

Peakirk Neighbourhood Plan 2030

Basic Conditions Statement



Submitted by the qualifying body:

Peakirk Parish Council

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1 Introduction

Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders must meet certain ‘basic conditions’ before they can come into force. These will be tested through the independent examination and be checked by the local planning authority prior to proceeding to referendum.

The basic conditions statement needs to demonstrate how the Neighbourhood Plan proposal meets each of the basic conditions. In addition, the statement needs to confirm that the Plan meets other legal requirements, as follows:

Basic Conditions for Neighbourhood Plans are:

- they must have appropriate regard to the National Planning Policy Framework.
- they must contribute to the achievement of sustainable development
- they must be in general conformity with the strategic policies in the development plan for the local area (Peterborough City Council’s Local Plan (Preliminary Draft January 2016) especially in meeting growth requirements.
- they must be compatible with EU obligations, including human rights requirements

Legal Requirements

- The draft plan is being submitted by a qualifying body (as defined by the Localism Act 2011).
- What is being proposed is a Neighbourhood Development Plan (as defined in the Localism Act 2011).
- The proposed Neighbourhood Development Plan states the period for which it is to have effect.
- Confirmation that the policies do not relate to “excluded development”.
- Confirmation that the proposed Neighbourhood Development Plan does not relate to more than one Neighbourhood Area.
- Confirmation that there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

2 Basic Conditions Statement

2.1 Conformity with National Policy

The Peakirk Neighbourhood Plan has regard to relevant policies within the NPPF in relation to:

Delivering a choice of high quality homes

Supporting the local economy

Requiring good design

Promoting healthy communities

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

Table 1 summarises the objectives and the NPPF goals they seek to address.

Table 2 provides a summary of how each policy in the Peakirk NP conforms to the NPPF.

2.2 Sustainable Development

Policy PK9 of the Peakirk Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development. The housing policies promote smaller housing for older people and starter homes. Objectives and policies concerning the natural environment, energy and water efficiency recognise the need to conserve and protect the local environment.

2.3 Conformity to the Local Plan

The Neighbourhood Plan has been prepared to ensure its general conformity with the Peterborough City Council's Local Plan (Preliminary Draft January 2016) currently in the process of being updated (Further Draft December 2016).

2.4 EU Obligations

The Neighbourhood Plan must be compatible with four directives that may be of particular relevance. These are

Directive 2001/42/EC (Strategic Environment Assessment Directive)

Directive 2001/92/EU (Environmental Impact Assessment Directive)

Directive 92/43/EEC and Directive 2009/147/EC (Habitats and Wild Birds Directives)

Consultation with Peterborough City council, Natural England, English Heritage and the Environment Agency, did not consider it necessary to subject the

Neighbourhood Plan to a Strategic Environmental Assessment as land for development (Policy PK4) is a brown field site and is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.

3 Legal Requirements Statement

3.1 Qualifying Body

Peakirk Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own Parish.

The Neighbourhood Plan has been prepared by Peakirk Neighbourhood Planning Group which is lead by Peakirk Parish Council.

3.2 What is being proposed is a Neighbourhood Development Plan.

The Peakirk Neighbourhood Plan contains policies relating land use within the Neighbourhood Area. It has been prepared in accordance with statutory requirements set out in the Localism act 2011, the National Planning Policy Framework and Peterborough City Council's Core Strategy.

3.3 Effective Period

The effective period of the Peakirk Neighbourhood Plan is from 2016 to 2030.

3.4 Policies do not relate to excluded development.

The Peakirk Neighbourhood Plan does not deal with 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.

3.5 Proposed Neighbourhood Development Plan does not relate to more than one Neighbourhood Area.

The Proposed Neighbourhood Development Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area. The draft Neighbourhood Development Plan refers solely to the Peakirk Neighbourhood Area, which is co-terminal with civil parish, and no other area.

3.6 Other plans within the Neighbourhood Area.

There are no other Neighbourhood Plan's relating to this area.

4 Compliance Statement

The Plan 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 Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The draft Neighbourhood Plan (revision 7.2) was made available for public consultation in accordance with Regulation 14 from 29th August to 15th September 2016. Amendments to the policies were made as appropriate following the feedback received. The Parish Council, as the qualifying body, submitted the plan proposal (Version 8) to Peterborough City Council as the Local Planning Authority for Regulation 16 consultation and then examination.

The Peakirk Neighbourhood Plan expresses policies that relate to the development and use of land only within the Village Envelope and the Neighbourhood Area. The Neighbourhood Area is contiguous with the Parish boundary as shown on the map.



Table 1 Conformity with National Planning Policy

	NP Objective	NPPF
A	Locate new homes within the defined Village Envelope	Delivering a wide choice of high quality homes
B	Integrate new housing with existing homes	
C	Support development of smaller sized homes	
D	Achieve high quality design	Requiring good design
E	Preserve and enhance the village setting	Conserving and enhancing the historic environment
F	Preserve and develop local amenities and community assets	Supporting a prosperous rural economy Promoting healthy communities
G	Designate Local Green Space where appropriate	Conserving and enhancing the natural environment Protecting green belt land
H	Seek opportunities to establish local business opportunities	Supporting a prosperous rural economy
I	Support renewable low carbon community energy projects.	Meeting the challenge of climate change, flooding and coastal change.
J	Ensure new development has adequate parking	Requiring good design
K	Ensure new homes have easy and safe access to village amenities and the countryside	Conserving and enhancing the natural environment. Promoting healthy communities
L	Address speeding vehicles and road safety through the management of traffic.	Promoting healthy communities
M	Support public transport, pedestrian and cycle links between villages	Conserving and enhancing the natural environment Promoting healthy communities Promoting sustainable transport
N	Preserve and enhance existing wildlife habitats	Conserving and enhancing the natural environment.
O	Protect existing homes from flooding	Meeting the challenge of climate change, flooding and coastal change.
P	Safeguard trees, woodland and hedgerows important to the setting of the village	Conserving and enhancing the natural environment.
Q	Encourage sustainable design	Requiring good design
R	Preservation and Enhancement of the Historic Environment	Conserving and enhancing the historic environment

Table 2 Assessment of how each policy in the Peakirk NP conforms to the NPPF

PNP Policy Number	Policy title	NPPF Paragraph	Rational
PK1	Preventing Coalescence of Peakirk and Glinton	80, 81, 109, 126,	<p>To keep Peakirk a small, green village in a rural parish.</p> <p>To ensure distinct separation between Peakirk and Glinton. The villages have always been distinct and separate communities.</p> <p>To reinforce the classification of 'open countryside' outside the village boundary, meeting the criteria of Peterborough City Council Core Strategy Policy 5</p>
PK2	Views Important to the Historic and Cultural Setting of Peakirk.	80, 81, 109, 126,	To retain views in to and out of the village that recognise its historically significant position.
PK3	Preserve and Enhance our Heritage	80, 81, 83, 85, 109, 126, 131,	<p>To preserve the setting of Peakirk as a small rural village in a historically important landscape, whilst encouraging development that will maintain its intrinsic character for the next 1,000 years.</p> <p>To promote the sustainable use of the productive farmland surrounding the settlements.</p>
PK4	Neaverson's Yard	47, 48, 111,	Extends previous themes regarding good design and housing type on this redevelopment site. Seeks high design quality with some dwellings suitable for older people and/or starter homes
PK5	Design and Amenity	56, 58, 59, 61,	Sets out design standards expected on all new development, the importance of maintaining local distinctiveness and the integration of new development with existing buildings.
PK6	Encourage Micro and Small Business	28,	Promotes employment sites within the Plan area and encourages small scale business uses within the village subject to planning requirements. Such sites should not be harmful to the setting of any part of the local area.
PK7	Dwelling Size and Type	47, 50, 55,	Supports the provision of a mix of housing to meet local need, including smaller dwellings.

PNP Policy Number	Policy title	NPPF Paragraph	Rational
PK8	Drainage and Flood Risk	94, 99,	This Policy seeks to alleviate the risk of flooding in extreme weather events, and reducing the impact of new development on the existing drainage system protecting properties and the wider environment.
PK9	Building Sustainable Homes	6, 7, 11,	Defines the overall approach to development and to encourage high standards of sustainability.
PK10	Community Renewable Energy	93, 95, 97,	Recognises the need for cleaner energy and the reduction of Co2 emissions.
PK11	Trees	109,	Seeks to protect and, where possible, enhance the natural environment.
PK12	Local Green Space	76, 77,	Places great importance on the protection and enhancement of the heritage assets in the Plan area.
PK13	Protection of Allotments	70, 74,	Seeks to promote health and wellbeing among residents, while providing a valuable social amenity.

Table 3 Summary of Plan objectives in line with Peterborough City Council Local Plan (Preliminary Draft) January 2016

PNP Policy Number	Policy Title	PCC Local Plan	Conformity to Local Plan Preliminary Draft Jan 2016
PK1	Preventing Coalescence of Peakirk and Glington	LP22	Policy LP22 states that planning permission will not be granted for development which would result in the loss of existing valued open space, policy PK1 is in conformity to this policy.
PK2	Views important to the Historic and Cultural Setting of Peakirk	LP2, LP26	As the important views are also concerned with open space and separation between settlements, policies LP2 and LP26 do not allow for development, 1 outside the Village Envelope and 2 that reduce separation between settlements.

PNP Policy Number	Policy Title	PCC Local Plan	Conformity to Local Plan Preliminary Draft Jan 2016
PK3	Preserve and Enhance our Heritage	LP2, LP22, LP26	<p>Policy LP2 Land outside the Village Envelopes defined as countryside requires development to be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural green-space.</p> <p>LP22 describes that planning permission will not be granted for development which would result in the loss of existing valued open space unless the benefits out weight the loss.</p> <p>LP26 Where areas are designated as “Green Wedges” planning permission will not be granted where it would reduce separation between settlements. Policy PK3 is in conformity to these policies.</p>
PK4	Neaverson’s Yard	LP3, LP8	<p>Policy PK4 encourages the reuse of previously developed land. Policy LP3 restricts development in line with Peakirk’s “small village” categorisation. LP8 supports development proposals that meet the needs of the local community.</p>
PK5	Design and Amenity	LP18	<p>LP18 seeks to ensure that new development integrates with the existing settlement, is built to the highest national standards and meets the needs of occupiers. Policy PK 5 is in conformity to this policy.</p>
PK6	Encourage Micro and Small Business	LP4	<p>LP4 allows for small scale employment development in village where it meets the need of the community.</p>
PK7	Dwelling Size and Type	LP8	<p>Policy PK7 states that housing should provide a mix of dwelling sizes and types to meet the needs of the local community, including accommodation for first time buyers and older people wishing to down size. PK7 is in conformity with PCC policy LP8.</p>
PK8	Drainage and Flood Risk	LP33	<p>Policy LP33 Proposed development in flood risk areas will only be permitted following completion of a sequential and exception test. Provision must also be made to protect the water environment and no surface water should be connected to the foul water system. PK8 is in conformity with this policy.</p>

PNP Policy Number	Policy Title	PCC Local Plan	Conformity to Local Plan Preliminary Draft Jan 2016
PK9	Building Sustainable Homes	LP1	Policy LP1 reflects PCC's approach in favour of sustainable development in line with the NPPF framework.
PK10	Community Renewable Energy	LP32	Policy LP32 in general supports proposals for renewable energy provided they do not have an adverse affect on the surrounding area. PK10 is in line with this policy.
PK11	Trees	LP27, LP28,	Policy LP28 builds on policy LP27 by making provision for the long-term viability of existing trees which make a significant contribution to the landscape.
PK12	Local Green Space	LP23	Policy LP23 will allow development in only very special circumstances and Local Green space is protected in line with NPPF.
PK13	Protection of Allotments	LP22	LP22 Planning permission will not be granted for development which would result in the loss of existing valued open space, especially if it meant that alternative open space could not be accommodated nearby.

Conclusion

It is the view of the Peakirk Neighbourhood Planning Group that the forgoing statements and tables has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 (as defined in the Localism Act 2011) are considered to be met by the Peakirk Neighbourhood Plan and its policies.

The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in Peterborough City Council's Local Plan and meets relevant EU obligations.