

**Arley  
Neighbourhood  
Plan**



**ARLEY NEIGHBOURHOOD PLAN**

**Basic Conditions Statement**

**October 2015**

## **Arley Neighbourhood Plan - Basic Conditions**

### **The draft plan is being submitted by a qualifying body**

The qualifying body is Arley Parish Council.

### **What is being proposed is a neighbourhood development plan**

The plan proposal 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 proposed neighbourhood plan states the period for which it is to have effect**

The Plan is intended to run from 2015-2025.

### **The policies do not relate to excluded development**

The neighbourhood plan proposal 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.

### **The proposed neighbourhood 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 neighbourhood plan proposal relates to the Parish of Arley and to no other area. There are no other neighbourhood plans relating to the parish.

### **The Arley Neighbourhood Plan has appropriate regard to national policy**

The Arley Neighbourhood Plan was written with regard to the National Planning Policy Framework. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. (NPPF Intro. 1)

The Arley Plan is based on an extensive survey of the views of residents of the parish, who were then regularly consulted via the parish magazine, email and workshops to ensure that they supported the policies contained in the Plan.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. (NPPF Intro. 2) The Arley Plan has been written in the context of the NPPF and the North Warwickshire Local Plan, and has been checked to ensure that it complements the objectives of the Local Plan.

There are no nationally significant infrastructure projects within the parish that need to be given special consideration. . (NPPF Intro. 2)

- With regard to the **Core Planning Principles** in the NPPF (para.17) the Arley Plan has been devised to be 'genuinely plan-led, to empower local people to shape their surroundings; a succinct neighbourhood plan setting out a positive vision for the future of the area'.

- By consulting the residents of the parish at every stage the Plan was intended to be ‘a creative exercise in finding ways to enhance and improve the places in which people live their lives’.
- Arley lies in the Green Belt and the areas within the development boundaries are intensively developed. Within those restrictions the Arley Plan seeks to ‘set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.’ ANP1, ANP2
- The Plan ‘seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.’ ANP6
- Because the policies in the Plan are taken from surveys of the residents of the parish their knowledge ‘of the roles and character of different areas’ and their commitment to ‘the intrinsic character and beauty of the countryside’ are strongly reflected in the Plan policies. The Arley Plan was originally undertaken as a way of developing and supporting a ‘thriving rural community’ and to ‘contribute to conserving and enhancing the natural environment’ ANP1, ANP2, ANP5
- The Plan advocates the use of brownfield land for development. ANP4, ANP5
- The Plan recognises that, although there may be no individual examples of heritage assets, Arley is shaped by its history, and the preservation of the different stages of development in the residential areas is an important part of the character of the parish. ANP4
- The Plan takes account of the need for sustainability with regard to transport, walking and cycling when new developments are being considered. ANP6
- The development of Community Assets and Facilities feature strongly in the Plan as a way of ensuring that the community has the infrastructure ‘to meet local needs and to undertake strategies to improve the ‘health, social and cultural wellbeing of all.’ ANP5

### **Contribute to the Achievement of Sustainable Development**

The NPPF defines sustainability as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. (NPPF Intro) The Arley Neighbourhood Plan starts with a vision of Arley in 2030 and then lists the challenges that need to be met in order ‘that future generations can be proud of their village as a desirable and safe place to live’.

- Protect the rural aspect of the parish
- Ensure future development is built to the highest standards
- Encourage the development of a strong and vibrant community
- Maintain and develop Community Assets and Facilities

The NPPF (para.7) lists three dimensions to sustainable development: economic, social and environmental, and stresses that growth can secure higher standards and improve the lives of people and communities (para.8). The Arley Plan takes account of the parish’s place in the Green Belt and its tight development boundaries, but within that context seeks to encourage development that will allow Arley to continue to move forward as a community:

ANP1 seeks to protect the countryside that the residents value so highly, while ANP2 and ANP4 stress the importance of safeguarding the links between the residential areas and the open countryside and maintaining the balance between the natural and built environment.

These policies preserve the features of rural life in the parish, but the Plan looks to future development to strengthen the community. ANP5 seeks to provide new houses that meet the needs of local people, while ANP6 demands that new houses are built to the highest standards. ANP7 asks that, where appropriate, new developments should contribute to improved infrastructure in the parish, while ANP8 recognises that Community Assets and Facilities must be maintained and improved for future generations. ANP9 supports the Local Plan in preserving existing employment sites and encouraging more flexible use of those sites in pursuit of more local employment.

### **Be in General Conformity with Strategic Local Policy**

The Arley Neighbourhood Plan has been written within the context of the North Warwickshire Local Plan and has been checked to ensure that it complements the objectives of the Local Plan.

### **Be Compatible with EU Obligations**

The Arley Neighbourhood Plan was written to be compatible with EU obligations around human rights, habitat protection and environmental impacts.

## **Arley Neighbourhood Plan**

### **The Environmental Assessment of Plans and Programmes Regulations 2004**

#### **SEA Screening Statement**

##### **Introduction**

The requirement for a Strategic Environmental Assessment to be undertaken on development plans and programmes that may have a significant environmental effect is outlined in European Union Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes Regulations 2004 state that this is determined by a screening process, utilising a specified set of criteria which is outlined in Schedule 1 of the Regulations. The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

As the responsible authority under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council have produced this Screening Assessment and consequentially do not believe that the Draft Arley Neighbourhood Plan (ANP) in its current form will have any significant negative effects on the environment. We are therefore of the belief that a full environmental assessment is not necessary. This determination has been reached by assessing the contents of the Draft NP against criteria provided in Schedule 1 of the 2004 Regulations.

##### **Arley Neighbourhood Plan**

The Arley Neighbourhood Plan has been produced by Arley Parish Council with the aid of local residents; it plans for the future development and growth of the area up to the year 2030. The NP covers the Parish of Arley, North Warwickshire, as seen in Figure 1 below.

The objectives of the Arley Plan are expressed through the Vision and Challenges listed at the start of the Plan. They are followed by nine policies, which suggest practical ways of implementing the priorities of the residents of Arley, expressed in a survey conducted in July 2014.

##### **Vision**

‘In 2030 the parish of Arley will cater for all ages and abilities within a semi rural environment designed to make residents proud of their village as a desirable and a safe place to live.

The adoption of innovation and expansion will be encouraged only when it benefits the community.’

##### **Challenges facing Arley**

- Protect the rural aspect of the parish
- Ensure future development is built to the highest standards
- Encourage the development of a strong and vibrant community
- Maintain and develop Community Assets and Facilities.

**Polices and Proposals**

**ANP1. Maintain the rural character of the Parish**

This is our overriding goal. To retain the peaceful and quiet countryside of the Parish of Arley together with its diversity of agricultural businesses and woodland.

**ANP2. Green Space Strategy**

The green spaces listed within the development boundaries are one of the features that maintain the rural aspect of the village and must be preserved.

**ANP3. Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.**

**ANP4. Encourage a strong and vibrant community**

Priority should be given to the type and tenure of new property that meets local needs.

**ANP5. Ensure the built environment in Arley meets the highest current standards.**

New building in the parish should be built to high standards and in an appropriate style.

**ANP6. Housing developments in the parish should contribute financially to improvements in infrastructure.**

**ANP7. The development and maintenance of Community Assets and Facilities.**

**ANP8. Increase employment opportunities in Arley.**

**ANP9. A pedestrian path to connect Old and New Arley**



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**Figure 1 Parish Map**

<b>Criteria for determining the likely significance of effects (Annex II SEA Directive)</b>	<b>Will the NDP have significant environmental effects?</b>	<b>Will the NDP have significant environmental effects?</b>
<p><b>1a</b> The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>No</p>	<p>The ANP sets out vision for the parish of Arley and provides a framework for proposals for development. It seeks to protect and improve the environment, to encourage a strong and vibrant community by giving priority to high quality housing that meets local needs, maintain and improve village infrastructure and community assets and facilities and improve employment opportunities.</p> <p>The ANP is considered to be in general conformity with North Warwickshire Local Plan Core Strategy 2014. It is also considered to be in general conformity with the National planning policy framework (NPPF).</p>
<p><b>1b</b> The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>No</p>	<p>The ANP, where possible, will respond to rather than influence other plans and programmes. A NP can only provide policies within the designated NP area it covers but can provide policies to help development control determine planning applications within the context of the NWBC Local Plan.</p> <p>None of the policies contained in the ANP have a direct impact on other plans in the neighbouring areas.</p>
<p><b>1c</b> The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>No</p>	<p>The ANP sets out and promotes sustainable development within the neighbourhood plan area whilst balancing environmental, social and economic needs. Residents have stressed the importance of keeping the rural feel of the village, but still allowing the development of appropriate housing and the development of existing industrial areas.</p> <p>The ANP will have an impact on the local environment and community assets and facilities valued by local people. These policies will have a positive impact on the local environment by protecting, enhancing and improving the local environment and encouraging sustainable development.</p>

<p><b>1d</b> Environmental problems relevant to the plan or programme.</p>	<p>No</p>	<p>The effects the ANP will have on the environment will be positive. This is due to the policies in the Plan which aim to protect and enhance environmental assets and the environment in general through good management and the promotion of sustainable development.</p>
<p><b>1e</b> The relevance of the plan or programme for the implementation of Community legislation on the environment</p>	<p>No</p>	<p>The ANP is in compliance with the Local Plan which has taken into account the existing European and National legislative framework for environmental protection; it will therefore have a positive effect on compliance with regards to relevant legislation and programmes.</p>
<p><b>2a</b> The probability, duration, frequency and reversibility of the effects.</p>	<p>No</p>	<p>It is very unlikely that there will be any irreversible damaging environmental impacts associated with the ANP. The policies within the Plan seek to ensure new development is sustainably built and promotes the enhancement and protection of environmental assets.</p> <p>The timescales of the ANP is intended to be the same as that of the Local Plan; therefore the duration of any effects will be up to the year 2030.</p> <p>Should any unforeseen significant effects on the environment arise as a result of the ANP, the intention is to monitor and amend/update the Plan every 5 years; this will allow these effects to be addressed and reversed.</p>
<p><b>2b</b> The cumulative nature of the effects.</p>	<p>No</p>	<p>It is considered that the policies contained in the ANP will have minimal negative effects on the environment and will have moderate positive effects. It is considered that all effects will be at a local level.</p>
<p><b>2c</b> The trans boundary nature of the effects</p>	<p>No</p>	<p>Effects will be local with no expected impacts on neighbouring areas.</p>



<p><b>2d</b> The risks to human health or the environment (for example, due to accidents).</p>	<p>No</p>	<p>No obvious risks have been identified, as the ANP's overall aim is to focus on the enhancement and protection of the environmental assets in the ANP area to provide for local residents and enhance social wellbeing.</p>
<p><b>2e</b> The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>No</p>	<p>The ANP area relates to an area of approximately 2000 acres. The resident population of the ANP area is 2853 (2011 Census).</p>
<p><b>2f</b> The value and vulnerability of the area likely to be affected due to:  (i) Special natural characteristics or cultural heritage;  (ii) exceeded environmental quality standards or limit values; or  (iii) Intensive land-use.</p>	<p>No</p>	<p>The ANP will not have an adverse effect on the value and vulnerability of the area in relation to its natural and cultural heritage. It will provide greater support to enhance the setting and identity of the area by supporting the enhancement of its non-designated heritage assets, environmental and community assets.</p> <p>The ANP provides additional guidance on design and sustainable development to ensure that any new developments enhance existing residential areas. It is important to local people that any new development remains in keeping with the area and maintains the balance between the natural and built environment.</p> <p>The ANP does not provide specific policies in relation to intensive land uses.</p>
<p><b>2g</b> The effects on areas or landscapes that have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>It is considered that the ANP will not adversely affect areas of landscape which have recognised community, national or international protection as the ANP aims to enhance and protect local assets.</p>

As a result of this assessment, it is North Warwickshire Borough Council's opinion that there are no clear, significant negative impacts on the environment as a result of the contents contained of the Arley Neighbourhood Plan. Therefore it is considered that a full SEA is not required.