



Statement of Basic Conditions

October 2020

CONTENTS

1.0 Introduction	1
2.0 Background to the Thornbury Neighbourhood Plan	1
3.0 Compliance Statement	1
4.0 Summary of Submission Documents and Supporting Evidence	2
5.0 The Basic Conditions	3
5.2 Compatibility with EU Legislation	3
5.3 National Planning Policy Framework 2018	3
5.4 South Gloucestershire Core Strategy	5
5.5 Emerging South Gloucestershire Local Plan 2018 – 2036	5

APPENDIX 1 – Screening Opinion – Separate Document

1.0 Introduction

1.1. This report sets out the reasons for producing the Thornbury Neighbourhood Plan. It will demonstrate how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (hereafter referred to as ‘the Regulations’), its subsequent updates and modifications, and the Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of Schedule 4B.

1.2. Thornbury Town Council is the qualifying body responsible for the preparation, consultation and submission of the Neighbourhood Plan. The Thornbury Neighbourhood Plan area covers the entire parish area for Thornbury Town Council.

2.0 Background to the Thornbury Neighbourhood Plan

2.1. Thornbury is in South Gloucestershire in the vicinity of Bristol, the parish encompassing the Town of Thornbury and the surrounding hinterland of countryside.

2.2 The population of Thornbury Parish based on the 2011 census, with revised estimates indicates the population was 15,166 in 2015 (Source, NOMIS ONS data).

2.3 The Neighbourhood Plan has been developed in order to give local people a voice in the planning system, enabling their aspirations to be taken into account in the process of determining planning applications. The Neighbourhood Plan will help to shape development through policies, creating good quality sustainable development.

3.0 Compliance Statement

3.1 The draft Thornbury Neighbourhood Plan was made available for consultation in accordance with Section 14 of the regulations between 24 February 2020 and 25 April 2020. Minor amendments were made to the plan in light of the responses made.

3.2 Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a Neighbourhood Plan to the local planning authority as follows,

“Plan proposals 15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan; and

(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act”

3.3. Part (a) will be submitted by Thornbury Town Council in an additional supporting document, and includes the application, map and designation decision notice.

3.4. Parts (b) and (c) have been prepared and accompany this statement as part of the submission.

3.5. The requirements for part (d) are that the neighbourhood development plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority
- The plan does not breach, and is compatible with the EU obligations
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.

3.6. The following sections will explain how the Thornbury Neighbourhood Plan has met these basic conditions.

4.0 Summary of Submission Documents and Supporting Evidence

4.1 A suite of documents has been prepared alongside the Basic Conditions Statement to support the Thornbury Neighbourhood Planning process. These include the following;

- **The Evidence Base;** sets out all the information and evidence which led to the formation of the Neighbourhood Plan policies.
- **The Neighbourhood Plan document;** Thornbury focussed policies for use in determining land use planning applications alongside South Gloucestershire Council development plan document and the National Planning Policy Framework.
- **The Statement of Community Involvement;** shows how all interests have been involved throughout the Plan preparation process.
- **The Sustainability Checklist;** A full Strategic Environmental Assessment of the Neighbourhood Plan was deemed unnecessary, following a Screening Opinion from South Gloucestershire Council in consultation with the Statutory Bodies, but the Sustainability Checklist shows how sustainability objectives at all levels are to be achieved through the implementation of the Neighbourhood Plan.

5.0 The Basic Conditions

5.1 Neighbourhood Plans must be prepared in accordance with higher level planning policy and guidance. In Thornbury, this means policies must be in general conformity with the policies of the South Gloucestershire Core Strategy (adopted December 2013), as the adopted development plan, and the National Planning Policy Framework (NPPF).

5.2 Compatibility with EU Legislation

5.2.1 A Screening Opinion was obtained from South Gloucestershire Council in terms of the need for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment. It was concluded that the Plan would have no likely significant effects on the environment or European Sites. The relevant statutory agencies were consulted in relation to the preparation of both screening opinions. The Screening Opinion document is at Appendix 1.

5.2.2 It is considered that the Thornbury Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

5.3 National Planning Policy Framework 2018

5.3.1 The National Planning Policy Framework (NPPF) sets out the strategy for sustainable development, and how communities can influence planning in their areas through the production of Neighbourhood Plans. The key principles of sustainable development are the promotion of economic, social and environmental aspects. The Thornbury Neighbourhood Plan conforms with these principles to promote sustainable development.

5.3.2 Environmental Role: Development should protect and enhance the built, natural and historic environment, supporting biodiversity, reducing the use of natural resources, and minimising pollution and waste. The higher level aim is to mitigate and adapt to climate change and reduce carbon creation.

5.3.3 Environmental protection is central to the principles of the Thornbury Neighbourhood Plan, which aims for a high quality of built and natural environment, protecting and enhancing biodiversity and countryside through the aims, objectives and policies. The residents of Thornbury value their natural environment highly and wish to see it protected for current and future generations.

5.3.4 The Economic Role:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure” (NPPF 2018)

5.3.5 The Thornbury Neighbourhood Plan promotes economic growth through allowing for job creation, protecting existing employment areas, promoting the development of sustainable growth opportunities and by seeking a range of job opportunities.

5.3.6 The Social Role:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being” (NPPF 2018)

5.3.7 The Thornbury Neighbourhood Plan seeks to provide for the needs of current and future residents in terms of services and facilities such as education, medical, social and culture. It is essential that development comes forward with the necessary services and facilities to allow Thornbury to grow in a way which meets the needs of all. These themes run through the aims, objectives and policies of the Plan, aiming to make Thornbury a great place for all generations to live, work and visit.

5.4 South Gloucestershire Core Strategy

5.4.1 As described, the Regulations state that Neighbourhood Plans must be in general conformity with the development plan, produced at Unitary Authority or District level. The link below are to the policies of the South Gloucestershire Core Strategy:

<http://www.southglos.gov.uk/health-and-social-care/strategies-plans-and-policies/council-strategies-plans/core-strategy-2006-2027/>

5.4.2 Of the South Gloucestershire Core Strategy policies, not all are relevant to Thornbury. The general core strategy policies relate to all parts of the district, and Part 2: Spatial Strategy, Chapter 15 relates specifically to Thornbury. Not all the issues covered at Core Strategy level have been taken up in the Neighbourhood Plan, since Neighbourhood Plans are not obliged to deal with all matters that higher level policies cover.

5.5 Emerging South Gloucestershire Local Plan 2018 – 2036

5.5.1 The emerging South Gloucestershire Plan is at an early stage of development and at the time of writing, a draft plan has not been released into the public domain. Future reviews of the Thornbury Neighbourhood Plan will take account of this plan and demonstrate compliance with the latest version of the document.

5.5.2 Table 1 shows how the Thornbury Neighbourhood Plan policies conform to the National Planning Policy Framework and the adopted South Gloucestershire Core Strategy.

Table 1

Chapter/Policy	How does Chapter/Policy conform to higher level policy?
Identity and Coherent Development	National Planning Policy Framework 2018
Policy 1: Rural Character and Landscape Setting	The National Planning Policy Framework sets out the need for sustainable development which provides for decent homes for everyone. This includes affordable housing and makes a presumption in favour of sustainable housing (and other) development in order to deliver “a wide choice of high quality homes”.
Policy 2: Neighbourhood Development Frameworks	National Planning Policy Framework paragraphs 149-154 describe the structure for Planning for Climate Change, supporting renewable, low carbon energy and increasing energy efficiency.
Policy 3: High Quality Design	Core Strategy Policy CS3: Renewable and Low Carbon Energy Generation has guided the development of Neighbourhood Plan policies 6 and 7, seeking to add additional local detail to the higher level policies, whilst remaining in conformity with these higher level frameworks. CS3 supports the provision of renewable and low carbon energy development providing residential amenity and protected landscapes are not harmed.
Policy 4: Design Review	
Policy 5: Sustainable Design and Construction	

Chapter/Policy	How does Chapter/Policy conform to higher level policy?
<p>Policy 6: Energy Efficiency</p> <p>Policy 7: Renewable Energy</p> <p>Policy 8: Mixed Development</p> <p>Policy 9: Brownfield and Infill Sites</p>	<p>The following Core Strategy policies have been closely referred to in the development of the Thornbury Neighbourhood Plan;</p> <p>Policy CS5 – Location of development</p> <p>Policy CS15 – Distribution of housing</p> <p>Policy CS16 – Housing density</p> <p>Policy CS17 – Housing diversity</p> <p>Policy CS18 – Affordable housing</p> <p>Policy CS19 – Rural housing exception sites</p> <p>Policy CS20 – Extra care housing</p> <p>Policy CS32 - Thornbury</p> <p>Policy CS33 – Housing opportunity (Thornbury)</p> <p>The Neighbourhood Plan seeks to deliver a sustainable pattern of development, appropriate to the needs of residents of all ages and abilities, making good use of brownfield sites, and ensuring highly energy efficient and well-designed buildings.</p> <p>A number of Core Strategy themes are taken up in the Neighbourhood Plan vision, including the desire for sustainable, high quality development, local identity, employment growth and the need for environmental protection;</p> <p>“Thornbury will retain its market town and historic character and its sense of community. It will keep and expand its green spaces, streamside walks, connections with nature and access to the countryside. It will be resilient to climate change and will provide well planned, high quality, sustainable and affordable homes. It will support the prosperity and wellbeing of its residents by providing a vibrant town centre, quality local jobs, a good choice of retail and employment facilities and appropriate services.”</p>
<p>Town Centre and Economy</p> <p>Policy 10: Town Centre Design Principles</p> <p>Policy 11: Preserving Historic Identity</p> <p>Policy 12: Town Centre Vitality</p> <p>Policy 13: Provision of Office and Light Industrial Units</p>	<p>The NPPF is committed to “ensuring the vitality of town centres” and sets out measures for this to be achieved. The Neighbourhood Plan echoes these, in that it seeks to preserve and enhance the vitality and viability of Thornbury Town Centre, prioritising town centre uses and encouraging the growth of local businesses. The Neighbourhood Plan policies aim to facilitate sustainable economic growth in Thornbury and therefore support the NPPF.</p> <p>Neighbourhood Plan Policies seek to improve and enhance the town centre of Thornbury by retaining shopping facilities within the town, encouraging positive design, good access and schemes which allow a greater range of services and facilities to be provided. The Neighbourhood Plan policies therefore act in accordance with the Core Strategy policies and offer additional local detail. The specific policies of the Core Strategy which have helped to shape the Neighbourhood Plan policies are;</p>

Chapter/Policy	How does Chapter/Policy conform to higher level policy?
	<p>CS9 Managing the Environment and Heritage CS11 Distribution of economic development land CS12 Safeguarded areas for economic development CS13 Non-safeguarded economic development sites CS14 Town centres and retail</p>
<p>Services and Facilities</p> <p>Policy 14: Phasing of Community Infrastructure with Housing Development</p> <p>Policy 15: Leisure Opportunities for Young People</p> <p>Policy 16: Community Facilities</p>	<p>The NPPF seeks to ensure a sustainable form of development which meets the needs of local people, in terms of education, social, leisure, shopping and medical facilities.</p> <p>The Neighbourhood Plan recognises the need for residents needs to be met locally, avoiding the need to travel, in line with Core Strategy Policy CS23 Community Infrastructure and Cultural Activity, which links community infrastructure to developer contributions.</p> <p>The Neighbourhood Plan looks for ways for the whole community to participate more actively in social, recreational and sporting activities, and seeks to ensure that development is as inclusive as possible.</p>
<p>Sustainable Development and Connectivity</p> <p>Policy 17: Planning for Green Infrastructure, Biodiversity and Food Production</p> <p>Policy 18: Creating Connections through Streamside Walks</p> <p>Policy 19: Local Green Space</p>	<p>Chapter 15 of the National Planning Policy Framework concerns the conservation and enhancement of the natural environment, giving priority to natural resources, protection of habitats, landscapes and biodiversity.</p> <p>The Neighbourhood Plan policies aim to protect and enhance both the designated and undesignated natural environment. They show the issues which need to be taken into consideration in developing proposals which might affect these locations.</p> <p>The Core Strategy policies <i>CS9 Managing the environment and heritage</i> and <i>CS24 Green Infrastructure, Sport and Recreation Standards</i> have both been followed in developing the Sustainable Development and Connectivity policies of the Neighbourhood Plan.</p> <p>The Neighbourhood Plan protects and enhances open spaces for people and for wildlife, and places great importance on the landscape and countryside.</p>
<p>Travel, Transport and Parking</p> <p>Policy 20: Highway Impact</p>	<p>The National Planning Policy Framework seeks to promote sustainable transport, and reduce the need to travel wherever possible. Modes such as walking and cycling are supported. Patterns of development which reduce the need to travel, such as locating service and facilities in accessible places are also supported.</p>

Chapter/Policy	How does Chapter/Policy conform to higher level policy?
Policy 21: Walking and Cycling	The Core Strategy aims to improve accessibility and increase sustainable transport, as well as ensuring that developer contributions support off site local transport solutions.
Policy 22: Safeguarding former railway line	
Policy 23: Town Centre Parking	The Neighbourhood Plan encourages the development of sustainable transport opportunities and looks to development to help provide contributions where appropriate to the sustainable transport network. Walking and cycling routes are protected and opportunities to help support their extension and improvement are sought by the policies. Town Centre car parking is protected by Neighbourhood Plan policies to help secure Thornbury as a vibrant shopping and visitor destination.