

BASIC CONDITIONS STATEMENT

DRAFT October 2017

1. Legal Requirements

1.1 This Statement has been prepared by Edenbridge Town Council ('the Town Council') to accompany its submission to the local planning authority, Sevenoaks District Council (SDC), of the Edenbridge Neighbourhood Plan ('the Neighbourhood Plan') under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations').

1.2 The Neighbourhood Plan has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Edenbridge, as designated by SDC in October 2012.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan is from (2017) to (2030) and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 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 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 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);
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Introduction and Background

The Town Council started preparing the Neighbourhood Plan in 2014, in response to the introduction of the neighbourhood planning system introduced by the Localism Act, as a process through which communities could get more involved in shaping their local area.

3. Conformity with National Planning Policy

3.1 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 in respect of formulating neighbourhood plans.

3.2 This section demonstrates that the Neighbourhood Plan has regard to the elements, set out in the NPPF relevant to the Parish, to deliver sustainable development:

- Building a strong competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The relationship between these elements of the NPPF and the 15 policies contained within the Neighbourhood Plan is indicated using the tables below, where the relevant policies are shown **highlighted**.

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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Building a strong competitive economy

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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Policies highlighted meet the NPPF's aims by supporting the retention and improvement of the town's employment areas, and range of community services. Support for increasing the amount of overnight accommodation in the area will boost the tourist economy. The improvement of social infrastructure, particularly in relation to health and learning, will enable the development of skills locally, to support local business needs.

The Neighbourhood Plan has regard to the NPPF in setting out clear economic objectives and policies to sustain and promote the local economy.

Ensuring the vitality of town centres

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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Policies highlighted meet the NPPF's aims by encouraging the regeneration of a strategic town centre site, the Leathermarket, and supporting the retention of car parking, and a wide range of services in the centre of the town. Improvements to social infrastructure are sought to make the town a more attractive place to live and work.

The Neighbourhood Plan has regard to the NPPF in setting out clear objectives and policies that seek to ensure the continuing vitality of the town centre.

Supporting a prosperous rural economy

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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Policies highlighted meet the NPPF's aims through support for the local tourism industry which is, in turn, founded on the historic and landscape character of both the town and its surrounding countryside. The town centre plays an important role in servicing the needs of businesses in the surrounding area.

The Neighbourhood Plan has regard to the NPPF in setting out clear objectives and policies that seek to support businesses based on and in the countryside with the Parish.

Promoting sustainable transport

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policy highlighted meets the NPPF's aims through encouraging the development of safe pedestrian and cycle links in association with any new development proposals.

The Neighbourhood Plan has regard to the NPPF in setting out a clear objective and policy that support sustainable transport options.

Supporting high quality communications infrastructure

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policy highlighted meets the NPPF’s aims through supporting the provision of an enhanced broadband network for the Parish.

The Neighbourhood Plan has regard to the NPPF in setting a policy to support high quality communications infrastructure.

Delivering a wide choice of high quality homes

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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Policies highlighted meet the NPPF’s needs by supporting the development of housing on suitable sites, in keeping with the character of the local area, and that is supported by the necessary social infrastructure to ensure that the Parish grows in a sustainable manner.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and policies that support the appropriate provision of high quality homes.

Requiring good design

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policy highlighted responds to the emphasis that the NPPF places on the importance of design quality in the built environment. This policy is further supported by an updated Edenbridge Design Statement and a Character Area Assessment for the built up area of Edenbridge.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and a design policy that seeks to enhance the local distinctive Wealden character.

Promoting Healthy Communities

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policies highlighted respond to the importance the NPPF places on the provision of community facilities and local open spaces to support people’s health and well being. The policies address the lack of a secondary school in the town and the fact that the existing health facilities are no longer adequate. They also seek protection of a number of locally important green spaces.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and policies that seek to promote health and well-being amongst the local community.

Protecting Green Belt land

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policies highlighted reinforce the protection that the NPPF gives to Green Belts, and also to encouraging access to the countryside. The special character of the town is based on the contrast between the town’s built up area and the immediately adjoining open countryside.

The Neighbourhood Plan has regard to the NPPF in setting out policies that seek to protect the important Green Belt setting of the town.

Meeting the challenge of climate change, flooding and coastal change

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The policy highlighted responds to the aims of the NPPF with regard to mitigating the impacts of climate change, and associated flood risks. The policy supports the adoption of Sustainable Drainage Systems within new development.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and policies that respond to the challenges posed by climate change.

Conserving and enhancing the natural environment

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The NPPF states that the planning system should contribute to and enhance the natural and local environment, by protecting valued landscapes. The policy highlighted responds to these aims by seeking to protect the characteristics of the local landscape.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and a policy to conserve and enhance the natural environment.

Conserving and enhancing the historic environment

HOU1	ECON1	ECON2	ECON3	TOU1	HLW1	HLW2	HLW3	DES1	ENV1	ENV2	ENV3	INF1	INF2	INF3
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The NPPF states that the planning system should contribute to and enhance the historic environment, by protecting heritage assets, both buildings and landscapes. The policy highlighted responds to these aims by seeking to protect and enhance the distinctive heritage of the area.

The Neighbourhood Plan has regard to the NPPF in setting out objectives and policies to conserve and enhance the historic environment.

4. Contribution to the achievement of Sustainable Development

Edenbridge Neighbourhood Plan (ENP) has been subject to a Strategic Environmental Assessment (SEA) of its environmental effects. This demonstrates that the ENP will not have any significant environmental impacts, but will deliver a positive environmental outcome.

A Sustainability Appraisal has not been undertaken as this is not a requirement of a Neighbourhood Plan. However the ENP can demonstrate that its policies will deliver a range of economic, social and environmental benefits for Edenbridge.

The sustainability impacts of each policy are summarised below:

Very positive ++ Positive + Neutral 0 Negative – Very Negative --

Policy	Description	Soc	Econ	Env	Notes
HOU1	Supply of Housing	++	+	+	Provides for a level of development which social infrastructure can support
ECON1	Sustaining and developing employment opportunities	+	++	+	Supports on-going employment opportunity in the community
ECON2	High Street vitality	++	++	+	Supports the future of the High Street as a social and economic focus
ECON3	Retaining local services	++	++	+	Supports activities which strengthen the community as a service hub, reduces need for travel to access services
TOU1	Promote tourism development	+	++	+	More accommodation will support local economy
HLW1	Health Facilities	++	++	0	Meets acknowledged need for increased health facilities
HLW2	Community and Leisure Facilities	++	+	0	Facilities support community engagement and well-being

HLW3	Learning Facilities	++	++	0	Provides focus for community learning, social networks, and stronger local economy
DES1	Design of new development and refurbishment	+	+	+	Supports positive visual character of built environment
ENV1	Local Open Spaces	+	0	++	Supports green space for maintaining wildlife
ENV2	Drainage and local flood risk	+	+	++	Reducing flood risk from development
ENV3	Local rural landscape	+	+	++	Supports retention of rural landscape and biodiversity
INF1	Sustainable Development	+	+	+	Provision for infrastructure to support development
INF2	Connectivity, pedestrian and cycle links	+	+	++	Encourages healthier and fuel-free travel within the community
INF3	Broadband	0	+	0	Provision to support local economy

5. General conformity with the Policies of the Sevenoaks Local Plan

Sevenoaks District Council is currently working on a review of the Local Plan, and is at the Issues and Options stage. In drafting the Neighbourhood Plan, the group looked carefully at the ADMP, and a wide range of other evidence that has been published by Sevenoaks.

The adopted policies for the District are contained within the Core Strategy and this section demonstrates how the ENP is in general conformity with the policies within the Core Strategy. The ENP does not attempt to cover all aspects of planning policy and for those aspects not covered, the District Council policy will continue to apply.

Core Strategy Policy No.	How the Neighbourhood Plan conforms
LO1: Distribution of Development	LO1 states that Edenbridge will be a location for development of a scale and nature consistent with the needs of the town and the surrounding rural area it serves in accordance with Policy LO6. The conformity of the NP is therefore assessed against LO6
LO2 and LO3: Development in Sevenoaks	N/A
LO4 and LO5: Development in Swanley	N/A
LO6: Development	Sufficient land has already been developed or allocated through the

in Edenbridge	<p>ADMP to exceed substantially the requirement for approximately 410 dwellings up to 2026. Table H1 in the NP shows that a total of 848 dwellings either completed or in the pipeline. The NP does not make any additional allocations, but Policy HOU1 supports the development of housing on suitable sites, and the supporting text supports the implementation of existing permissions and allocations.</p> <p>The Reserve Land identified in LO6 has since been allocated for development in the ADMP, and now has permission for 320 dwellings. The supporting text to HOU1 supports the implementation of the permitted scheme.</p> <p>Policy ECON1 provides for the retention and regeneration of suitable employment sites , as required by LO6, identifying Fircroft Way and Hever Road as Key Employment Areas.</p> <p>Policy ECON2 contains a range of measures to support the vitality and viability of the town centre, consistent with LO6. These include a specific proposal for the redevelopment of the Leathermarket site to include uses contributing positively to the town centre and to improve the local environment. The policy looks to control non-retail uses through the application of Local Plan policy.</p>
LO7: Development in Rural Settlements	N/A, as none of the settlements listed are within the NP area.
LO8: The Countryside and the Rural Economy	Policy ENV3 states that the valued characteristics of the local rural landscape will be protected. The supporting text confirms support for the retention of Green Belt, all in accordance with LO8.
SP1: Design of New Development and Conservation	Policy DES1 provides support for design of new development that responds to the character of Edenbridge, and takes account of the updated Edenbridge Design Statement, the Character Area Assessment and the Conservation Area Appraisal and Management Plan. It conforms with policy SP1.
SP2: Sustainable Development	Policies ECON2 and INF2 support new development where it provides improved links for pedestrians and cyclists connecting facilities, the town centre and surrounding countryside, all consistent with policy SP2.
SP3: Provision of Affordable Housing	The supporting text in HOU1 states that the NP supports the District-wide approach to Affordable Housing.
SP4: Affordable Housing in Rural Areas	N/A
SP5: Housing Size and Type	The NP guidelines for size of dwellings support the guidance in the latest SHMA, an approach that takes account of need consistent with SP2.
SP6: Provision for Gypsies, Travellers and Travelling Showpeople	The supporting text in HOU1 supports a District-wide approach to this issue.

SP7: Density of Housing Development	The NP does not seek to change the approach taken in the Core Strategy.
SP8: Economic Development and Land for Business	ECON1 supports development that sustains, develops and regenerates employment opportunities in the town. ECON2 supports the mixed use character of the town centre, and the redevelopment of the Leathermarket site, all in conformity with SP8.
SP9: Infrastructure Provision	INF1 accords with the approach taken in the Core Strategy.
SP10: Green Infrastructure, Open Space, Sport and Recreation Provision	HLW2 supports the sustaining and enhancing of the town's leisure facilities. ENV1 identifies small locally important green spaces that should be protected as part of a Green Infrastructure Network.
SP11: Biodiversity	The NP designates additional local green spaces and the supporting text to ENV1 notes that Local Green Spaces contribute to the diversity of plant and animal species.

6. EU Obligations

The ENP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, and complies with the Human Rights Act.

Sevenoaks District Council has undertaken a screening assessment to ascertain whether a Strategic Environmental Assessment (SEA) was needed, and concluded that

7. Conclusion

The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Edenbridge Neighbourhood Plan. It is therefore respectfully suggested that the Edenbridge Neighbourhood Plan complies with Paragraph 8(1)a of Schedule 4B of the Act.