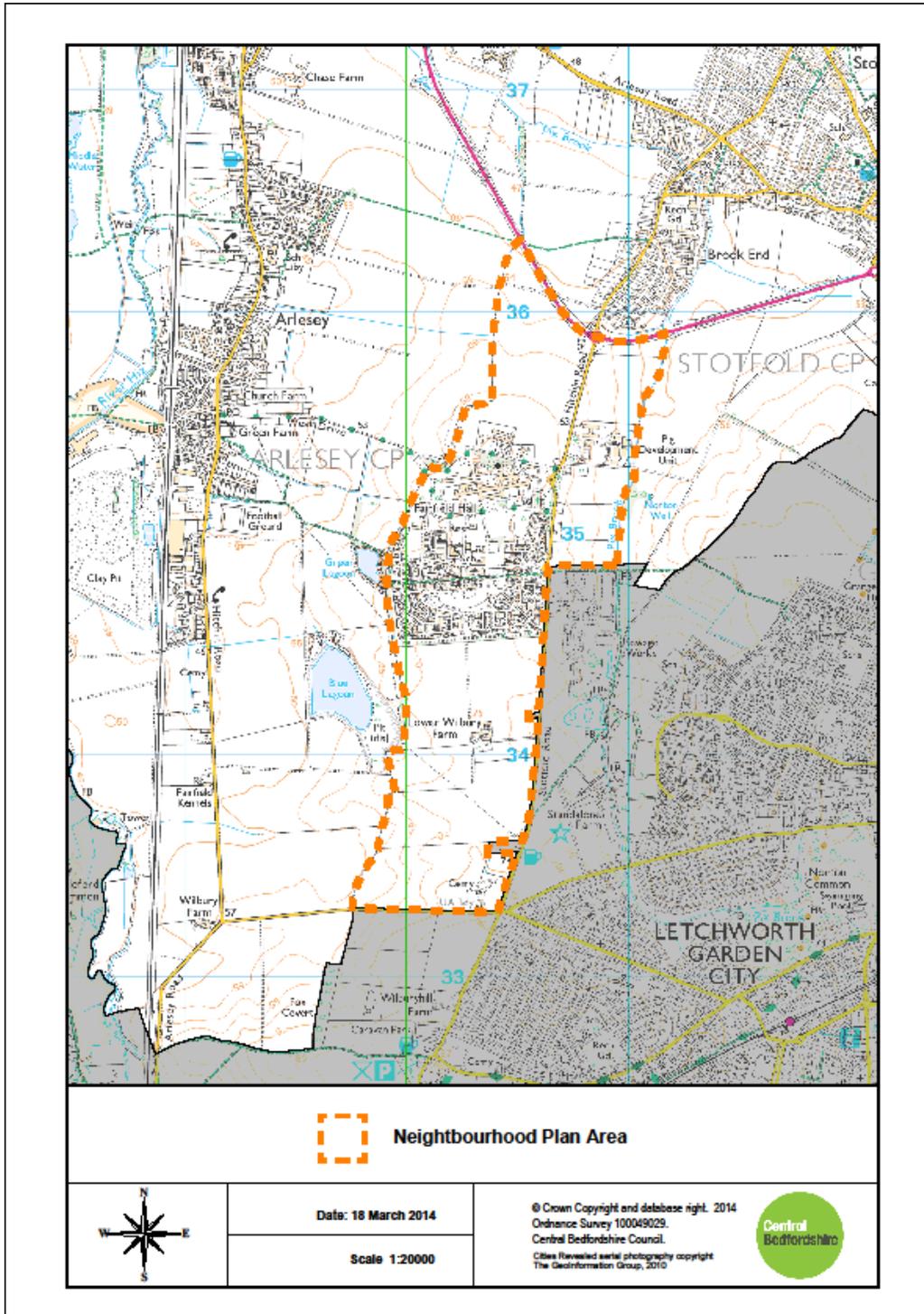
6. Compatibility with EU obligations and legislation

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

- 6.2 A screening process was carried out by Central Bedfordshire Council which determined that the Neighbourhood Plan didn't require a Strategic Environmental Assessment.

- 6.3 It was also determined that the plan did not require a Habitats Regulations Assessment.

Appendix 1. Map showing designated area





For any further information please email
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 **Fairfield**
Parish Council

