

# SHRIVENHAM NEIGHBOURHOOD PLAN 2018-2031

## BASIC CONDITIONS STATEMENT



Shrivenham Parish Council

July 2019

# 1 INTRODUCTION

The Shrivenham Neighbourhood Plan has been produced as a result of the Community Led Plan which was published in 2009 and which highlighted a number of issues that concerned Parishioners.

The way the village of Shrivenham grows and changes in the medium and long term is of interest to all. The Government's Localism Act of 2011 aims to give local communities the right to have a vital say in how their area is developed and the Act's implementation led to Shrivenham Parish Council setting up a Steering Group of Councillors and other volunteers/residents to produce a Neighbourhood Development Plan.

Initially established in 2015 the Shrivenham Neighbourhood Development Plan (SNDP) Steering Group has been working steadily to determine the needs, concerns and aspirations of our residents. The number of new homes under construction in Shrivenham was determined before the start of this process. Sites being developed are a combination of the strategic sites outlined in the *Vale of White Horse District Council's Local Plan - Part 1* and several additional speculative developments that were passed on appeal. For this reason the Neighbourhood Plan has decided to produce a non-allocating plan with policies that will shape the nature of new developments and the inevitable changes to the village that result from them.

This Neighbourhood Plan covers important issues such as the viability of the village centre; parking and transport; the future of schools and schooling; health resources; both built, natural and historic environments and provision of leisure and recreational facilities. In drawing up our proposals we have done our utmost to consider the welfare of the village and its people.

We have based our evidence on historical sources such as the 2009 Village Plan and 2011 Housing Needs Assessment and held a number of public meetings, exhibitions and interviews and consultations with residents, as well as asking them to undertake surveys, including an updated version of a Housing Needs Assessment. We have also obtained a grant which enabled us to commission a Village Character Assessment and a Landscape Character Assessment.

**Our objective:** *To understand and manage change in Shrivenham so that those who live here now, and those who come after us, will continue to recognise, retain and subscribe to its strong sense of community, derived from a clear sense of common identity based on place, people and community purpose.*

**Our mission:** *to acknowledge the national need and obligation to grow while providing the means to continue to fulfil our vision by-*

- Setting out a clear statement of what we have now and how it came to be
- Identifying local, national and supranational changes which we expect to occur between now and 2031 and evaluating their likely effect on Shrivenham
- Endeavouring to anticipate and analyse what will be required of future developments to best meet the needs of those who will live and work in Shrivenham in years to come.

## 2 LEGAL REQUIREMENTS

This Basic Conditions Statement has been produced to explain how the Shrivenham Neighbourhood Plan (SNP) has been prepared in accordance with Section 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Statement addresses each of the five 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of Paragraph 8(2) of Schedule 4B to the 1990 Town and Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- I. 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;
- II. The making of the neighbourhood plan contributes to the achievement of sustainable development;
- III. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the local authority, in this case the Vale of White Horse District Council;
- IV. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- V. Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with, in connection with the proposal for the Neighbourhood Development Plan.

### Supporting Documents and Evidence

The Shrivenham Neighbourhood Plan and its supplementary evidence documents are supported by a Consultation Statement and this Basic Conditions Statement.

### Key Statements

Shrivenham Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan. The Shrivenham Neighbourhood Plan expresses policies that relate to the development and use of land, only within the designated neighbourhood plan area.

The neighbourhood plan area is contiguous with the parish boundaries, excluding the area within the Defence Academy, as shown in the map accompanying the neighbourhood area designation. See figure 1.

The Shrivenham Neighbourhood Plan covers the period from 2019 to 2031. This aligns with the dates of the Vale of White Horse District Council Local Plan(s) stated period.

The Neighbourhood Plan does not deal with excluded development such as County matters (mineral extraction and waste development), nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990 (as amended).

The Shrevenham Neighbourhood Plan does not relate to more than one neighbourhood area. It is solely related to the area of Shrevenham as designated by the Vale of the White Horse District Council on 21<sup>st</sup> November 2015. There are no other neighbourhood plans in place for the Shrevenham area.

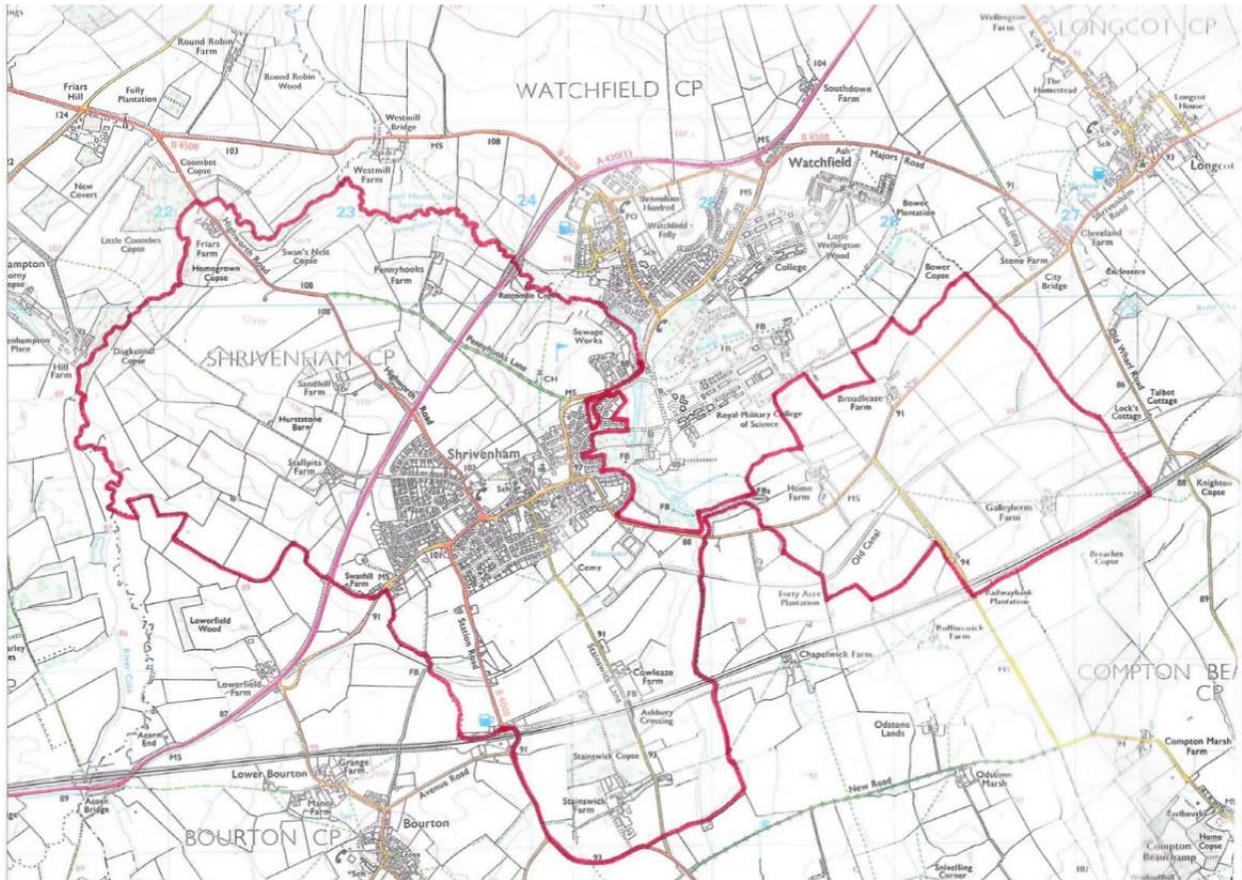


Figure 1 – Designated area for Shrevenham NP

### 3 CONFORMITY WITH NATIONAL PLANNING POLICY

It is required that the Shrevenham Neighbourhood Plan has appropriate regard to national planning policy, principally provided by the National Planning Policy Framework (NPPF) and advice contained in guidance issued by the Secretary of State (TCPA1990 Schedule 4B (2) (a)).

A revised NPPF was published on 19<sup>th</sup> February 2019 and the Shrivenham Neighbourhood Plan is subject to the governance of this version as opposed to the previous 2012 version.

This the table below demonstrates that the SNP has regard to the relevant policies within the NPPF 2019.

<b>SNP Policy</b>	<b>NPPF2019 Paragraph</b>	<b>Regard to NPPF</b>
DS1 – Settlement gap	72, 78	This policy seeks to conserve and enhance the visual and physical separation of Shrivenham from surrounding settlements.
H1 – General requirements for development	68, 70, 71, 72, 73, 77,78, 79, 84	This policy seeks to ensure that development conserves and enhances the character of the village and its surrounding landscape
H2 – Housing Mix	15, 31, 60, 61, 62, 64, 65,66	Developments should take account of the housing needs of the village with regard to housing mix.
H3 – Sites within the built area	127, 130	Developments within the built area should be in keeping with the surroundings
D1a, D1b – Design of housing	28,79, 85, 124, 125, 126, 127, 128, 130, 131	Sets out the general requirements for housing design.
D2 – Housing Design in the Historic Centre	184, 185, 189, 190, 192,193, 194, 195, 196, 197,198	Development in the historic centre must be in keeping with the surroundings.
D3 – Provision of support for electric vehicles	105, 110	All development should make provision for electric vehicles.
D4 – Provision of Fibre to the Premises	112	New development should provide access to a High Speed internet connection.
P1a, P1b – Parking provision	102, 104, 105, 106	Sets out the requirements for parking design and the number of parking spaces to be provided.
P2a, P2b – Parking in the Historic centre	102, 104, 105, 106, 107	Sets out ideas for improvements to village centre parking
EE1a, EE1b, EE1c – Commercial, Economic and Employment	20, 80, 81, 82, 83, 84, 104, 121	Sets out the criteria for Commercial, Economic and Employment development
EE2- Diversity of businesses and services	20, 80, 81, 82, 83, 84, 104, 121	Gives support to new businesses that enhance the diversity of the village centre
LC1 – Conserve and enhance the setting of the AONB	170, 172	Requirement to consider the impact of any potential development on the setting of the AONB
LC2 – The landscape setting	20, 127, 141, 170, 171, 172, 180	Sets out the landscaping requirements of any potential development
LC3a, LC3b – The wider rural landscape	20, 127, 141, 170, 171, 172, 180	Requirement to conserve and enhance the remote and tranquil setting of the wider landscape and the listed buildings within it.
LC4a, LC4b, LC4c – Conserve and enhance	20, 127, 141, 170, 171, 172, 180	Requirement to conserve and enhance the important views within the historic centre, the views

views and vistas		and vistas within the village and the panoramic views in the surrounding landscape.
LC5 – Local Green Space designation	96, 97,99, 100, 101	Designates various areas of the village as Local Green Spaces.
LC6 – Creation of new green spaces	96,97	Supports proposals for the creation of new allotment gardens
HE1a, HE1b – Historic features	184, 185, 187, 188, 189, 190,193, 194, 195, 196, 197, 198, 199, 200	Requirement to conserve and enhance features of historic interest.
HE2a, HE2b, HE2c – Conserving and enhancing the natural environment	170, 171, 172, 175, 176	Requirement to conserve and enhance the green environment.
HE3a, HE3b – Conserve and enhance the natural environment in the wider landscape setting	170, 171, 172, 175, 176	Requirement to conserve and enhance the green environment within the wider landscape, including ancient hedgerows and woodland.
HE4a, HE4b, HE4c – Wildlife and Biodiversity	8, 170, 171, 172, 174, 175, 176	Requirement to conserve and enhance wildlife movement corridors and habitats and biodiversity.
PROW1 – Public rights of way	91, 98, 104, 110	Requirement to conserve and enhance public rights of way and cycle ways.
CSH1a, CSH1b – Community Infrastructure	121, 127, 128, 182	Requirement for development to enhance existing public and community services
CSH4 – Waste Management		

**Table 1 – Policy table with regard to the NPPF 2019**

## **4 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT**

Paragraph 7 of the NPPF2019 states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ which is summarised as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’.

Paragraphs 8 of the NPPF 2019 states that there are three overarching objectives to sustainable development: economic, social and environmental. This neighbourhood plan comprises a local balance of these objectives.

The social goals are to maintain a thriving community within Shrivenham, recognizing that the community and its needs change over time. This Neighbourhood plan seeks to achieve this by providing a supply of housing to meet the community’s current and future needs, and by creating a high quality built environment, with local services that are accessible to all ages and abilities, reflecting the community’s needs, supporting it’s health and social well-being.

The economic goals are to conserve and enhance the existing commercial and employment opportunities within Shrevenham, and if possible to encourage commercial diversity, especially in the High Street. It seeks to achieve this by supporting the development of a competitive and responsive local economy by growth, innovation and a positive approach to development requirements.

The environmental goals are to protect the environment and ensure that any development recognizes this in its design, landscaping and access. It seeks to achieve this through its policies on design, housing and landscape by contributing to conserving and enhancing that natural, built and historic environment. It seeks to help improve sustainability by mitigating the impact on biodiversity with policies regarding green infrastructure.

<b>Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>	<b>Commentary</b>
DS1 – Settlement gap	-	-	✓	Seeks to conserve and enhance the visual and physical separation of Shrevenham from surrounding settlements.
H1 – General requirements for development	-	-	✓	Seeks to ensure that development conserves and enhances the character of the village and its surrounding landscape
H2 – Housing mix	✓	-	-	Seeks to ensure that developments take account of the housing needs of the village.
H3 – The built area	-	-	✓	Seeks to ensure that developments within the built area are in keeping with the surroundings
H4 – Preferential access	✓	✓	-	Seeks to ensure that families with meaningful local connections to the village can be given some preferential access to new housing – particularly social and affordable housing.
H5 – Housing for elderly and younger residents	✓	✓	-	Seeks to encourage housing for elderly residents and for first time buyers.
D1a, D1b - Design	✓	-	✓	Seeks to ensure that new housing is designed and built to a high quality and respects the existing character of Shrevenham.
D2 – Design in Historic centre	-	-	✓	Seeks to ensure that developments maintain and

				enhance the historic character of the Village Centre
D3 – Support for Electric Vehicles	✓	✓	✓	Seeks to ensure that all new developments provide support for electric vehicles.
D4 – Provision of fibre to the premises	✓	✓	✓	Seeks to ensure that all new developments provide access to a High Speed Internet connection.
P1a, P1b – Parking provision	✓	-	-	Seeks to ensure that new developments provide locally appropriate car parking.
P2a, P2b – Village centre parking and accessibility	✓	✓	-	Seeks to ensure that the village centre is accessible to all.
EE1a, EE1b, EE1c – Commerce and Employment	-	✓	-	Seeks to encourage the increase of local employment and business opportunities.
EE2 – Diversity of business	-	✓	-	Seeks to maintain and enhance the diversity, vitality and viability of the village centre.
LC1 – Protecting the setting of the AONB	-	-	✓	Seeks to conserve and enhance the countryside and open spaces.
LC2 – Landscape setting	-	-	✓	Seeks to conserve and enhance the rural character of the village by encouraging the integration of soft landscaping in new developments.
LC3a, LC3b – The wider rural landscape	-	-	✓	Seeks to conserve and enhance valued features in the wider rural Landscape.
LC4a, LC4b. LC4c – Valued views and vistas	-	-	✓	Seeks to conserve valuable views and vistas within the village and in the surrounding landscape.
LC5 – Designation of local green spaces	✓	-	✓	Seeks to ensure valued Green Spaces in the village are maintained and to encourage physical activities and healthy food choices.
LC6 – Creation of new green spaces	✓	-	-	Seeks to encourage the creation of new Green spaces in the village, especially allotment gardens.
HE1a, HE1b – Historic				Seeks to conserve and

features	✓	-	✓	enhance the historic environment in relation to buildings, landscapes and places of local cultural value.
HE2a, HE2b, HE2c – The Green environment	✓	-	✓	Seeks to conserve and enhance the rural character of the village by encouraging the integration of soft landscaping in new developments.
HE3a, HE3b – Valued landscape features	-	-	✓	Seeks to conserve and enhance the valued features in the Landscape, especially ancient hedgerows
H4a, H4b, H4c – Wildlife and Biodiversity	-	-	✓	Seeks to conserve and enhance the environment, ecosystem and biodiversity.
PROW1 – Public rights of way	✓	-	✓	Seeks to ensure Public Rights of way are conserved and enhanced.
PROW2 – Access for the mobility impaired	✓	-	-	Seeks to ensure the village centre is accessible to all.
CSH1a, CSH1b – Community facilities and infrastructure	✓	-	-	Seeks to retain and enhance local community services and facilities and to ensure the infrastructure to support development is provided in a timely manner.
CSH2 – Community buildings	✓	-	-	Seeks to encourage the provision of recreational facilities for all age groups and all abilities, by supporting additional facilities for the Memorial Hall.
CSH3 – Construction Management	✓	-	-	Seeks to reduce the impact of development on the community by ensuring considerate development practices.
CSH4 – Waste Management	✓	-	-	Seeks to ensure development complies with the requirements of Waste Reduction and Management measures in NPPF 2018 and the EU framework.
SD1, SD2 – Delivery policies	✓	✓	✓	Seeks to realise the mutual benefits of cooperative development.

**Table 2 – policy table with regard to sustainable development**

## 5 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

The Development Plan currently consists of The Vale of White Horse District Council Local Plan Part 1 2011-2031 (LPP1) and saved policies from the Vale of White Horse Local Plan 2011. The Vale of White Horse Local Plan Part 2 (LPP2) is, at the time of writing, unadopted. Strategic policies from LPP2 have been referenced to indicate conformity.

The policies of the SNP are shown in table 3 below, with a statement to outline general conformity with the strategic policies of the Development Plan. Any Development Plan policy that is not identified in table 3 is not considered to be relevant to the SNP because the SNP does not have any policies that directly relate to it.

For clarification, text in black refers to LPP1 policies, text in blue refers to the emerging LPP2 policies, text in red refers to saved policies 2011.

SNP Policy	VWHDC Strategic Policy	SNP: General conformity with VWHDC Strategic Policies
Policy DS1 – Settlement gap	NE10 DP29	Seeks to ensure that development proposals demonstrate that the settlement’s character is retained and the physical and visual separation is maintained.
Policy H1 – General Requirements for development	CP3, CP4, CP37, CP39, CP44	This policy seeks to ensure that development conserves and enhances the character of the village and its surrounding landscape
Policy H2 – Housing Mix	CP4, CP22, CP26 DP2	This policy seeks to ensure that the provision of new housing meets the changing needs of the community.
Policy H3 – Sites within the built area	CP23 DP4	The policy seeks to ensure that developments within the built area are in keeping with the surroundings and do not adversely affect the area.
Policy H5 – Affordable housing	CP24, CP26 DP3, DP4	This policy seeks to encourage housing for elderly residents and for first time buyers.
Policies D1a, D1b – Housing design	CP37, CP38, CP39, CP40 DP2, DP3	This policy seeks to ensure that new housing is designed and built to a high quality and respects the existing character of Shrivenham.
Policy D2 – Design in the Historic centre	CP39	This policy seeks to ensure that developments maintain and enhance the historic character of the Village Centre.
Policy D3 – Support for electric vehicles	CP33,CP40, CP41	This policy seeks to ensure that all new developments provide support for electric vehicles.
Policy D4 – Provision of Fibre to	CP36	This Policy seeks to ensure that all new

the Premises		developments provide access to a High Speed Internet connection.
Policy P2a, P2b – Public Car parking in the village centre	DP18	This policy seeks to ensure that the village centre is accessible to all.
Policy EE1a, EE1b, EE1c – Commercial and employment sites	CP28,CP32 DP10, DP11, DP12, DP13, DP14	This policy seeks to encourage the increase of local employment and business opportunities.
Policy EE2 – diversification of local business	CP31,CP32 DP10, DP11, DP12, DP13, DP14	This policy seeks to maintain and enhance the diversity, vitality and viability of the village centre.
Policy LC1 – The setting of the AONB	CP44	This policy seeks to conserve and enhance the countryside and open spaces and to retain the setting of the AONB.
Policy LC2 – The landscape setting of the village	CP44	This policy to conserve and enhance the rural character of the village by encouraging the integration of soft landscaping in new developments.
Policy LC3a, LC3b – The wider rural landscape	CP44	This policy seeks to conserve and enhance valued features in the wider rural Landscape.
Policy LC4a, LC4b, LC4c	CP44 DP37	This policy seeks to conserve valuable views and vistas within the village and in the surrounding landscape.
Policy LC5 – Designation of Green spaces	CP45 DP33	This policy seeks to ensure valued Green Spaces in the village are maintained and to encourage physical activities and healthy food choices.
Policy LC6 – Creation of new Green spaces	DP33, DP35	This policy seeks to encourage the creation of new Green spaces in the village, especially allotment gardens.
HE1a, HE1b – Conservation and enhancement of historic features	CP39 DP36, DP37, DP38, DP39	This policy seeks to conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.
Policy HE2a, HE2b, HE2c	CP44, CP45, CP46	This policy seeks to conserve and enhance the rural character of the village by encouraging the integration of soft landscaping in new developments.
Policy HE3a, HE3b – The wider rural landscape	CP44, CP45, CP46	Seeks to conserve and enhance the valued features in the Landscape, especially ancient hedgerows
Policy HE4a, HE4b, HE4c – Wildlife and Biodiversity	CP44, CP45, CP46	This policy seeks to conserve and enhance the environment, ecosystem and biodiversity.
Policy PROW1 – Public rights of way, footpaths and cycleways	CP35, CP44, CP45 DP16, DP31	Seeks to ensure Public Rights of way are conserved and enhanced.
Policy CSH1a, CSH1b –	DP8	This policy seeks to retain and enhance local

Community facilities		community services and facilities and to ensure the infrastructure to support development is provided in a timely manner.
Policy CSH2 – The Memorial Hall	DP8	This policy seeks to encourage the provision of recreational facilities for all age groups and all abilities, by supporting additional facilities for the Memorial Hall.
Policy CSH3 – Managing construction	CP47	This policy seeks to reduce the impact of development on the community by ensuring considerate development practices.
Policy CSH4 – Waste Management	DP28	This policy seeks to ensure development complies with the requirements of Waste Reduction and Management measures in NPPF 2018 and the EU framework.

**Table 3 – Policy table showing general conformity with strategic policies of the Development Plan**

## 6 COMPATIBILITY WITH EU OBLIGATIONS AND LEGISLATION

The Shrivenham 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, 1998.

The Parish Council submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) of the draft Neighbourhood Plan on 19<sup>th</sup> February 2019. On 19<sup>th</sup> July 2019 the District Council issued a Screening Statement confirming that neither an SEA or Appropriate Assessment were required. It is therefore considered that the making of the Shrivenham Neighbourhood Plan is not likely to have significant effect on a European site (as defined in the Conservation of Habitats and Specials Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

## 7 CONCLUSION

The basic conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) are considered to be met by the Shrivenham Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Shrivenham Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the 1990 act.