

Huntingdon Neighbourhood Plan 2018-2026



**Basic Conditions Statement
July 2018**

Huntingdon Neighbourhood Plan 2018-2026

Basic Conditions Statement - July 2018

Pre-Submission draft of the Neighbourhood Plan in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012

Produced by the Neighbourhood Plan Sub-Committee on behalf of Huntingdon Town Council:

2017/18

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The Neighbourhood Plan Sub-Committee has been supported by Hayley Burns from Huntingdon Town Council.

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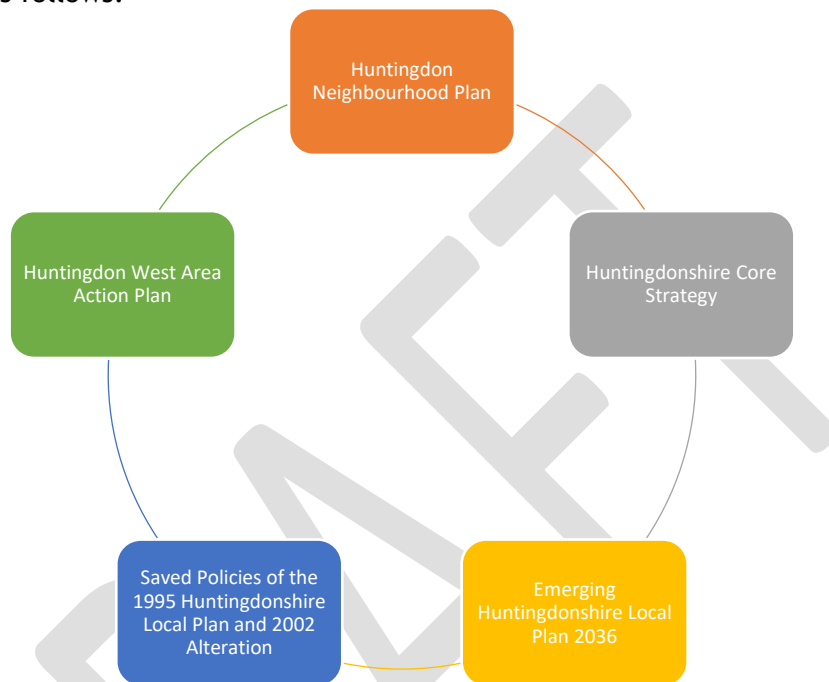
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Introduction

1. This Statement has been prepared to accompany the Pre-Submission version of the Huntingdon Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Huntingdonshire District Council.
2. The Neighbourhood Plan has been prepared by Huntingdon Town Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish (Town) of Huntingdon, as designated by Huntingdonshire District Council on 23 April 2015. The name of the neighbourhood area is the 'Huntingdon Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The document sets out the period of the Neighbourhood Plan which is from 2018 to 2026.
4. The 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.
5. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to the Town of Huntingdon’ that are not covered in the NPPF or other parts of the statutory Development Plan.
6. The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
7. The Regulations state that a neighbourhood plan will be considered to have met the basic conditions if:
 - 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;
 - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

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- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
8. The Town Council established a Neighbourhood Plan Sub-Committee which is a working group made up of Town Councillors and local residents to progress the Neighbourhood Plan. It was agreed that the Neighbourhood Plan Sub-Committee would be the main decision making body with additional input, support and scrutiny from the Elected Members of the entire Town Council.
 9. The 'Development Plan' (excluding Minerals and Waste) for Huntingdon is made up of 5 elements as follows:



Note - The emerging Huntingdonshire Local Plan 2036 will when adopted (expected in 2019) will replace the Huntingdonshire Core Strategy, the Huntingdon West Area Action Plan and the Saved Policies of the 1995 Huntingdonshire Local Plan and 2002 Alteration.

10. In addition, for Minerals and Waste the 'Development Plan' includes the Cambridgeshire and Peterborough Minerals and Waste Core Strategy and the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan.

Relationship to Huntingdonshire Core Strategy

11. The Huntingdonshire Core Strategy was adopted in 2009. The Core Strategy sets out the strategic spatial planning framework for development in Huntingdonshire to 2026. The aim of the Core Strategy is to help Huntingdonshire's economy move forward, remain competitive and be attractive to investors.
12. It contains policies to manage growth and guide new development in the overall district and also addresses issues of wider concern, such as climate change and reducing our carbon footprint. The Core Strategy will be replaced by the emerging Huntingdonshire Local Plan 2036 when adopted (expected in 2019).

Relationship to Huntingdon West Area Action Plan

13. The Huntingdon West Area Action Plan (HWAAP) was adopted in February 2011. It covers part of the western part of the Town of Huntingdon. This area is expected to change significantly over the next 10 years or so, offering opportunities for environmental improvements and new development. The HWAAP will be replaced by the emerging Huntingdonshire Local Plan 2036 when adopted (expected in 2019).

Relationship to Huntingdonshire Local Plan 1995 and Local Plan Alteration 2002

14. The Huntingdonshire Local Plan was adopted in December 1995 and updated in 2002 with the adoption of the Local Plan Alteration. The Alteration contains policies regarding settlement strategy and housing, which replaced some of those in the Local Plan 1995. Some of the policies of these plans were replaced by the Huntingdonshire Core Strategy when adopted in 2009, and it is only the Saved Policies of the 1995 Local Plan and 2002 Alteration that are still relevant. These Plans will be replaced by the emerging Huntingdonshire Local Plan 2036 when adopted (expected in 2019).

The Emerging Huntingdonshire Local Plan 2036

15. Huntingdonshire District Council have started preparing a new Local Plan to 2036. The new plan will replace the existing development plan documents, including the Core Strategy (2009), the Huntingdon West Area Action Plan (2011), the Local Plan (1995) and the Local Plan Alteration (2002). The purpose of the plan is to set out:
 - the strategy for development in the whole of Huntingdonshire;
 - policies for managing development; and
 - details of sites for development to meet the needs of Huntingdonshire.
16. Consultation on the draft emerging Local Plan took place between the 3 July 2017 and 25 August 2017. Statutory consultation on the proposed submission new Local Plan, known as the 'Representations Period' was undertaken between 18 December 2017 and 5 February 2018. The District Council intends to submit the Huntingdonshire Local Plan 2036 to the Secretary of State by the end of March 2018. Following submission to the Secretary of State and a Public Examination it is expected to be adopted in 2019.
17. The Huntingdon Neighbourhood Plan does not seek to allocate sites for development as sites are already allocated in the emerging Huntingdonshire Local Plan 2036.

Strategic policies for the purposes of neighbourhood planning

18. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
19. Huntingdonshire District Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that for the purposes of neighbourhood planning, all policies in the Core Strategy should be considered to be 'strategic'. Huntingdonshire District Council also proposes that some of the policies and all the allocations within the emerging Huntingdonshire Local Plan 2036 are to be considered 'strategic' for the purposes of neighbourhood planning. Details of which policies are deemed 'strategic' is set out in the introduction of the emerging Local Plan. Until the emerging Local Plan is adopted the Huntingdon Neighbourhood Plan is not

obligated to be in general conformity to it. But as the most recently adopted plan will take priority, it is advisable for the Neighbourhood Plan to conform with the emerging Local Plan policies to avoid being superseded once the Local Plan is adopted.

Conformity with National Planning Policy

20. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 (as amended) in respect of formulating neighbourhood plans.

National Planning Policy Framework (NPPF)

21. Throughout the Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied.
22. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.
23. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*". A more detailed definition is offered in the UK Sustainable Development Strategy, Securing the Future, which includes the following five guiding principles for sustainable development.
24. Ensuring a Strong, Healthy and Just Society - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.

Using Sound Science Responsibly - Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Promoting Good Governance - Actively promoting effective participative systems of levels of society - engaging people's creativity and diversity.

Achieving a Sustainable Economy - Building a strong, stable and sustainable economy which provides prosperity and governance in all opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised.

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Living within Environmental Limits - Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

25. The Huntingdon Neighbourhood Plan contributes towards the achievement of sustainable development.

NPPF Paragraphs 11, 12, 13, 14 and 15

26. Having a neighbourhood plan in place with suitable planning policies ensures that local needs are considered taking account the presumption in favour of development as set out in the NPPF and any strategic planning policy already in existence.

NPPF Paragraph 16

27. The Neighbourhood Plan positively supports the Huntingdonshire Core Strategy, the Huntingdon West Area Action Plan and the Huntingdonshire Local Plan 1995 and 2002 Local Plan Alteration. The Neighbourhood Plan aims to add local character and needs that are not covered in the other documents in the Development Plan.

NPPF Paragraphs 18, 19, 20, 21 and 22

28. The Town Council considers that the retail, business and employment planning policies within the Neighbourhood Plan sets out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth of the Town.

NPPF Paragraph 23

29. The policies within the Plan, including those relating to retail provision and the town centre will help to deliver a competitive town centre environment and enhance the role and importance of Huntingdon Town Centre.

NPPF Paragraphs 69 and 70

30. The policies within the Plan, including those relating to retail provision and the town centre, infrastructure and the natural and built environment are aimed at facilitating social interaction and creating healthy, inclusive communities. The residents' priorities have been taken into account and are reflected within the Neighbourhood Plan.

NPPF Paragraph 183

31. The Town Council believes that the Neighbourhood Plan has set a vision that reflects the views of the majority of the residents and the objectives and policies of the Plan will help towards delivering that vision for Huntingdon.

NPPF Paragraph 184

32. The Town Council believes that the policies within the Neighbourhood Plan are in general conformity with the NPPF and the Huntingdonshire Core Strategy, the Huntingdon West Area Action Plan and the Huntingdonshire Local Plan 1995 and 2002 Local Plan Alteration yet reflect the priorities and aspirations of its residents.

NPPF Paragraph 185

33. Working with the Local Planning Authority has ensured that there is no duplication or conflicting elements within the Neighbourhood Plan. If agreed at referendum and once

made the Neighbourhood Plan should be considered key, alongside any other material considerations in determining planning applications.

Planning Practice Guidance

34. The Planning Practice Guidance sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.
35. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*

General conformity with the Strategic Policies of the Huntingdonshire Core Strategy

36. The table set out in Appendix 1 shows how each policy conforms with the relevant strategic policies of the Huntingdonshire Core Strategy. Huntingdonshire District Council also proposes that some of the policies and allocations within the Emerging Local Plan to 2036 are to be considered 'strategic' for the purposes of neighbourhood planning. However until the Emerging Local Plan to 2036 is adopted the Huntingdon Neighbourhood Plan has no obligation to be in general conformity to it.

Contribution to Achieving Sustainable Development

37. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development.
38. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role' and 'an environmental role'. These factors cannot be considered in isolation as well designed houses and improved

environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.

39. Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) is needed, and to clarify any environmental impacts the plan may have. The Strategic Environmental Assessment Screening Report demonstrates that the Neighbourhood Plan will not have any significant environmental impact.
40. A specific Sustainability Appraisal has not been undertaken as this was not considered a requirement for the Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

Compatibility with EU Obligations and legislation

41. The Neighbourhood Plan is required to meet EU obligations, Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
42. 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 1998.
43. A Strategic Environmental Assessment Screening Report has been produced which advises that the Neighbourhood Plan complies with all appropriate requirements. A Habitat Regulations Assessment has not been undertaken as the Neighbourhood Plan Area does not contain any EU designated sites, neither is it considered to be within influencing distance of any EU designated sites.

Conclusion

44. As a result of the assessment the Neighbourhood Plan-Sub Committee and Huntingdon Town Council consider that the Neighbourhood Plan meets the relevant 'Basic Conditions'.

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Appendix One: Conformity with Strategic Policies of the Development Plan

The Table overleaf has assessed our plan's policies in terms of general conformity with the Strategic Policies of the Huntingdonshire Core Strategy. In addition to the statutory consideration of the Core Strategy, reference is also made to the Huntingdon West Area Action Plan and the saved Policies of the 1995 Local Plan and 2002 Alteration for completeness.

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	Core Strategy	Huntingdon West AAP	1995 Local Plan	2002 Local Plan Alteration
Employment and Investment				
Policy E1 - Opportunities for Employment	CS1, CS3, CS7	HW4, HW5	E1, E2, E7, E11	
Policy E2 - Business Investment	CS1, CS3, CS7	HW4, HW5	E1, E2, E7, E11	
Policy E3 - Protection of Employment Land	CS3, CS7	HW4		
Huntingdon Town Centre				
Policy TC1 - Retail Development	CS3, CS8	HW4	S2, S10, S12, S13	
Policy TC2 - Public Realm	CS1, CS8			
Policy TC3 - Movement around the Town Centre	CS1, CS8	HW1, HW2		
Policy TC4 - Car Parking	CS8		T24	
Policy TC5 - Non Retail Town Centre Uses	CS8			
Policy TC6 - Local Neighbourhood Shopping	CS8		S6, S7, S16	
Tourism, Leisure and Community Facilities				
Policy TL1 - Tourism Development	CS3		R1, To1, To2, To7	
Policy TL2 - Leisure and Community Infrastructure	CS1		R1, R2	
Policy TL3 - Protection of Community Assets	CS1			
The Natural and Built Environment				
Policy NE1 - Local Green Space	CS1, CS9			
Policy NE2 - Open Space and Green Infrastructure	CS1, CS9	HW6, HW7, HW8	R3, En22, En23	
Policy NE3 - Setting of Huntingdon	CS1, CS9	HW6, HW7, HW8	En17, En20	
Policy BE1 - Design and Landscaping	CS1	HW9	En6, En20, En25	HL5
Policy BE2 - Local Distinctiveness and Aesthetics	CS1	HW9		HL5
Policy BE3 - Heritage Assets	CS1	HW9	En2, En5, En6, En11	
Travel and Transport				
Policy TT1 - Sustainable Transport	CS1	HW1, HW2, HW3	T19, T20	
Policy TT2 - Highway Impact	CS10	HW1	T18	
Infrastructure				
Policy Inf1 - Community Infrastructure Levy Local Priorities	CS3, CS10	HW10, HW11		

Appendix Two: Assessment of Neighbourhood Plan Policies on Sustainable Development

The Table below has assessed our plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan's policies are contributing to the achievement of sustainable development by using the following indicators against the economic, social and environmental factors on a scale - ** = very positive * = positive - = neutral x = negative and xx = very negative.

	Economic Factors	Social Factors	Environmental Factors
Employment and Investment			
Policy E1 - Opportunities for Employment	**	**	-
Policy E2 - Business Investment	**	**	-
Policy E3 - Protection of Employment Land	*	**	-
Huntingdon Town Centre			
Policy TC1 - Retail Development	**	*	-
Policy TC2 - Public Realm	*	*	*
Policy TC3 - Movement around the Town Centre	-	**	*
Policy TC4 - Car Parking	-	*	**
Policy TC5 - Non Retail Town Centre Uses	*	*	-
Policy TC6 - Local Neighbourhood Shopping	-	*	*
Tourism, Leisure and Community Facilities			
Policy TL1 - Tourism Development	*	-	-
Policy TL2 - Leisure and Community Infrastructure	-	**	-
Policy TL3 - Protection of Community Assets	-	**	*
The Natural and Built Environment			
Policy NE1 - Local Green Space	-	**	**
Policy NE2 - Open Space and Green Infrastructure	-	**	**
Policy NE3 - Setting of Huntingdon	*	**	**
Policy BE1 - Design and Landscaping	*	**	**
Policy BE2 - Local Distinctiveness and Aesthetics	*	**	**
Policy BE3 - Heritage Assets	-	*	*
Travel and Transport			
Policy TT1 - Sustainable Transport	*	**	**
Policy TT2 - Highway Impact	*	*	*
Infrastructure			
Policy Inf1 - Community Infrastructure Levy Local Priorities	*	**	*

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