

# **Saffron Walden Neighbourhood Plan**

## **Basic Conditions Statement**

**October 2020**

# Saffron Walden Neighbourhood Plan – Basic Conditions Statement

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### 10 Introduction

#### 11 Why Saffron Walden needs a neighbourhood plan

- 11.1 This statement sets out how the Saffron Walden Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (the 1990 Act). The statement has been prepared by Saffron Walden Town Council as the qualifying body for the designated neighbourhood plan area.
- 11.2 The SEA and Habitats Regulations Screening Reports are submitted separately. The Saffron Walden Neighbourhood Plan was ‘screened out’ of requiring an SEA and Habitats Regulations Assessment.
- 11.3 Below is a brief introduction to the Saffron Walden Parish and why the Saffron Walden Neighbourhood Plan has been prepared. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions.
- 11.4 The community in the parish of Saffron Walden wants to see the right kind of development in their area, to meet its needs and those of future generations.
- 11.5 Saffron Walden has a population of approximately 16,700 and is expected to grow in the coming years. The town of Saffron Walden serves a wider rural hinterland which includes Little Walden, sited within the parish, and a number of villages outside the parish.
- 11.6 The SWNP includes policies on housing, which are designed to meet the needs of the residents, and on commercial spaces, which are designed to promote the sustainability of the town’s economy. The SWNP addresses health and well-being through policies on active travel, and provision for sports facilities, open spaces and the arts. Comments were raised in consultations on the subjects of traffic congestion and pollution, and the provision of health and education establishments. Where possible the SWNP deals with these in so far as they relate to development and use of land, and it is recognized that some aspects of delivery of these services are beyond the remit of a neighbourhood plan.

### 20 Legal requirements

#### 21 Submission documents

- 2.1.1 All the documents required by part 5, paragraph 15 of the Regulations are included in or alongside the SWNP. Those requirements include provision of the following:

**A map or statement which identifies the area to which the proposed neighbourhood development plan relates**

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- 2.12 The map of the SWNP area is provided on Page 1 of the neighbourhood plan. The area is the civil parish of Saffron Walden and does not relate to any other designated area.

### **A Consultation Statement**

- 2.13 A Consultation Statement has been submitted with the Plan, which details the consultation that was carried out throughout the development of the Plan and how this consultation informed the development of policies in the Plan. The document contains details of the persons and bodies consulted about the neighbourhood plan; it explains how they were consulted, and it summarises the main issues and concerns raised by people and organisations who were consulted. It also describes how these concerns have been considered and subsequently addressed in policies and changes to policies in the neighbourhood plan.

### **The proposed Neighbourhood Development Plan**

- 2.14 The Saffron Walden Neighbourhood Plan (2020 – 2035) has been submitted.

### **A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act; (otherwise known as the Basic Conditions statement)**

- 2.15 This statement is known as the Basic Conditions Statement. The basic conditions are identified in part 3.0 of this statement.

### **An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.**

- 2.16 A screening opinion was sought by Uttlesford District Council during the early stages of Plan preparation. The Screening Opinion was that an Environmental Report would not be required, and a copy of that screening opinion is submitted with the plan. A screening opinion was also sought as to whether a Habitats Regulations Assessment would be required. It was concluded that this would not be required, and a copy of that Screening Opinion is submitted with the Plan. The screening opinions were issued on 5<sup>th</sup> March 2020.

### **22 The draft Plan is being submitted by a qualifying body**

- 22.1 This draft Plan is submitted by Saffron Walden Town Council, which is the qualifying body. The Plan has been prepared by the Saffron Walden Neighbourhood Plan Steering Group, which was given delegated authority under a clear Terms of Reference agreed by the Town Council to prepare a neighbourhood plan. The development of the Plan was also overseen by the Planning and Road Traffic Committee, consisting entirely of Town Councillors, with ultimate reporting to the Full Council. The Steering Group consists of local representatives from the Town Council, local residents and representatives of local interest groups.
- 22.2 The Civic Parish of Saffron Walden was designated as the Saffron Walden Neighbourhood Plan Area by Uttlesford District Council on 13 December 2012.
- 22.3 Copies of the Neighbourhood Area designation documents are available on the Uttlesford District Council website: <https://www.uttlesford.gov.uk/saffronwaldennp>
- 22.4 The Parish of Saffron Walden was therefore designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

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

- 23.1 The Saffron Walden Neighbourhood Plan contains policies that relate 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 (as amended).

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

- 24.1 The draft Plan identifies a 15-year period to which it relates as 2020 to 2035.

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

- 25.1 The neighbourhood plan does not deal with excluded development such as strategic 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.

### **26 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.**

- 26.1 The neighbourhood plan proposal relates to the Saffron Walden Neighbourhood Area, which is the designated neighbourhood area consisting of the Parish of Saffron Walden. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

### **3.0 Basic Conditions**

#### **3.1 What are the basic conditions?**

3.1.1 A Neighbourhood Plan will be considered to have met the basic conditions if:

- 1 Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- 2 The 'making' of the neighbourhood plan contributes to the achievement of sustainable development;
- 3 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 (or any part of that area);
- 4 The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations;
- 5 The 'making' of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

#### **3.2 Basic Condition 1: Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan**

3.2.1 National Planning Practice Guidance states (Paragraph: 070 Reference ID: 41-070-20140306): 'A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.'

3.2.2 How the Saffron Walden Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State is contained in Table 1.

**3.3 Basic Condition 2: The ‘making’ of the neighbourhood plan contributes to the achievement of Sustainable Development**

3.3.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.3.2 Achieving sustainable development means the planning system has three interdependent objectives, related to the economy, society and the environment. These are identified in paragraph 8 of the NPPF as economic objectives, social objectives and environmental objectives. These objectives have been translated into five specific objectives for the SWNP, and each policy is designed to meet one or more of these objectives. This process is summarised in Table 1.

3.3.3 The SWNP objectives:

***Objective 1***

Saffron Walden will be an economically active and self-sustaining town, offering equal opportunities to all.

***Objective 2***

Saffron Walden’s residents will be able to live as healthily as possible.

***Objective 3***

Saffron Walden will be an environmentally sustainable town.

***Objective 4***

Saffron Walden’s heritage assets, high quality landscape and conservation areas will be protected or enhanced.

***Objective 5***

Saffron Walden will retain its market-town feel and community spirit.

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3.3.4 Table 1

Policy		Meets objectives				
		1	2	3	4	5
<b>HOUSING</b>						
SWNP spatial strategy	SW1			✓	✓	✓
Protection of views	SW2				✓	
Land at Viceroy Coaches, to rear of 10-12 Bridge Street	SW3				✓	
Housing mix on new developments	SW4	✓	✓	✓		✓
Affordable housing	SW5	✓	✓	✓		✓
Housing density	SW6	✓	✓	✓	✓	✓
<b>DESIGN AND LAYOUT</b>						
Design	SW7	✓	✓	✓	✓	✓
Parking on new developments	SW8		✓	✓	✓	✓
Energy efficient and sustainable design	SW9		✓	✓		
Accessible and adaptable homes	SW10	✓	✓			✓
<b>COMMERCIAL PREMISES</b>						
Town centre uses	SW11	✓			✓	✓
Convenience stores in residential neighbourhoods	SW12	✓			✓	✓
17 Market Hill	SW13	✓			✓	✓
Shopfront design	SS14	✓			✓	✓
Development of 56 High Street	SW15	✓			✓	✓
Regeneration of George Street	SW16	✓			✓	✓
Development of new and existing commercial spaces	SW17	✓	✓	✓	✓	✓
<b>CONNECTIVITY</b>						
High quality communications infrastructure	SW18	✓				
<b>ECOLOGY</b>						
Ecological requirements for all new domestic and commercial developments	SW19		✓	✓	✓	
<b>TRANSPORT INFRASTRUCTURE</b>						
Promoting walking and cycling	SW20	✓	✓	✓	✓	✓
Travel planning	SW21		✓	✓	✓	✓
Improving provision of public transport	SW22	✓	✓	✓		✓
Vehicular transport	SW23		✓	✓	✓	✓
<b>OPEN SPACE, SPORT AND RECREATION</b>						
Allotments	SW24		✓	✓	✓	✓
Playing fields and sports halls	SW25		✓	✓	✓	✓
Community halls and centres	SW26	✓	✓	✓		✓
Open space for informal recreation	SW27		✓	✓	✓	✓
Public rights of way	SW28		✓	✓	✓	✓
Land of value to natural environment	SW29		✓	✓	✓	✓
<b>ARTS AND CULTURE</b>						
Arts and cultural facilities	SW30	✓	✓		✓	✓
<b>EDUCATION</b>						
Education	SW31	✓	✓			✓
<b>HEALTH</b>						
Healthcare	SW32	✓	✓			✓

**3.4 Basic Condition 3: That the Neighbourhood Plan is in general conformity with strategic local policy**

- 3.4.1 The Saffron Walden Neighbourhood Plan area lies entirely within Uttlesford District Council.
- 3.4.2 Uttlesford District Council has a Local Plan in place which was made in 2005. It has an emerging new Local Plan which is at an early stage following the withdrawal of the previous emerging Local Plan. The current development plan consists of the 2005 Local Plan, and the emerging Local Plan.
- 3.4.3 Uttlesford District Council has provided the Town Council with a list of policies they consider to be ‘strategic’ for the purposes of meeting this basic condition. Appendix A contains the identified strategic (saved) Policies from the 2005 Local Plan.
- 3.4.4 The neighbourhood plan must be in ‘general conformity’ with strategic local policy. Paragraph 074<sup>1</sup> of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:
- ‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:*
- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
  - *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
  - *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
  - *the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.*
- 3.4.5 Each policy in the plan has been tested against the relevant strategic policies. This section summarises the relevant strategic policies in relation to each policy in the Saffron Walden Neighbourhood Plan and assesses whether the policy is in conformity.
- 3.4.6 Strategic policies in the Uttlesford Local Plan are set out below in Appendix A.
- 3.4.7 An assessment of conformity with current national policy indicates there are **no conflicts** with

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<sup>1</sup> (Reference ID: 41-074- 20140306)

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national planning policy, or national planning practice guidance.

- 3.4.8 There have been a number of meetings and consultations with planning officers at Uttlesford District Council to ensure that the Saffron Walden Neighbourhood Plan is in accordance with emerging policy in the Uttlesford Local Plan.
- 3.4.9 The emerging Uttlesford Local Plan is in progress. The Table below includes a brief assessment with regard to the draft plan, and the Neighbourhood Plan has been prepared positively with regard to emerging policy in the draft but recently withdrawn Uttlesford Local Plan.

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**Table 1: Policies in the submission Saffron Walden Neighbourhood Plan tested against basic conditions**

<b>SW1 SWNP site allocations strategy</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>117: making best use of previously developed/brownfield sites;            180: making sure that development is appropriate for the location; and            181: taking into account Air Quality Management Areas.</p>	<p>The site allocations meet:</p> <p>Social goals – by allocating development where it can help SW remain strong and vibrant.            Economic goals – by providing employment during construction.            Environmental goals – by focusing on brownfield sites.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>The site allocations match the former emerging Local Plan (eLP) site allocations, and provide for an additional site allocation at a location where permission has been granted in principle by committee.</p>
<b>SW2 Protection of views</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>170: especially which (a) and (b) protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside; and            184: consideration of heritage assets which are an irreplaceable resource.</p>	<p>This policy meets the social objective by retaining open spaces which are hugely important to mental health and wellbeing. It also meets the environmental objective by protecting and enhancing the natural, built and historic environment.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy matches the former eLP site allocations and conservation area designation.</p>

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<b>SW3 Land at Viceroy Coaches, to rear of 10-12 Bridge Street</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>194: considering the impact of development within the setting of listed or registered heritage assets.</p>	<p>This policy meets the economic objective by safeguarding the visitor attraction adjacent to the site, the social objective by supporting the community’s cultural wellbeing, and the environmental objective by protecting and enhancing our built and historic environment.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy matches the aims of the former eLP policies EN1 Protecting the historic environment and EN2 Design of development within conservation areas.</p>
<b>SW4 Housing mix on new developments</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>61: The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policy.</p>	<p>This policy meets the economic and social objectives of sustainable development by providing housing that meets the needs of the current generation, and by taking into account demographic trends, also meets the needs of future generations.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Housing mix on new developments is not a ‘Strategic’ policy in the Local Plan.</p>
<b>SW5 Affordable housing</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the</p>	<p>This policy meets the economic and social objectives</p>	<p>This policy is in conformity with Strategic Local Plan</p>

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<p>NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>64: Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.</p>	<p>of sustainable development by providing housing that meets the needs of the current generation, and by taking into account demographic trends, also meets the needs of future generations.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Policy H9 Affordable housing.</p>
<p><b>SW6 Housing density</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>122-123: Achieving appropriate densities: Planning policies and decisions should support development that makes efficient use of land [...]</p>	<p>This policy meets the economic, social and environmental objectives of sustainable development by making efficient use of land by meeting the needs of the current generation without compromising the living standards or the environment for future generations.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Housing density is not a ‘Strategic’ policy in the Local Plan.</p>
<p><b>SW7 Design</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>Section 12 – Achieving well-designed places 125: Plans should, at the most appropriate</p>	<p>This policy meets the economic, social and environmental objectives of sustainable development by ensuring that the built environment is of the highest possible standard for current and future generations.</p>	<p>This policy is in conformity with Strategic Local Plan Policy GEN2 Design.</p>

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<p>level, set out a clear design vision and expectations [...]</p> <p>130: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions [...]</p>	<p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<b>SW8 Parking on new developments</b>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>102: Transport issues should be considered from the earliest stages of plan making so that [...] e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>103: Opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>105: If setting local standards for residential and non-residential development, policies should take into account: (a) the accessibility of the development; (b) the type, mix and use of the development, (c) the availability and opportunities for public transport; (d) local car ownership levels; and (e) the need to ensure an adequate provision of spaces</p>	<p>This policy meets the objectives of sustainable development by considering the issues highlighted in the NPPF, recognising that public transport provision is limited in the neighbourhood plan area and that consequently car ownership is high. This policy recognises that limiting provision of car parking spaces will not reduce car ownership levels, it will merely contribute to unacceptable parking behaviour. Therefore by implementing standards, this policy supports the sustainability for the economic and social well-being of current and future residents of the neighbourhood plan area.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Car parking is not a strategic policy in the Local Plan</p>

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for charging plug-in and other ultra-low emission vehicles.		
<b>SW9 Energy efficient and sustainable design</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>Section 14 – Meeting the challenge of climate change, flooding and coastal damage. Paragraphs 148, 149, 150.</p>	<p>This policy meets the economic, social and environmental objectives of sustainable development by ensuring that the built environment is designed in such a way as to (a) reduce the extent of future climate change and (b) to mitigate against future damage to the natural environment, and the associated threats to human life, caused by climate change which has already been generated by human activity.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with Strategic Local Plan Policy GEN3 Flood protection and GEN7 Nature conservation.</p>
<b>SW10 Accessible and adaptable homes</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>61: The size, type and tenure of the housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, [...] people with disabilities [...])</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social objective by ensuring that homes are accessible (meeting the needs of current generations) and adaptable (futureproof / meeting the needs of future generations).</p> <p>It meets the economic objective by being built to be futureproof, thus minimising costs for future</p>	<p>Accessible and adaptable homes is not a ‘Strategic’ policy in the local plan.</p>

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	<p>generations.</p> <p>It meets the environmental objective by reducing the need for drastically environmentally impactful adaptations to be made at a future date.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<b>SW11 Town centre uses</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>Section 7 – Ensuring the vitality of town centres</p> <p>85: Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters; b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social and economic objectives by ensuring that the town centre retains a social vitality and continues to be a core element of the local economy.</p> <p>It meets the environmental objectives by ensuring that currently and in the long term, residents are persuaded to conduct their town centre business in the locality rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with Strategic Local Plan policies RS1 Access to retailing centres and RS2 Town and local centres.</p>

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in such locations, as part of a positive strategy for the future of each centre;		
<b>SW12 Convenience stores in residential neighbourhoods</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>92: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social and economic objectives by ensuring that small community convenience stores can provide for the less-mobile (current and future)</p> <p>It meets the environmental objectives by ensuring that currently and in the long term, current and future residents are persuaded to shop locally using active modes of transport rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Convenience stores are not a ‘strategic’ policy in the Local Plan.</p>
<b>SW13 17 Market Hill and 29-31 Church St.</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>184: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally</p>	<p>This policy meets the social objective of sustainable development because this building is an asset which is an irreplaceable resource, and should be conserved in a manner appropriate to its significance, so that it can be enjoyed for its contribution to the quality of life of existing and future generations.</p>	<p>Market Hill and 29-31 Church St are not subject to a ‘strategic’ policy in the Local Plan.</p>

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<p>recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>185: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<p><b>SW14 Shopfront design</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>Section 12 – Achieving well-designed places Paragraphs 124-127 and 129</p>	<p>This policy meets the social objective of sustainable development because the appearance of the town centre is a valuable resource, and should be conserved in a manner appropriate to its significance, so that it can be enjoyed for its contribution to the quality of life of existing and</p>	<p>Shopfront design is not subject to a ‘strategic’ policy in the Local Plan, although GEN2 Design is a strategic policy.</p>

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<p>126: To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design.</p> <p>Section 16 – Conserving and enhancing the historic environment Paragraphs 184-185</p> <p>185: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p>future generations.</p> <p>It also meets the social and economic objectives by ensuring that the town centre retains a social vitality and continues to be a core element of the local economy.</p> <p>It meets the environmental objectives by ensuring that currently and in the long term, residents are persuaded to conduct their town centre business in the locality rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<p><b>SW15 Development of 56 High St.</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>

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<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>85: Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: [...] (d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead.</p> <p>80: Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p>	<p>This policy meets the social and economic objectives of sustainable development by ensuring that the town centre retains a social vitality and continues to be a core element of the local economy.</p> <p>It meets the environmental objectives by ensuring that currently and in the long term, residents are persuaded to conduct their town centre business in the locality rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>56 High Street is not subject to a ‘strategic’ policy in the Local Plan.</p>
<p><b>SW16 Regeneration of George St.</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>85: Planning policies and decisions should</p>	<p>This policy meets the social and economic objectives of sustainable development by ensuring that the town centre retains a social vitality and continues to be a core element of the local economy.</p> <p>It meets the environmental objectives by ensuring</p>	<p>George Street is not subject to a ‘strategic’ policy in the Local Plan.</p>

## Saffron Walden Neighbourhood Plan – Basic Conditions

<p>support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: [...] (d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead.</p> <p>80: Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p>	<p>that currently and in the long term, residents are persuaded to conduct their town centre business in the locality rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<p><b>SW17 Development of new and existing commercial spaces</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>80: Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local</p>	<p>This policy meets the social and economic objectives of sustainable development by ensuring that the commercial spaces in the plan area are and continue to be economically viable.</p> <p>It meets the environmental objectives by ensuring that currently and in the long term, residents are persuaded to start, retain and recruit for businesses in the locality rather than driving elsewhere.</p> <p>A full explanation of the reasoning for this policy,</p>	<p>This policy is in conformity with strategic local plan policies E1 Distribution of employment land and E2 Safeguarding of employment land.</p>

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<p>business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p>	<p>and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<p><b>SW18 High quality communications infrastructure</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>112: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</p>	<p>This policy meets the social and economic objectives of sustainable development because advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. It also meets the environmental objectives as increased levels of working from home have a benefit to the environment in the form of reduced commuting, which in Saffron Walden is in great part by private car.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Communications infrastructure is not a strategic policy in the Local Plan.</p>
<p><b>SW19 Ecological requirements for all new domestic and commercial developments</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the</p>	<p>This policy meets the social, economic and</p>	<p>This policy is in conformity with strategic local plan</p>

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<p>NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>170: Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and</p>	<p>environmental objectives of sustainable development.</p> <p>It meets the social objective by providing an environment which contributes to social well-being.</p> <p>It meets the economic objective by being built to be futureproof, thus minimising costs for future generations.</p> <p>It meets the environmental objective by considering the impact on the environment of all development.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>policy ENV7 The protection of the natural environment (designated sites).</p>
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unstable land, where appropriate.		
<b>SW20 Promoting walking and cycling</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>102: Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: c) opportunities to promote walking, cycling and public transport use are identified and pursued.</p> <p>104: Planning policies should: d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social objective by promoting healthy lifestyles (for physical health) and increased social interaction (for mental health).</p> <p>It meets the economic objective by reducing the demands on the healthcare system.</p> <p>It meets the environmental objective by reducing the impact on the environment of vehicular travel.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic local plan policy T1 Transport improvements.</p>
<b>SW21 Travel planning</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>111: All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social objective by promoting healthy lifestyles (for physical health) and increased social interaction (for mental health).</p> <p>It meets the economic objective by reducing the demands on the healthcare system.</p> <p>It meets the environmental objective by reducing the impact on the environment of vehicular travel.</p>	<p>Travel planning is not a strategic policy in the Local Plan.</p>

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	<p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy's supporting text.</p>	
<b>SW22 Improving provision of public transport</b>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>104: Planning policies should: b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned.</p>	<p>This policy meets the environmental objectives of sustainable development by promoting the use of public transport so as to reduce the use of private vehicles.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy's supporting text.</p>	<p>Public transport is not a strategic policy in the Local Plan.</p>
<b>SW23 Vehicular transport</b>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>102: Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; d) the environmental impacts of traffic and</p>	<p>This policy meets the social (health) and environmental objectives of sustainable development by limiting development in an area where it would otherwise worsen existing breaches of air quality legislation.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy's supporting text.</p>	<p>This policy is in conformity with the strategic Local Plan policy S1 Development limits for the main urban areas.</p>

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<p>transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p>		
<b>SW24 Allotments</b>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>91: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development by enhancing social and physical well-being and by increasing the potential for local bio-diversity.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic policy GEN6 Infrastructure provision to support development.</p>
<b>SW25 Playing fields and sports halls</b>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>91: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would</p>	<p>This policy meets the social and economic objectives of sustainable development by enhancing social and physical well-being.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic policy GEN6 Infrastructure provision to support development.</p>

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<p>address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>92: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p>		
<p><b>SW26 Community halls and centres</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>92: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and</p>	<p>This policy meets the social and economic objectives of sustainable development by enhancing social and physical well-being.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development by enhancing social and physical well-being and by increasing the potential for local bio-diversity.</p>

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<p>other local services to enhance the sustainability of communities and residential environments</p>		
<p><b>SW27 Open space for informal recreation</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>91: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>92: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p>	<p>This policy meets the social and economic objectives of sustainable development by enhancing social and physical well-being.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic policy GEN6 Infrastructure provision to support development.</p>

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<b>SW28 Public rights of way</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>91: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development by enhancing social and physical well-being and by increasing the potential for local biodiversity.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic policy GEN6 Infrastructure provision to support development.</p>
<b>SW29 Land of value to the natural environment</b>		
<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>Section 15 – Conserving and enhancing the natural environment</p> <p>170: Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development by enhancing social and physical well-being and by increasing the potential for local biodiversity.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>This policy is in conformity with strategic policy GEN6 Infrastructure provision to support development.</p>

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<p>status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>		
<p><b>SW30 Arts and cultural facilities</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>92: To provide the social, recreational and</p>	<p>This policy meets the social and economic objectives of sustainable development by enhancing social and physical well-being.</p> <p>A full explanation of the reasoning for this policy,</p>	<p>Arts and cultural facilities are not subject to strategic policies in the Local Plan</p>

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<p>cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p>	<p>and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	
<p><b>SW31 Education</b></p>		
<p><b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b></p>	<p><b>Basic Condition 2 (contributing to the achievement of sustainable development)</b></p>	<p><b>Basic Condition 3 (general conformity with strategic planning)</b></p>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>94: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: 28 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.</p>	<p>This policy meets the social, economic and environmental objectives of sustainable development.</p> <p>It meets the social objective by seeking to provide sufficient educational options to enhance well-being.</p> <p>It meets the economic objective by seeking to provide sufficient education options to provide a well-educated workforce.</p> <p>It meets the environmental objective by seeking to provide adequate education options in the local area so that students are not forced to travel for education.</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Education is not subject to strategic policies in the Local Plan.</p>
<p><b>SW32 Healthcare</b></p>		

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<b>Basic Condition 1 (having regard to National Planning Policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning)</b>
<p>This policy meets the broad aims of the NPPF, and specifically but not exclusively the following paragraph/s:</p> <p>92: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p>	<p>This policy meets the social and environmental objectives of sustainable development.</p> <p>It meets the social objective by seeking to provide sufficient local healthcare options for physical and mental wellbeing.</p> <p>It meets the environmental objective by seeking to provide adequate healthcare options in the local area so that residents are not forced to travel to meet healthcare needs</p> <p>A full explanation of the reasoning for this policy, and the way in which it contributes to the achievement of sustainable development may be found in the policy’s supporting text.</p>	<p>Healthcare is not subject to strategic policies in the Local Plan.</p>



**3.5 Basic Condition 4: The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations (Basic Condition 4)**

**Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive)**

- 3.5.1 SEA is required for all plans that may have a significant effect on the environment. A screening exercise was undertaken by Uttlesford District Council which concluded that an Environmental Report would not be required.
- 3.5.2 Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively)
- 3.5.3 It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provision set by the Conservation of Habitats and Species Regulations (2010) to assess the effects of the Plan on European Sites. A screening opinion was sought from Uttlesford District Council, and it was concluded that a HRA would not be required.

**European Convention on Human Rights (ECHR)**

- 3.5.4 The Saffron Walden Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention. The Saffron Walden Neighbourhood Plan complies with the Human Rights Act 2010. Everyone in Britain is protected by the Act. The Protected Characteristics under the Act are (in alphabetical order): Age; Disability; Gender reassignment; Marriage and Civil partnership; Pregnancy and maternity; Race; Religion and Belief; Sex; and Sexual orientation. The aims, principles and the policies in the Saffron Walden Neighbourhood Plan have been assessed for their potential effects on persons with protected characteristics. The conclusion was that there were no potential negative effects identified and a number of areas where the plan could be broadly positive for persons with protected characteristics. This applies particularly, for example, to people who need more suitable housing due to decreased mobility, and to people who are especially vulnerable due to their age or ability.

**3.6 Basic Condition 5: Regulation 32 of the Neighbourhood Planning Regulations 2012 (as amended)**

- 3.6.1 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for neighbourhood plans in addition to those set out in the primary legislation. (Regulation 33 applies to Neighbourhood Orders) Regulation 32 applies to Neighbourhood Plans and requires that: ‘the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.’
- 3.6.2 The Neighbourhood Plan does not require a Habitats Regulations Assessment as it has been ‘screened out’ by Uttlesford Council. The Plan therefore does not breach the requirements

## Saffron Walden Neighbourhood Plan – Basic Conditions

of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

### **4.0 Conclusion**

4.1.1 The evidence provided in this Basic Conditions Statement concludes that the Saffron Walden Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

## Saffron Walden Neighbourhood Plan – Basic Conditions

### APPENDIX A: LIST OF STRATEGIC POLICIES IN THE DEVELOPMENT PLAN

UTTLESFORD DISTRICT COUNCIL CONSIDERS THE FOLLOWING ADOPTED LOCAL PLAN (2005) POLICIES “STRATEGIC” FOR THE PURPOSES OF NEIGHBOURHOOD PLANNING:

- Policy S1 Development Limits for the Main Urban Areas
- Policy S3 Other Development Limits
- Policy S4 Stansted Airport Boundary
- Policy S7 The Countryside
- Policy GEN 1 Access
- Policy GEN 2 Design
- Policy GEN 3 Flood Protection
- Policy GEN 4 Good Neighbourliness
- Policy GEN 6 Infrastructure Provision to support Development
- Policy Gen 7 Nature Conservation
- Policy E1 Distribution of Employment Land
- Policy E2 Safeguarding Employment Land
- Policy ENV 1 Design of Development within Conservation Areas Policy
- ENV 5 Protection of Agricultural Land Policy
- ENV 7 The Protection of the Natural Environment (Designated Sites)
- Policy ENV 9 Historic Landscapes
- Policy ENV 10 Noise Sensitive Development and Disturbance from Aircraft
- Policy H 1 Housing Development (Not consistent with NPPF – LPA required to identify 5-year land supply with additional 5% buffer, increased to 20% if there is a record of persistent under delivery of housing)
- Policy H 3 New Houses within Development Limits
- Policy H 9 Affordable Housing
- Policy H 11 Affordable Housing on “Exception Sites”
- Policy LC 2 Access to Leisure and Cultural Facilities
- Policy RS 1 Access to Retailing Centres
- Policy RS 2 Town and Local Centres
- Policy RS 3 Retention of Retail and Other Services in Rural Areas
- Policy T 1 Transport Improvements