

FORDHAM

Neighbourhood Plan

The Building Blocks for the Future of Fordham

Basic Conditions Statement

May 2018

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1. Introduction

- 1.1. Under the Localism Act 2011 Neighbourhood Plans (NP) must meet certain 'basic conditions' before they can come into force. These will be tested through an independent examination and be checked by the local planning authority prior to proceeding to referendum. The basic conditions are:
- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, including human rights requirements; and
 - the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species 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).
- 1.2. When a neighbourhood plan is submitted to the local planning authority it must be accompanied by a basic conditions statement. The basic conditions statement needs to demonstrate how the NP meets each of the basic conditions. In addition, the statement needs to confirm that the Plan meets other legal requirements. The other legal requirements that a neighbourhood plan must satisfy are that:
- the qualifying body is authorized for the purpose of acting on behalf of the neighbourhood area;
 - the proposal meets the definition of a Neighbourhood Plan (as defined in the Act);
 - the proposed plan states the period which it is to have effect;
 - the policies in the proposed plan do not relate to 'excluded development';
 - the proposed plan does not relate to more than one neighbourhood area; and
 - there are no other neighbourhood plans in place within the neighbourhood area.

- 1.3. The draft Fordham Neighbourhood Plan (FNP) was made available for public consultation in accordance with Regulation 14 from 22 March 2018 to 3 May 2018. Amendments to the policies were made as appropriate following the feedback received as is detailed in the accompanying Consultation Statement. The Parish Council, as the qualifying body, will submit the plan proposal and accompanying documentation to East Cambridgeshire District Council as the Local Planning Authority.
- 1.4. This Basic Conditions Statement accompanies the submitted FNP and sets out how it meets the basic conditions and other legal requirements including an assessment of the plan against each of the basic conditions.

2. Meeting Legal Requirements

- 2.1. The FNP satisfies all additional legal requirements as required, specifically:
 - the qualifying body is the parish council for the neighbourhood area, the boundary of which is the same as the parish administrative area;
 - the FNP relates to land use and planning matters and therefore meets the definition of a Neighbourhood Plan;
 - the FNP states that it will have effect from 2016 to 2036;
 - the policies in the proposed plan do not relate to 'excluded development' such as minerals extraction or nationally significant infrastructure as defined in paragraph 1(1)(a) to (h) of Schedule 1 of the Town and Country Planning Act (1990);
 - the FNP does not relate to more than one neighbourhood area; and
 - there are no other neighbourhood plans in place within the neighbourhood area.

3. Assessment against National Policy

- 3.1. For the purpose of the NP the National Planning Policy Framework (NPPF) is considered to be the relevant National Policy. Table 1 lists the FNP policies and the NPPF paragraphs of relevance.

Table 1: Assessment of the relationship between FNP policies and the NPPF

NP Policy	NPPF Policy	Assessment of relationship with national policy
Policy 1: Housing Growth	Paragraphs 17, 50, 54 and 55	Policy 1 seeks for residential developments of 11 or more dwellings to provide a mix of housing types and sizes to help meet needs, this is consistent with paragraph 50 of the NPPF. Policy 1 is also supportive of Rural Exceptions Sites being delivered for affordable housing, consistent with paragraph 54. Policy 1 seeks to focus development within the Development Envelope for Fordham and it is considered that this is where housing will enhance the vitality of our rural community, in common with the requirements of paragraph 55. Policy 1 also identifies the housing requirement for Fordham, which is 350 dwellings, largely coming from a number of sites with permission and those proposed for allocation in the emerging Local Plan. This is a sizable uplift in housing compared to that envisaged in the adopted Local Plan which estimated that 129 dwellings would come forward in the plan period on allocations and through windfall development. This is considered to accord with paragraph 47 of the NPPF which seeks 'to boost significantly the supply of housing'.
Policy 2: Character & Design	Paragraph 17, Chapter 7 (paragraphs 56 – 68)	Policy 2 encourages good design in development in Fordham, by setting out a number of criteria that will guide development to ensure that it takes proper account of its context and contributes positively to the local character. It is also supportive of innovative design in the village. It is not overly prescriptive, but allows for the consideration of a scheme proposed against the criteria as a means for its assessment. This policy is consistent with national policy, particularly that contained within the “Requiring Good Design” section of the NPPF, and it allows for the local application of national policy.
Policy 3: Local Green Spaces	Paragraphs 76, 77 and 78	Policy 3 designates four spaces as Local Green Space in the village. The Fordham Open Space Assessment (March 2018), which accompanies the neighbourhood plan, includes an assessment of twenty open spaces for suitability for designation as Local Green Space. The methodology used in this assessment which concluded that these four areas are suitable for designation

NP Policy	NPPF Policy	Assessment of relationship with national policy
		as Local Green Space and Policy 3 itself are consistent with national policy in relation to Local green Space.
Policy 4: Maintaining Separation	Paragraphs 58 and 185	Policy 4 seeks to maintain adequate separation between Fordham and its neighbouring settlements as this is vital for the sense of place and maintaining separate village identities – a feature that is important to the community. The direction of development away from specific areas is consistent with national policy.
Policy 5: Ironbridge Path and New Path Area	Paragraphs 58, 75 and 185	Policy 5 seeks to preserve the importance of a particularly valued area of the village from development that would have a negative impact upon the openness, tranquillity or permeability of the area. It allows sufficient flexibility for proposals that would deliver significant benefits that would outweigh any harm caused. This area contains a number of highly accessible public rights of way that are of a particular value to the community. The direction of development away from specific areas is consistent with national policy.
Policy 6: Locally Important Views	Paragraphs 58, 109 and 185	Policy 6 seeks to protect a number of valued views and landscapes around Fordham by encouraging development not to obstruct or detract from them. It does not restrict development within these areas entirely, but instead seeks to preserve the integrity of the views which can potentially be accommodated through the design process. These views are all locally distinctive and many contain local landmarks of importance to the community. This is consistent with national policy.
Policy 7: Locally Important Buildings & Structures	Paragraphs 17, 61, 126 and 128	Policy 7 seeks to preserve a number of buildings that are of local importance either in terms of their appearance from publicly accessible areas or their local historic importance. This policy seeks for any planning applications for these buildings to be accompanied by information detailing the impact of the proposal. This is commensurate with their non-designated status and is consistent with national policy.
Policy 8: Wildlife & Habitats	Chapter 11 (paragraphs 109 – 118)	Policy 8 seeks to protect the nearby nationally and internationally protected sites at Fordham Wood and Chippenham Fen. It also promotes the enhancement of green networks and seeks to protect natural features that provide an important habitat for wildlife and

NP Policy	NPPF Policy	Assessment of relationship with national policy
		promotes the achievement of biodiversity gains. It is considered to be consistent with national policy.
Policy 9: Services & Facilities	Paragraphs 17, 28, 69 and 70	Policy 9 supports the delivery of new community facilities or extensions to existing facilities, and resists the loss of a number of key facilities. The retention of these facilities are important for facilitating social interaction and creating a healthy, inclusive community. This policy also helps support the rural economy. This is consistent with national policy.
Policy 10: Provision of Medical & Educational Facilities	Paragraphs 17, 28, 69 and 70	Policy 10 offers in-principle support for the provision of new medical or educational facilities, subject to some requirements. These facilities are expected to need expanded provision locally to support the growing population in Fordham. This support helps to offer certainty over their provision and will help to support a healthy and inclusive community. It is consistent with national policy.
Policy 11: Pedestrian Access & Public Rights of Way	Paragraphs 32, 58, 75	Policy 11 seeks to protect the existing public rights of way and promotes proposals to improve or extend them, or to deliver new public rights of way. These rights of way are an important facility for the community. It also seeks to ensure that new developments include safe and suitable access for all pedestrians to access the wider footpath network. This is considered to be consistent with national policy.
Policy 12: Car Parking	Paragraphs 35 and 39	Policy 12 builds on Local Plan car parking policy, providing some specific requirements for this rural community. It promotes the provision of on-plot, off-street development but it allows flexibility for under provision or alternative forms of parking where it is most appropriate for the scheme. It also promotes the incorporation of facilities for electric plug-in vehicles. It is considered that this policy is consistent with national policy.
Policy 13: Cycle Parking & Storage	Paragraph 35	Policy 13 seeks for adequate cycle storage to be incorporated within development proposals. It promotes the use of bicycles as a sustainable mode of transport through the safe and secure storage being provided in schemes. It is considered to be consistent with national policy.

NP Policy	NPPF Policy	Assessment of relationship with national policy
Whole Plan	Paragraphs 154, 183, 184 and 185	The Fordham Neighbourhood Plan reflects the community's shared vision in delivering development that is sustainable, it is aligned to strategic policy in the Local Plan and it does not deliver less development than in the Local Plan. The policies in the Fordham Neighbourhood Plan seeks to shape and direct what development can be considered 'sustainable' in the neighbourhood area. The policies within the plan offer a clear framework, alongside other policies in the development plan, for decision makers to react to a specific development proposal. Overall the Fordham Neighbourhood Plan is consistent with the Neighbourhood Planning section in the NPPF.

3.2. Table 1 shows how each of the policies in the FNP reflects national priorities in the NPPF. In many cases the policies provide a local framework to deliver the goals within national policy. The FNP is considered to have regard to the policies of the NPPF.

4. Assessment against the Strategic Policies of the Adopted Local Plan

4.1. The basic conditions require that a NP must be in general conformity with strategic policies of the Development Plan for the area. For Fordham the Development Plan is made up of the East Cambridgeshire Local Plan (2015), the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and the Minerals and Waste Site Specific Proposals 2012. It is important to note that East Cambridgeshire District Council are preparing a new Local Plan which, at the time of submitting the FNP, has been submitted to the Secretary of State. It is not envisaged that this will be adopted in advance of the FNP being examined.

4.2. The NPPF defines what are considered to be strategic policies in paragraph 156, these are:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and

- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 4.3. Using these criteria as a basis, it is possible to review the Development Plan for East Cambridgeshire to identify which policies are strategic and are relevant to Fordham.
- 4.4. The East Cambridgeshire Local Plan (2015) allocated three sites in Fordham none of which have been completed. It allocated five employment sites at the south of the neighbourhood area adjacent to existing designated employment sites. It also provided a framework for the delivery of other strategic priorities through a number of thematic policies.
- 4.5. There are no strategic policies or allocations affecting the neighbourhood area in the Minerals and Waste plans so these parts of the Development Plan have not been considered further in this assessment.
- 4.6. The assessment in Table 2 below, considers the conformity of the FNP with all policies that are considered to be strategic in the Development Plan.

Table 2: Assessment of conformity of the FNP with the Strategic Policies in the adopted Local Plan

NP Policy	Local Plan Policy	Assessment of conformity with local plan policies
Policy 1: Housing Growth	GROWTH 1: Levels of housing, employment and retail growth GROWTH 2: Locational strategy GROWTH 3: Infrastructure requirements GROWTH 4: Delivery of growth GROWTH 6: Community-led development HOU 1: Housing mix HOU 3: Affordable housing provision HOU 4: Affordable housing exception sites FRD 1, 2 & 3: Housing allocations	Policy 1 seeks to achieve a number of goals, it: sets the housing requirement for Fordham; allocates those sites with permission and allocated in the adopted and submitted Local Plans; reinforces the Development Envelope; seeks for a mix of housing types and/or sizes and delivery of affordable housing on-site on major development sites; supports rural exception sites and development proposed by the Fordham Community Land Trust; and stipulates that adequate infrastructure capacity is needed to support the growth arising from a development. This policy draws down from a number of policies in the adopted Local Plan complimenting them to make the picture clear for Fordham. Whilst some of the sites being allocated in the plan are outside of the adopted Development Envelope, these are sites with planning permission and the specific boundary of the Development Envelope is not necessarily seen as

NP Policy	Local Plan Policy	Assessment of conformity with local plan policies
		a Strategic Priority in the Local Plan. Also, whilst the amount of growth being proposed is greater than that envisaged in the Local Plan, as the neighbourhood plan is delivering additional development it is considered to not undermine the strategic policies of the Local Plan.
Policy 2: Character & Design	ENV 1: Landscape and settlement character ENV 2: Design	Policy 2 provides a list of criteria that should be accounted for in designing new developments. It builds on the requirements of the Local Plan policy and is considered to be in general conformity with it.
Policy 3: Local Green Spaces	GROWTH 3: Infrastructure requirements ENV 7: Biodiversity and geology COM 3: Retaining community facilities	Policy 3 designates four areas as Local Green Space including some allotments, a playing field and a woodland. This allocation supports the provisions of the Local Plan policies and is in general conformity with them.
Policy 4: Maintaining Separation	GROWTH 2: Locational strategy ENV 1: Landscape and settlement character	Policy 4 seeks to retain adequate separation of Fordham from neighbouring settlements, both physically and visually. This directly supports the aims of Local Plan policies ENV 1 and GROWTH 2 and can be viewed as being in general conformity with the Local Plan.
Policy 5: Ironbridge Path and New Path Area	GROWTH 2: Locational Strategy ENV 1: Landscape and settlement character ENV 2: Design ENV 7: Biodiversity and geology COM 7: Transport impact	Policy 5 looks to preserve an area of great value to the community for its open and tranquil nature and accessibility along the public rights of way. This supports part of a number of policies in the Local Plan and is considered to be in general conformity.
Policy 6: Locally Important Views	ENV 1: Landscape and settlement character ENV 11: Conservation areas ENV 12: Listed buildings	Policy 6 seeks to protect a number of local views both within and outside of the village. A number of the views are directly related to the historic environment, particularly the Conservation Area and Listed Buildings. This policy will help to preserve these heritage assets and their setting and the wider landscape, in support of Local Plan policies, and is in general conformity with the Local Plan.
Policy 7: Locally Important Buildings & Structures	ENV 13: Local register of buildings and structures	Policy 7 seeks to protect the visual and historic value of a number of non-listed buildings in Fordham, some of which are currently included on the Local Register of Buildings and Structures held by East Cambridgeshire. This policy is considered to be in general conformity with the Local Plan.

NP Policy	Local Plan Policy	Assessment of conformity with local plan policies
Policy 8: Wildlife & Habitats	ENV 7: Biodiversity and geology	Policy 8 seeks to protect and enhance local wildlife and habitats, including at the nearby nationally and internationally protected sites. This adds some local specificity to the Local Plan policy and is considered to be in general conformity with it.
Policy 9: Services & Facilities	GROWTH 3: Infrastructure requirements COM 3: Retaining community facilities COM 4: New community facilities	Policy 9 offers in-principle support for development of new community facilities and it seeks to protect a number of existing Valued Community Facilities. This is directly in support of Local Plan policies GROWTH 3, COM 3, and COM 4, and adds the local list of which facilities are considered to be of particular importance locally. This policy is in general conformity with the Local Plan.
Policy 10: Provision of Medical & Educational Facilities	GROWTH 3: Infrastructure requirements COM 4: New community facilities	Policy 10 offers in-principle support for development of new education and medical facilities. This is directly in support of Local Plan policies GROWTH 3 and COM 4. This policy is in general conformity with the Local Plan.
Policy 11: Pedestrian Access & Public Rights of Way	ENV 2: Design COM 7: Transport impact	Policy 11 seeks to protect and enhance public rights of way in Fordham and to ensure that safe pedestrian links are included in all developments. This helps underpin Local Plan policies ENV 2 and COM 7 and is in general conformity with the Local Plan.
Policy 12: Car Parking	ENV 2: Design COM 8: Parking provision	Policy 12 builds upon Local Plan policies ENV 2 and COM 8 by seeking to ensure that car parking is designed into schemes appropriately and to ensure that the parking standards are suitable for Fordham's rural context. This is in general conformity with the Local Plan.
Policy 13: Cycle Parking & Storage	COM 8: Parking provision	Policy 13 supports Local Plan policy COM 8 by setting out details of how cycle parking and storage should be incorporated in new residential development in a number of scenarios. It is in general conformity with the Local Plan.

4.7. As is shown in Table 2, all of the policies in the FNP support one or more of the Local Plan policies and in many instances the FNP policies build on the Local Plan policies to include more local detail. There are not considered to be any areas of conflict between policies in the two plans and it can be concluded that the FNP is in general conformity with the strategic policies of the Local Plan.

5. Sustainability Assessment

5.1. The FNP is required to contribute to the achievement of Sustainable Development under the basic conditions. Table 3 lists the FNP policies and measures them against the three strands of sustainable development. The following scoring is used in the assessment:

- ++ = very positive
- + = positive
- 0 = neutral
- x = negative
- xx = very negative

Table 3: FNP Sustainability Assessment

NP Policy	Economic Sustainability	Social Sustainability	Environmental Sustainability	Commentary
Policy 1: Housing Growth	++	++	x	Policy 1 supports the delivery of growth in accordance with the adopted and emerging Local Plans, including the delivery of affordable housing, provided there is adequate infrastructure capacity in place. This will deliver both economic and social benefits. The policy also limits development in the countryside which has potential to protect landscape character and the rural environment. Whilst other policies in the plan seek to maintain and enhance the environment, when this policy is considered in isolation, the delivery of 350 dwellings may have the scope for some negative impacts on the environment.
Policy 2: Character & Design	+	++	++	Policy 2 seeks to ensure that development is well designed and takes appropriate account of context. Delivery of this policy will make development more attractive to the market and will help ensure that local community values are maintained. Well-designed development will deliver environmental benefits for the

NP Policy	Economic Sustainability	Social Sustainability	Environmental Sustainability	Commentary
				built character of the area and will benefit both human residents and wildlife through landscaping.
Policy 3: Local Green Spaces	0	++	++	Policy 3 designates four areas as Local Green Space, including a woodland, allotments, playing fields, and an area of incidental open space. The retention of these open spaces will deliver significant benefits to the community who use and enjoy these areas and to wildlife whose inhabit these spaces.
Policy 4: Maintaining Separation	0	+	+	By ensuring the gaps between Fordham and neighbouring settlements are retained, Policy 4 will help to maintain distinctive communities which is important for the local identity and will help to preserve open areas which include a number of habitats.
Policy 5: Ironbridge Path and New Path Area	0	++	++	Policy 4 will preserve the value of an open area close to the heart of the village. This area includes a variety of natural features and habitats and a number of public rights of way which are enjoyed by residents.
Policy 6: Locally Important Views	0	+	+	Policy 6 seeks to preserve a number of varied views in and around the village. These views are valued and enjoyed by the community and are important in both landscape and built character locally, and their preservation will deliver positive effects.
Policy 7: Locally Important Buildings & Structures	0	+	+	Policy 7 seeks to preserve a number of locally valued buildings which are of importance to the built character of the village and for village heritage. This will have a positive effect on the built environment and the community as a whole who value the built character.
Policy 8: Wildlife & Habitats	0	+	++	Policy 8 seeks to preserve wildlife and habitats, including on nationally and internationally protected sites. This policy would have a very positive effect on the natural environment and will also deliver social benefits to the community's enjoyment of local wildlife and the natural environment.

NP Policy	Economic Sustainability	Social Sustainability	Environmental Sustainability	Commentary
Policy 9: Services & Facilities	+	++	0	Policy 9 will deliver significant social benefits through protection of existing community facilities and its support of the provision of new facilities. Many of these the facilities highlighted for protection are available for the use of people who work in the area as well as residents and some are existing businesses and, as such, this policy would have some economic benefits.
Policy 10: Provision of Medical & Educational Facilities	+	++	0	Policy 9 supports the delivery of new medical and educational facilities which would support the growing community. As these facilities would provide some jobs it would not only deliver social benefits but some economic benefits too.
Policy 11: Pedestrian Access & Public Rights of Way	0	++	+	Policy 11 looks to preserve the existence and value of the public rights of way in Fordham and to enhance them. It also seeks to ensure that new development is adequately connected to existing public footpaths for pedestrians. This will deliver social benefits for future and existing residents and the requirement for development visible from rights of way to deliver green landscaping to reduce visual impacts will have some environmental benefits too.
Policy 12: Car Parking	0	+	+	Policy 12 seeks to ensure there is adequate parking delivered in new residential development and that it is designed in to the scheme to ensure that the built landscape is not compromised.
Policy 13: Cycle Parking & Storage	0	+	+	Policy 13 seeks to ensure there is adequate cycle parking in new residential development. This will help to ensure that future occupants can safely and securely store bicycles allowing them the option to travel by bicycle, resulting in benefits for the resident and potentially for the environment.

- 5.2. Table 3 shows that there is only one anticipated negative effects of the policies in the FNP, but this is only when the policy is read in isolation with other policies effectively removing this effect. It also highlights that there are a number of positive or very positive effects anticipated.
- 5.3. The FNP achieves a balance in the neighbourhood area that will foster a sustainable amount of growth whilst protecting the built and natural environment and preserving community values. Taken as a whole, the plan is considered to be the most sustainable strategy for Fordham, taking into account its context. Therefore, it can be concluded that the FNP will contribute to the delivery of sustainable development.

6. Compatibility with EU Obligations and Meeting Other Prescribed Conditions

- 6.1. Under the basic conditions, the FNP must be compatible with four EU directives that may be of 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).
- 6.2. It must also be unlikely that the making of the NP will have a significant effect on a European Protected site. A draft of the FNP was screened by East Cambridgeshire District Council in March-May 2018, in consultation with the Statutory Consultees – the Environment Agency, Historic England and Natural England. The screening opinion, published in May 2018, concluded that the FNP was unlikely to result in any significant environmental effects and that a full Strategic Environmental Assessment or Habitats Regulations Assessment was not needed.

7. Conclusion

- 7.1. This Basic Conditions Statement demonstrates that the Fordham Neighbourhood Plan meets the basic conditions as required under legislation. It also satisfies the legal requirements and has followed the process as prescribed by legislation, including consultation with the community and other prescribed bodies. Further information about this consultation is available in the Consultation Statement which also accompanies the submitted FNP.

8. Map of Fordham Neighbourhood Area

