

ALLERTHORPE PARISH COUNCIL

Basic Conditions Statement 2018

NEIGHBOURHOOD DEVELOPMENT PLAN



1. Legal Requirements

- 1.1. The draft Allerthorpe Neighbourhood Plan (the Plan) is submitted by Allerthorpe Parish Council, which, as a qualifying body, is entitled to submit a neighbourhood plan for its own parish. The Plan has been prepared by Allerthorpe Parish Council.
- 1.2. The whole parish of Allerthorpe has been formally designated as a Neighbourhood Area through an application made on 11th June 2013 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by East Riding of Yorkshire Council on 19th February 2014.
- 1.3. The Plan contains policies relating to the development and use of land within the neighbourhood area.
- 1.4. The Plan identifies the period to which it relates as 2019 to 2034. The period overlaps the East Riding Local Plan (2012 – 2029) adopted in April 2016.
- 1.5. The 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.
- 1.6. The Plan relates only to the parish of Allerthorpe, which includes the Waplinton hamlet. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

2. Introduction and Background

- 2.1. The parish of Allerthorpe is of a relatively small size, essentially rural in nature and character, with a single village comprising some 70 residences. Outside the village are a small number of farms with associated homes and a cluster of homes in and around the hamlet of Waplinton.
- 2.2. Allerthorpe Parish Council in 2012 consulted with the community on whether there was support for a neighbourhood plan to influence the future development of the Parish. At a community meeting in July 2012, the parishioners supported the proposal.
- 2.3. The Parish Council applied to the East Riding Council for the designated area applicable to the Plan. The East Riding Council approved the Allerthorpe Neighbourhood Plan designated area in February 2014.

2.4. The Parish Council led the process required for the preparation of the Plan, including submission of relevant applications and the key activities of communication and consultation. Communication has included regular reporting on progress at Parish Council meetings, updates on the Parish Council website and in communications in the Parish Magazine, together with open days. The Parish Council has used the community feedback to inform and evolve the Plan into its current form.

3. Regard to national policies and advice contained in guidance

3.1. The Plan has been drawn up in the context of the National Planning Policy Framework and Planning Practice Guidance issued by the Department of Communities and Local Government (as at July 2018) and is considered to be in accordance with their policies and practice guidance.

3.2. Regard has been given to all paragraphs, especially paragraphs 2, 183-185 and in respect of the Plan policies as described in the Table below. The Plan has also been re-checked, in August 2018, to ensure that its content and policies pay regard to the Revised NPPF, which was published on 24 July 2018. Comments, where appropriate, are included in the right hand column of the Table 1 below.

Table 1: Allerthorpe Neighbourhood Plan – Regard to the National Planning Policy Framework (NPPF)

| | Policy Title | NPPF Ref | Commentary | Revised NPPF Ref |
|-------|---------------------|----------------------------------|--|---|
| ANP01 | Housing - Village | 28, 53, Chapter 7 and Chapter 12 | <p>This policy recognises the need to support a prosperous rural economy as set out in Para 28.</p> <p>Its criteria based approach to sensitive small scale new housing proposals will avoid inappropriate development of residential gardens, as advised against in Para 53.</p> <p>It promotes Good Design as required by Chapter 7.</p> <p>It protects the historic environment, in line with Chapter 12.</p> | <p>The policy accords with the Revised NPPF approach to rural housing, as set out in Paras 77 – 79.</p> <p>It supports the objective of ‘well designed places’ set out in Chapter 12.</p> <p>It supports protection of the historic environment as set out in Chapter 16.</p> |

| | | | | |
|-------|------------------------|-----------------------------------|---|--|
| | | | | |
| ANP02 | Housing – Wider Parish | 28, 55, 111 | <p>This policy recognises the need to support a prosperous rural economy as set out in Para 28.</p> <p>Whilst allowing for appropriate replacement dwellings via the application of soundly based Planning criteria, it seeks to avoid unsustainable and ‘isolated’ new homes in the countryside, in line with Para 55.</p> <p>It also promotes the use of brownfield land in line with Para 111.</p> | The policy accords with the Revised NPPF approach to rural housing as set out in Paras 77 – 79. |
| ANP03 | Environment Protection | Chapter 10 | This Policy seeks to address the impact of flood risk and climate change. The policy is fully in line the approach set out in Chapter 10. | The Policy accords with Chapter 14 of the Revised NPPF. In particular if considering Planning and Flood Risk as set out in Para 155. |
| ANP04 | Environment Protection | Chapter 11, paras 109, 110 and 75 | This Policy seeks to conserve and enhance the natural environment, the character and appearance of the rural landscape and promote accessibility. The policy is fully in line with the approach set out in Chapter 11. The Policy also accords with Para 75, which encourages rights of way accessibility. | The Policy accords with Chapter 15 of the Revised NPPF in seeking to conserve and enhance the natural environment. In particular, it supports net gains for biodiversity, the protection of valued landscapes and the intrinsic character and beauty of the countryside, as set out in Para 170. It also supports Para 98 which seeks to protect and enhance public rights of way. |

| | | | | |
|-------|----------------------|-------------------------|---|---|
| ANP05 | Economy and Business | 28 | This policy supports appropriate rural employment opportunities, in line with the stated need to support a prosperous rural economy, as set out in Para 28. | The Policy is fully in line with Paras 83 - 84 |
| ANP06 | Telecommunications | 42, 43 | This policy supports high quality communications infrastructure in line with Paras 42 and 43, which recognises the importance of such infrastructure for sustainable economic growth | The policy is fully in line with Chapter 10 of the Revised Framework. |
| ANP07 | Leisure and Tourism | 28, Chapter 11 74 | <p>This policy establishes a robust, Planning based, framework to promote sustainable tourism in appropriate locations in line with Para 28.</p> <p>It recognises that, in view of the very large scale of already consented tourism development in the parish, there is a need to 'respect the character of the countryside' [Para 28 third bullet] and to balance the provision of such facilities with the need to conserve and enhance the natural environment, in line with the approach set out in Chapter 11 of the NPPF. It also seeks to protect existing 'open spaces' and this accords with Para 74.</p> | The policy accords with Para 83 of the Revised NPPF |

| | | | | |
|-------|-----------------------------------|---------------------------------|--|---|
| ANP08 | Transport | Chapter 4 – 29, 30, 34, 35, 37, | This policy promotes walking and cycling facilities and thereby supports sustainable transport as set out in Chapter 4 of the NPPF. | The policy supports Chapter 9, through its promotion of walking and cycling. |
| ANP09 | Community Facilities and Services | 28, 70 | This policy protects and supports community facilities. It aligns with Para 28 (fourth bullet) and Para 70 which guards against the loss of community facilities and services in its promotion of 'healthy communities'. | The policy accords with Chapter 8 of the Revised NPPF supports, protects and promotes community services. |
| ANP10 | Recreation Facilities | 70, 73-75 | This policy supports the provision of appropriate new outdoor recreation facilities subject to soundly based Planning criteria. It accords with Paras 70, 73 and 74. | The policy accords with Paras 91, 92, 96. |
| ANP11 | Design Guidance | Chapter 7 | This policy seeks to promote good design by reference to the Plan's Design Guides. This aligns with Chapter 7 of the NPPF | The policy accords with Chapter 12 of the Revised NPPF which seeks to achieve well designed places |

4. Contributes to the achievement of sustainable development

- 4.1. The Plan has been prepared to actively contribute to the achievement of the three dimensions of sustainable development (economic, social and environment).
- 4.2. Its local development plan context is set by the East Riding of Yorkshire Local Plan, which was approved in 2016. Most notably, the East Riding Local Plan does not envisage any notable planned growth or development in the parish.

Notwithstanding the very limited planned growth / quantum of development, the ten policies set out in the Allertorpe Neighbourhood Plan build on, and give further clarity to the Local Plan, informed by local characteristics and issues and the clear inputs of the parish community.

5. General conformity with the strategic policies of the East Riding Local Plan

- 5.1. The Plan is in general conformity with the strategic policies of the East Riding of Yorkshire Local Plan. The Plan does not propose any site allocations involving new residential or commercial development at variance with those set out in the East Riding Local Plan
- 5.2. In particular, the Plan is in accordance with, and recognises Policy S1, which adopts a presumption in favour of sustainable development and actively supports the preparation of Neighbourhood Plans. The Local Plan Vision makes plain that, by 2029, ‘very limited development’¹ will have occurred in places such as Allertorpe. This is reflected in Policy S4 of the Local Plan which clarifies what limited development is appropriate (in its paragraphs A1 and A2).
- 5.3. More specifically, the Plan’s policies accord with the Local Plan is summarised in Table 2 below.

Table 2: Allertorpe Neighbourhood Plan – ‘general conformity’ with the East Riding Local Plan (adopted 2016)

| Policy | Topic | East Riding Local Plan reference |
|---------------|------------------------|---|
| ANP01 | Housing - Village | Supported by policies: S1 - Sustainable Development S3 - Focusing development S4 - Supporting development in Villages and the Countryside ENV3 - Valuing our heritage |
| ANP02 | Housing – Wider Parish | Supported by policies: S1 - Sustainable Development S3 - Focusing development |

¹ East Riding Local Plan Strategy Document - Adopted April 2016 – Local Plan Vision page 19

| | | |
|-------|------------------------|---|
| | | S4 - Supporting development in Villages and the Countryside |
| ANP03 | Environment Protection | Supported by policies: ENV6 – Managing environmental hazards |
| ANP04 | Environment Protection | Supported by policies: ENV2 - Promoting a high quality landscape ENV4 - Conserving and enhancing biodiversity S8 - Connecting people and places |
| ANP05 | Economy and Business | Supported by policy: Policy EC1 - Supporting the growth and diversification of the economy |
| ANP06 | Telecommunications | Supported by policy: C1 - Providing infrastructure and facilities |
| ANP07 | Leisure and Tourism | Supported by policies: EC1 - Supporting the growth and diversification of the economy EC2 - Developing and diversifying the visitor economy S1 - Sustainable Development S3 - Focusing development S4 - Supporting development in Villages and the Countryside ENV2 - Promoting a high quality landscape ENV3 - Valuing our heritage |

| | | |
|-------|-----------------------------------|--|
| | | |
| ANP08 | Transport | Supported by policies: S8 - Connecting people and places Policy EC 4 - Enhancing sustainable transport |
| ANP09 | Community Facilities and Services | Supported by policy: C2 - Supporting community services and facilities |
| ANP10 | Recreation Facilities | Supported by policy: C3 - Providing public open space for leisure and recreation |
| ANP11 | Design Guidance | Supported by policy: ENV1 - Integrating high quality design |

6. Environment

- 6.1. A Strategic Environmental Assessment (SEA) Screening Opinion was prepared by East Riding of Yorkshire Council and concluded that the proposals in the Draft Allertorpe Neighbourhood Plan are not likely to have significant environmental effects.
- 6.2. A Habitats Regulation Assessment (HRA) Initial Screening Opinion was prepared by East Riding of Yorkshire Council and concluded that the proposals in the Draft Allertorpe Neighbourhood Plan are unlikely to have significant environmental effects on any European sites.
- 6.3. The full SEA & HRA Screening Report is attached in Appendix 4.

7. Compatibility with EU Obligations

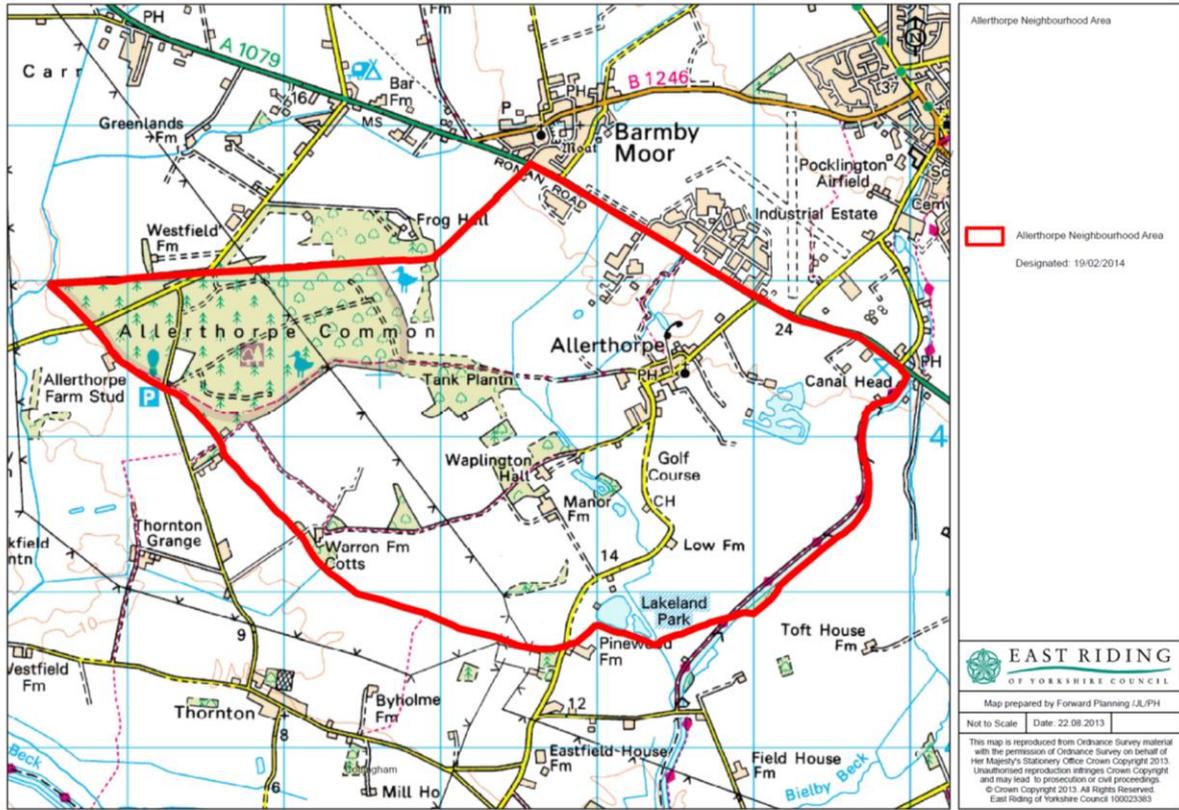
- 7.1. No E.U. Conventions, Obligations, Regulations or Directions are, or are likely to be, breached as a result of the policies and guidance set out in the Plan.

8. Conclusion

- 8.1. The Plan is hereby submitted to the East Riding of Yorkshire Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.
- 8.2. This Basic Conditions Statement is submitted under Regulation 15(2)(d) and Paragraph 8 of Schedule 4B of the Town and Country Planning Act, 1990 (as amended).
- 8.3. A map of the approved Neighbourhood Plan Area is attached to this Statement (Appendix 1: Map of Allerthorpe Neighbourhood Plan Area).
- 8.4. A Consultation Statement is attached to this Statement (Appendix 2: Allerthorpe Neighbourhood Plan Consultation Statement).
- 8.5. A copy of the submitted the Plan is attached to this Statement (Appendix 3: Allerthorpe Neighbourhood Plan Proposed Submission 2018).

Appendix 1

Approved Neighbourhood Plan Area



Appendix 2

Consultation Statement



Allerthorpe NDP
Consultation Statement

Appendix 3

Allerthorpe Neighbourhood Plan

Appendix 4

SEA & HRA Screening Report