

Tatenhill Neighbourhood Development Plan (TNDP)

Basic Conditions Statement

- 1.1. This Basic Conditions Statement has been prepared in support of the Tatenhill Neighbourhood Development Plan (TNDP) and demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The regulations also require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan Period and identifies a designated Neighbourhood Area.
- 1.2. The core basic conditions for Neighbourhood Plans, as required by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990, are as follows:
- having regard to national policies and advice contained in the National Planning Practise Guidance.
 - the making of the neighbourhood plan contributes to the achievement of sustainable development.
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

Basic Condition	Statement	Reference/Evidence
What is being proposed is a Neighbourhood Plan	The TNDP relates to planning matters (the use and development of land) and does not deal with county matters (mineral extraction and waste	

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	development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.	
The TNDP is being submitted by a qualifying body	The TNDP is submitted by Tatenhill Parish Council, which is a qualifying body as defined by the Localism Act 2011.	
The TNDP covers a stated plan period	The TNDP runs parallel to the emerging ESBC Local Plan and covers a Plan Period from 2012 to 2031, a period of 19 years.	
The TNDP covers a designated Neighbourhood Area	The TNDP covers a Neighbourhood Area, as designated by ESBC in December 2012. The Neighbourhood Area relates only to the Parish of Tatenhill and does not include in whole or part any other Neighbourhood Area. It is the only Neighbourhood Development Plan in the designated area and no other NDP exists or is emerging for any part of the designated area.	<i>Appendix 1– Designated Neighbourhood Area</i>
The TNDP is in conformity with the NPPF	In order to ensure that the TNDP conforms with the NPPF an Assessment of Compliance has been undertaken. The table demonstrates how the final proposed policies all link back into the core aims of the NPPF thus fully supporting the strategy established at the national level.	<i>Appendix 2 – Assessment of Compliance table – column 3</i>

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<p>The TNDP contributes to sustainable development as set out by the NPPF</p>	<p>Strategic Policies 1 – 5 promote sustainable development, as set out in the NPPF, within the parish of Tatenhill. Paragraph 7 of the NPPF) sets out sustainable development as consisting of the following factors:</p> <ul style="list-style-type: none">• to contribute to building a strong, responsive and competitive economy,• to support strong, vibrant and healthy communities; and• to contribute to protecting and enhancing the natural, built and historic environment. <p>Strategic Policies 1 and 4 particularly focus on how this is to be achieved in throughout the parish over the plan period.</p> <p><i>Strategic Policy 1 (Settlements – General Principles of Development)</i> focuses new development within the settlements of Tatenhill and Rangemore. This complies with sustainable development in promoting development near existing services to ensure their accessibility for residents and to reinforce their role as community hubs within the wider parish. This will be achieved through a preference for infill development where opportunity exists. In order to ensure sustainability of development proposals will have to demonstrate how they are acceptable in terms of; Traffic Generation, Preservation of trees,</p>	<p><i>Appendix 3 – Strategic Policies 1 - 4</i></p>
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	<p>hedgerows, biodiversity and key landscape features, Preservation or enhancement of the character of the Conservation Areas, Design quality and Flood Risk.</p> <p><i>Strategic Policy 4 (Sustainability and Climate Change)</i> outlines the TNDP’s approach to ensuring that all development proposals seek to mitigate and/or reduce the impact of climate change in order to uphold the principles of sustainable development. This policy explicitly states that it looks to the principles of sustainable development as set out in the NPPF. Sustainable buildings and sustainable forms of construction and the maximising of energy efficiency are all key priorities of the TNDP and are set out through this Strategic Policy. There is also encouragement of renewable energy proposals where they comply with other TNDP policies.</p>	
<p>The TNDP is in conformity with the emerging ESBC Local Plan</p>	<p>In order to ensure that the TNDP conforms with the emerging East Staffordshire Local Plan an Assessment of Compliance has been undertaken. The table demonstrates how the final proposed policies all link back into the core aims of the ESBC emerging Local Plan thus fully supporting the strategy established at the borough level.</p>	<p><i>Appendix 2 – Assessment of Compliance table – column 2</i></p>

Tatenhill Neighbourhood Development Plan (TNDP)

<p>The TNDP is in conformity with the appropriate EU regulations</p>	<p><i>Habitats Regulations:</i></p> <p>It is not envisaged that any of the development that would be consented by this framework will have an effect on any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. The nearest designated habitat is the Branston Water Park LNR some 1km to the east of the Parish Boundary. The Parish is covered by the National Forest but this is not subject to Articles 6 & 7 of the Habitats Directive.</p> <p><i>Environmental Impact:</i></p> <p>The scale of development for which the TNDP provides the framework for consent is particularly small scale and as such it is unlikely that there would be any effects that could be described as 'significant' when measured against Article 3.5. The document is the lowest level of plan adopted within the LPA area, and does not influence the preparation of other plans. It is designed to promote sustainable development - in line with guidance contained in the National Planning Policy Framework.</p>	<p><i>Appendix 4 – SEA Screening Report</i></p>
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The document has a 19 year lifespan (to 2031) where it supports the delivery of a very small number of residential dwellings, employment premises, the diversification and enhancement of existing employment uses (particularly farming and tourism) and leisure assets. It is not envisaged that the level of development proposed would individually or cumulatively have a significant affect when measured against Article 3.5.

Heritage Assets:

The policies that form the TNDP repeat legislation by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the approach to development effecting or adjacent to heritage assets as outlined in the NPPF. As a result it is considered that there is no effect on heritage assets beyond those already subject to SEA / SA.

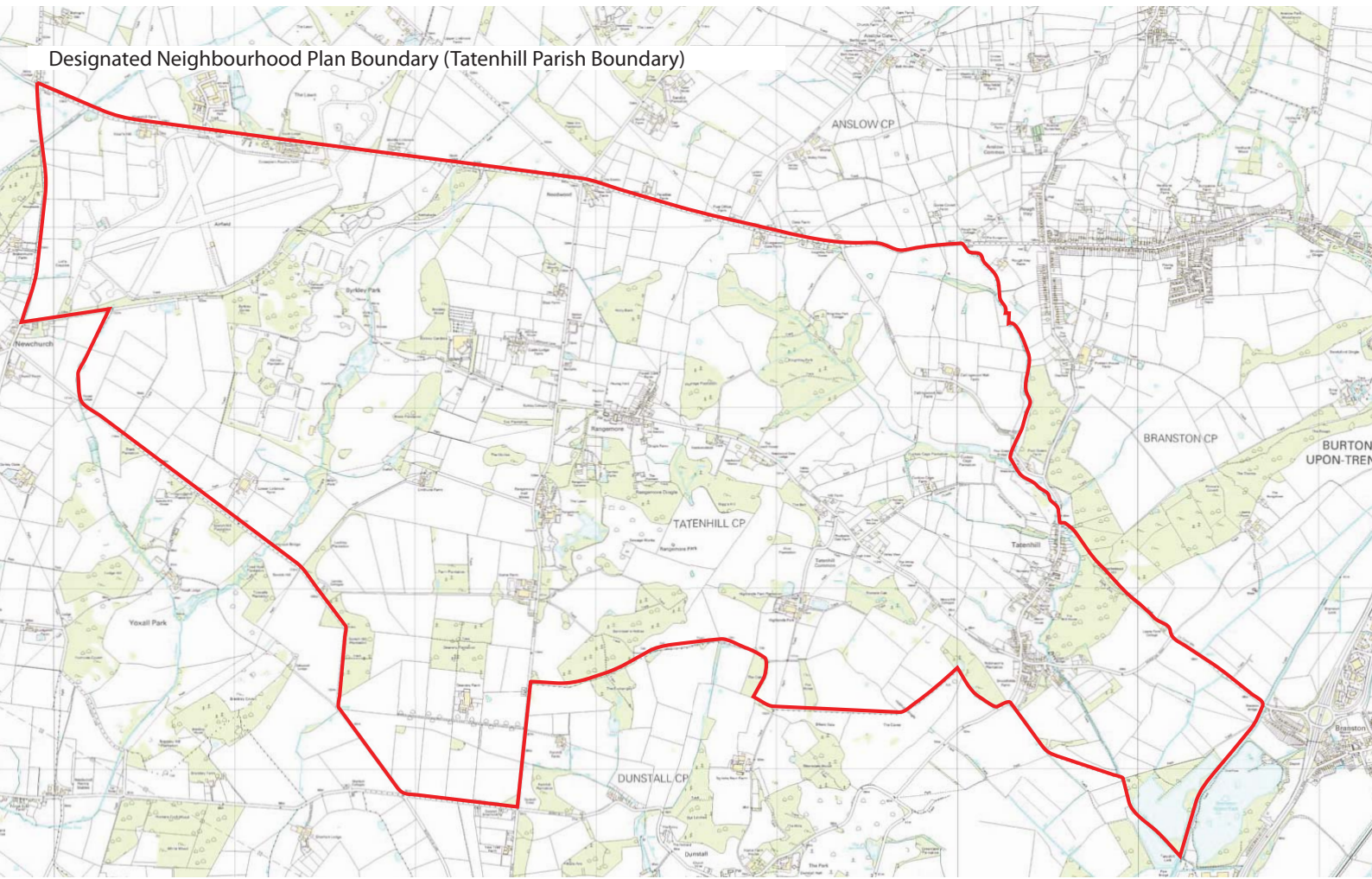
The parish is very rural in character and the TPNDP policies promote development commensurate with the rural character and landscape setting. The TPNDP includes specific policies contained within the plan which are specifically targeted at ensuring that any effects on the environment,

Tatenhill Neighbourhood Development Plan (TNDP)

	landscape or ecology within the area is minimised or mitigated. As a result any residual effects will be minor / minimal.	
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Appendix 1– Designated Neighbourhood Area

Designated Neighbourhood Plan Boundary (Tatenhill Parish Boundary)



Appendix 2 – Assessment of Compliance table – column 3

Assessment of Compliance

The proceeding table outlines the policy links and the general conformity of the Tatenhill Neighbourhood Development Plan with the East Staffordshire Borough Council Pre-submission Local Plan and pertinent documents of East Staffordshire Borough Council and the NPPF, all considered a material consideration in the determination process.

<i>Policies of the Rangemore and Tatenhill Neighborhood Plan</i>	<i>East Staffordshire Pre-submission Local Plan (2031)</i>	<i>National Planning Policy Framework</i>
Strategic Policy:		
SP1 – Settlements	Principle 1, Strategic Policy 1, Strategic Policy 2, Strategic Policy 3, Strategic Policy 4, Strategic Policy 8 Tatenhill Parish Design Guide (2012) Tatenhill CAAMP (2013) East Staffordshire Design Guide Supplementary Planning Document (SPD) Re-Use Of Rural Building SPD Guidance on Traditional Farmsteads in East Staffordshire Housing Choice SPD Open Space Provision SPD	¶7, ¶11-16, ¶17
SP2 – Landscape Features	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategy Policy 23, Strategic Policy 24, Strategic Policy 26, Strategic Policy 29, Detailed Policy 1, Detailed Policy 2, Detailed Policy 3, Detailed Policy 4, Detailed Policy 8	¶7, ¶11-16, ¶17, Section 11

	<p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	
<p>SP3 – Contextually Responsive Design</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Detailed Policy 1, Detailed Policy 2, Detailed Policy 3, Detailed Policy 4</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	<p>¶7, ¶11-16, ¶17, Section 7</p>

<p>SP4 – Sustainability and Climate Change</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Strategic Policy 27, Strategic Policy 28, Detailed Policy 1, Detailed Policy 2</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p>	<p>¶7, ¶11-16, ¶17, Section 10</p>
<p>Housing and Employment</p>		
<p>HE1 – Parish Housing Strategy</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy 3, Strategic Policy 4, Strategic Policy 6, Strategic Policy 8, Strategic Policy 16, Strategic Policy 17, Detailed Policy 1</p>	<p>¶7, ¶11-16, ¶17, Section 6</p>
<p>HE2 – Local Housing Needs</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy 3, Strategic Policy 4, Strategic Policy 6, Strategic Policy 8, Strategic Policy 16, Strategic Policy 17</p>	<p>¶7, ¶11-16, ¶17, Section 6</p>
<p>HE3 – Disused Farms/Outbuildings</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy 3, Strategic Policy 4, Strategic Policy 6, Strategic Policy 8, Strategic Policy 14, Strategic Policy 15, Strategic Policy 16, Strategic Policy 24</p> <p>Tatenhill Parish Design Guide Tatenhill CAAMP (2013) East Staffordshire Design Guide Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	<p>¶14, ¶11-16, ¶17, Section 3, Section 1, Section 3, Section 6</p>
<p>HE4 – Employment and Retail</p>	<p>Principle 1, Strategic Policy 1, Strategic Policy</p>	<p>¶14, ¶11-16, ¶17,</p>

	6, Strategic Policy 8, Strategic Policy 14, Strategic Policy 21	Section 3, Section 1, Section 3,
HE5 – Aerodrome	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 14	¶14, ¶11-16, ¶17, Section 3, Section 1, Section 3,
Recreation and Tourism		
RT1 – Footpaths/Bridleways/Cycle paths (Including safer routes etc.)	Principle 1, Strategic Policy 1, Strategic Policy 15, Strategic Policy 8, Strategic Policy 24, Strategic Policy 34, Strategic Policy 35, Detailed Policy 1	¶14, ¶11-16, ¶17, Section 4
RT2 – Designated Trails (Gyms, Heritage)	Principle 1, Strategic Policy 1, Strategic Policy 15, Strategic Policy 8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 25, Strategic Policy 32, Strategic Policy 34, Detailed Policy 1	¶14, ¶11-16, ¶17, Section 8
RT3 – Recreation and Sports Pitches	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Strategic Policy 33, Strategic Policy 34, Detailed Policy 1 Tatenhill Parish Design Guide Tatenhill CAAMP (2013) East Staffordshire Design Guide Supplementary Planning Document (SPD)	¶14, ¶11-16, ¶17, ¶14, ¶17, Section 8,
RT4 – Tourism and Visitor Assets	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 15, Strategic Policy 24, Strategic Policy 33, Strategic Policy 34, Detailed Policy 1, Detailed Policy 12 Tatenhill Parish Design Guide Tatenhill CAAMP (2013)	¶14, ¶11-16, ¶17, ¶14, ¶17, Section 3, Section 8

	East Staffordshire Design Guide Supplementary Planning Document (SPD)	
Landscape and Countryside		
LC1 – Key Views and Vistas	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 25, Strategic Policy 26, Strategic Policy 29, Detailed Policy 1, Detailed Policy 5, Detailed Policy 6, Detailed Policy 8 Tatenhill Parish Design Guide Tatenhill CAAMP (2013) East Staffordshire Design Guide Supplementary Planning Document (SPD)	14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 11, Section 12
LC2 – Protected Green Spaces and Green Gap	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 25, Strategic Policy 26, Strategic Policy 29, Strategic Policy 31, Detailed Policy 1, Detailed Policy 5, Detailed Policy 6, Detailed Policy 8	14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 11, Section 12
LC3 - National Forest and Green and Blue Infrastructure	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 26, Strategic Policy 29, Detailed Policy 1, Detailed Policy 2, Detailed Policy 8, Detailed Policy 9-10	14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 11
Design and Conservation		
DC1 – Design in Conservation Areas	Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Strategic Policy 25, Detailed Policy 1, Detailed Policy 3, Detailed Policy 4, Detailed Policy 5, Strategic Policy 6, Tatenhill Parish Design Guide	14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 12

	<p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide</p> <p>Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	
DC2 – Front Boundaries	<p>Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Strategic Policy 25, Detailed Policy 1, Detailed Policy 3, Detailed Policy 4, Detailed Policy 5, Strategic Policy 6</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p>	<p>14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 12 ¶14, ¶17, Section 7, Section 12</p>
DC3 – Heritage Assets	<p>Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 24, Strategic Policy 25, Detailed Policy 1, Detailed Policy 3, Detailed Policy 4, Detailed Policy 5, Strategic Policy 6</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p>	<p>14, ¶11-16, ¶17, ¶14, ¶17, Section 7, Section 12</p>

	<p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	
Infrastructure		
IN 1 – Community Buildings	<p>Principle 1, Strategic Policy 1, Strategic Policy 3, Strategic Policy 4, Strategic Policy 8, Strategic Policy 14, Strategic Policy 15, Strategic Policy 16, Strategic Policy 24, Strategic Policy 33, Detailed Policy 1, Detailed Policy 3,</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p> <p>East Staffordshire Design Guide Supplementary Planning Document (SPD)</p> <p>Re-Use Of Rural Building SPD</p> <p>Guidance on Traditional Farmsteads in East Staffordshire</p>	<p>14, ¶11-16, ¶17, ¶14, ¶17, Section 3, Section 6, Section 7</p>
IN2 – Highway Works	<p>Principle 1, Strategic Policy 1, Strategic Policy 8, Strategic Policy 9, Strategic Policy 24, Strategic Policy 35, Detailed Policy 1</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p>	<p>14, ¶11-16, ¶17, ¶14, ¶17, Section 4, Section 7</p>
IN3 – Public Realm in Villages	<p>Principle 1, Strategic Policy 1, Strategic Policy</p>	<p>14, ¶11-16, ¶17,</p>

	<p>8, Strategic Policy 23, Strategic Policy 24, Strategic Policy 26, Detailed Policy 1, Detailed Policy 3, Detailed Policy 4, Detailed Policy 5, Detailed Policy 6, Strategic Policy 8</p> <p>Tatenhill Parish Design Guide</p> <p>Tatenhill CAAMP (2013)</p>	<p>¶14, ¶17, Section 4, Section 11, Section 12</p>
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Appendix 3 – Strategic Policies 1 - 4

5.0. Strategic Policies (SP)

- 5.1. The strategic policies in this section are designed to be considered by any Planning application submitted within the designated NDP area. These policies are necessarily broad in their scope and represent the community's aspiration for delivering sustainable development within their parish.
- 5.2. These policies are designed to act as a 'bridge' between policy developed at the national level, in NPPF, and the emerging ESBC Local Plan.
- 5.3. These policies cover the locational requirements for new development, their effect on the landscape and the townscape as well as more administrative matters such as the criteria against which all applications will be judged.
- 5.4. The policies focus their development on the two local villages of Rangemore and Tatenhill with a strong focus on ensuring that new development preserves and enhances the landscape setting and local design features. The community have also expressed a keen desire to support renewable energy as part of new development or as a development in its own right.

SP1 – Settlements (General Principles of Development)

The settlements of Tatenhill and Rangemore are to be the focus of new development within the parish. These villages are to be promoted as community hubs and any development that occurs should contribute to reinforcing the role of Tatenhill and Rangemore. Development which actively contributes to improvement of Parish services, infrastructure and community facilities will be supported. Where opportunity exists infill development will be supported.

Proposals will only be permitted where they are acceptable in terms of, where appropriate:

1. Traffic Generation

2. Preservation of trees, hedgerows, biodiversity and key landscape features

3. Preservation or enhancement of the character of the Conservation Areas

4. Design quality

5. Flood Risk

Where development fails to meet the above criteria, contributions will be sought to address these issues.

5.5. The community and Parish Council are in support of limited new development within the villages. This reflects a belief that development is necessary to ensure that these important villages are to be socially, economically and environmentally sustainable both now and in the future. The NDP also recognises the fact that these villages have a distinct character that would be undermined by significant new development.

5.6. The NDP also recognises the desire to focus development within these areas rather than to have development throughout the countryside, thus making the most of the opportunities and benefits it can deliver. Much of this should be delivered as infill development where possible. The community wish to focus development on these villages as part of their ongoing strategy to support and enhance the range of services in these villages.

- 5.7. The criteria set out in this Policy reflect both the NPPF and the emerging ESBC Local Plan whilst also articulating the community's desires to ensure that all new development enhances rather than detracts from the local community through undermining the amenity of existing residents and businesses.

SP2 – Landscape Features

There is high value placed on the parish's landscape setting as an integral natural resource which requires protection, and where appropriate enhancement. New development outside of the villages will be subject to delivering the following criteria in order to protect and enhance the landscape character:

- 1. Views enclosed by woodland should be retained / enhanced / created;*
- 2. New boundaries should utilise softer features such as tree lined native hedges where possible;*
- 3. Scattered trees, farmsteads and copses are common landscape features and should be replicated as part of any design;*
- 4. Hedges and the field patterns they create, are important and reflect the local historical context and therefore should be preserved wherever possible, and;*
- 5. The landscape includes a number of valleys which are important green corridors containing brooks and trees – these should be connected to new green infrastructure within developments where possible to enhance biodiversity.*

5.8. Development outside of the villages of Rangemore and Tatenhill is restricted by Policy at the national and Local Plan level and by SP1. However, there are exceptions where it will be acceptable, such as applications for agricultural and forestry uses, leisure, tourism and even the delivery of affordable housing and employment opportunities.

5.9. The criteria set out in this Policy reflect not guidance contained in the Joint Character Areas, by Natural England, and specifically the findings of the Tatenhill Parish Design Guide which explored some of the key characteristics of the landscape that were highly valued by the community. As a result the Policy above sets criteria that new development should follow to accord with the recommendations found within these documents specific to this parish rather than the borough as a whole. Trees and hedgerows feature heavily within the Policy to reflect the goals of the National Forest which covers the entire parish.

- 5.10. Both this Policy and subsequent policies seek to introduce new native planting throughout the parish to contribute to these goals. Enhancement of existing hedgerows and trees and other natural features is also considered important.

SP3 – Contextually Responsive Design (design that fits in with its surroundings)

Development will be supported subject to the following design criteria:

- 1. All new development should demonstrate a contextually responsive design solution;*
- 2. All new development should reflect and enhance the local distinctiveness;*
- 3. All new development should be of an appropriate scale and massing reflective of its surroundings;*
- 4. All new development should respond to the 'street', demarking a clear public and private space;*
- 5. All new development should carefully consider the landscaped boundaries and the interface with softer areas; and;*
- 6. Development re-using rural buildings should seek to acknowledge and retain the traditional agricultural character of the area.*

This does not preclude the use of contemporary design, subject to it being part of a high quality, contextually responsive design.

Planning applications for extensions and attic conversions will be supported subject to them reflecting guidance within the East Staffordshire Design Guide 2008 and Tatenhill Parish Design Guide.

5.11. The community have highlighted that the design and look of new development was a key issue when the Parish Council produced the Tatenhill Parish Plan in 2009. As a result the previously prepared Parish Design Statement (2012), covering the whole Parish, was adopted by the Parish Council and the ESBC as a daughter document to their Design Guide SPD. This Policy takes forward the recommendations of that Policy and frames them in an overarching design Policy for the parish.

- 5.12. The Policy is keen to encourage contextually responsive design, especially in the villages and the Conservation Areas. The Conservation Area Appraisal and Management Plans (CAAMPs) for both Rangemore and Tatenhill have also highlighted the need to deliver contextually responsive design and provide some detailed analysis as to the unique characteristics of each village.
- 5.13. Applications for new development are encouraged to study both documents and use them to demonstrate how proposals accord with the above Policy. Applications within rural areas which reuse rural buildings should seek to retain the landscape character of the rural setting. Specific guidance is provided in Policy HE3.
- 5.14. Over the past 20 years some very poor quality extensions and roof alterations have undermined the character and appearance of the villages. Whilst the community and the Parish Council remain in support of residents wishing to make the most of their homes it is important that this is done sensitively. Further guidance can be found within the Tatenhill Parish Design Guide which includes pictorial references.

SP4 – Sustainability and Climate Change^[j1]

The NDP supports development proposals which take the opportunity to mitigate and/or reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the NPPF.

The NDP seeks to achieve this by encouraging development opportunities which promote sustainable buildings and forms of construction. New development will be required to maximise and demonstrate the energy efficiency by, amongst other means, utilising:

- Suitable design and construction techniques;*
- Promoting suitable layout, orientation and massing of development;*
- Internal design and materials;*
- Insulation and;*
- On site renewable energy generation technology.*

Applications for renewable energy infrastructure will be given favourable consideration where they are in compliance with other relevant development plan policies. Community led schemes will be supported subject to their compliance with wider design and conservation policies within the NDP.

5.15. The community consider that ensuring that new development is sustainable and seeks to tackle the effects of climate change should be high on the agenda, in accordance with the NPPF.

5.16. As such the strategic Policy above seeks to deliver the community's aspirations to ensure that new buildings are sustainably design and constructed. It is accepted that technologies will change and techniques used to measure 'sustainability' will change over the plan period and therefore the criteria based Policy above places the onus on applicants to demonstrate, through recognised means, how they have considered the wider sustainable construction of their buildings and places.

- 5.17. The community are in support of the use of renewable energy as part of addressing the overall climate change agenda but are increasingly concerned about the impact that some technologies will have on the visual qualities of the Conservation Areas and the landscape.
- 5.18. Whilst support is given, the specific guidance on the acceptability of these remains with the emerging ESBC Local Plan which provides specific guidance that should be followed. The NDP supports these Local Plan policies as an appropriate control.

Appendix 4 – SEA Screening Report

**Tatenhill Parish Neighbourhood
Development Plan (TNDP)**

**Strategic Environmental Assessment
Screening Report**

November 2013

Tatenhill Parish Neighbourhood Development Plan Strategic Environmental Assessment Screening Report

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Tatenhill Parish Neighbourhood Development Plan Strategic Environmental Assessment Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the content of the Tatenhill Parish Neighbourhood Development Plan (TPNDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The purpose of the TPNDP is to form a local tier of the statutory Development Plan under the provision set out in the Localism Act 2011. This allows the community to develop individual planning policies and land use designations for their local area. The document will only affect planning applications within the Tatenhill Parish boundary.
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Development Plan and the need for a full SEA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 .The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, the 2008 Planning Act removed the requirement to undertake a Sustainability Appraisal for a Supplementary Planning Document, but not a Strategic Environmental Assessment This, is because SPD's do not normally introduce new policies or proposals or modify planning documents which have already been subject to Sustainability Appraisal.
- 2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed.

Tatenhill Parish Neighbourhood Development Plan Strategic Environmental Assessment Screening Report

3. Criteria for Assessing the Effects of Supplementary Planning Documents

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to

- 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,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

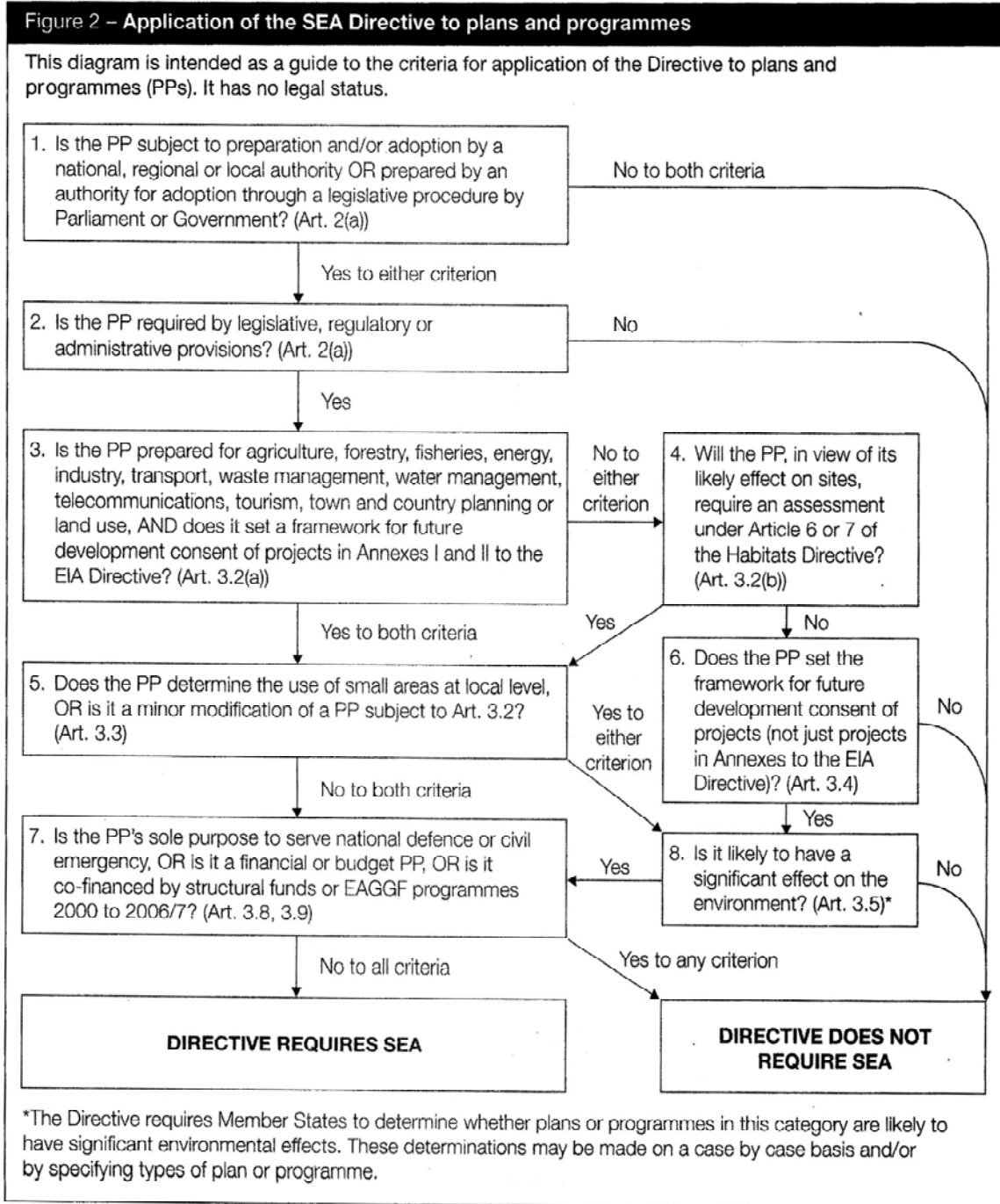
- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

Tatenhill Parish Neighbourhood Development Plan Strategic Environmental Assessment Screening Report

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



Tatenhill Parish Neighbourhood Development Plan Strategic Environmental Assessment Screening Report

4.2 The table below shows the assessment of whether the TPNDP will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Y/ N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The document is prepared by the Tatenhill Parish Council. The TPNDP will be adopted as part of the statutory development plan by East Staffordshire Borough Council. This is the lowest level of Development Plan that is adopted by ESBC.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The TPNDP is not a requirement of the Local Authority's Local Development Framework as without it planning decisions within the area could still be made. Nevertheless, the document will still form part of the statutory development plan for any development within the Parish Boundary.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Y	The TPNDP provides policy on energy, industry, transport, tourism and land use planning for developments within the Tatenhill Parish Boundary. Given that it is part of the statutory development plan within the Parish boundary it will set a framework for giving consent to any operational development as outlined in Annex II of the EIA Directive - specifically the installation of renewable energy generation under Annex II(3) and tourism (including campsites) assets under Annex II(12).
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	It is not envisaged that any of the development that would be consented by this framework will have an affect on any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. The nearest designated habitat is the Branston Water Park LNR some 1km to the east of the Parish Boundary. The Parish is covered by the National Forest but this is not subject to Articles 6 & 7 of the Habitats Directive.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	This is a planning policy document which deals with small scale development within the Parish of Tatenhill. The scope of development within the Parish boundary is incredibly low, focused on existing built form and the two villages of Rangemore and Tatenhill. This plan is only one part of the development plan and the use will also be determined by the East Staffordshire Local Plan and the NPPF.

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<p>6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>	<p>Y</p>	<p>This is a land use planning document, part of the operational development plan and therefore will be used to determining the acceptability of small scale development within the Tatenhill parish Boundary. These projects include housing, employment, tourism, leisure, transport and energy generation. The document is not solely responsible for the development consent, as these will also be subject to the provisions of the NPPF and the East Staffordshire Local Plan.</p>
<p>7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>		<p>N/A</p>
<p>8. Is it likely to have a significant affect on the environment? (Art. 3.5)</p>	<p>N</p>	<p>The scale of development for which the TPNDP provides the framework for consent is particularly small scale and as such it is unlikely that there would be any effects that could be described as 'significant' when measured against Article 3.5. The document is the lowest level of plan adopted within the LPA area, and does not influence the preparation of other plans. It is designed to promote sustainable development - in line with guidance contained in the National Planning Policy Framework.</p> <p>The document has a 20 year lifespan (to 2031) where it supports the delivery of a very small number of residential dwellings, employment premises, the diversification and enhancement of existing employment uses (particularly farming and tourism) and leisure assets. It is not envisaged that the level of development proposed would individually or cumulatively have a significant affect when measured against Article 3.5 (see tests above).</p> <p>Previous questions have not considered cultural heritage assets within the plan area. The policies that form the TPNDP repeat legislation by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the approach to development effecting or adjacent to heritage assets as outlined in the NPPF. As a result it is considered that there is no effect on heritage assets beyond those already subject to SEA / SA.</p> <p>The Parish is very rural in character and the TPNDP policies promote development commensurate with the rural character and landscape setting. The TPNDP includes specific policies contained within the plan which are specifically targeted at ensuring that any affects on the environment, landscape or ecology within the area is minimised or mitigated. As a result any residual affects will be minor / minimal.</p>

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5. Screening Outcome

5.1 As a result of the assessment in section 4, it is unlikely there will be any significant environmental effects arising from the Tatenhill Parish Neighbourhood Development Plan that were not covered in the Sustainability Appraisal, the emerging East Staffordshire Local Plan or covered as part of the Sustainability Appraisal (SA) that is required to support the document.

5.2 In addition, the assessment above has noted that the significance of the effects of the plan are minor either taken individually or cumulatively. As such, the Tatenhill Parish Neighbourhood Development Plan does not require a full SEA to be undertaken.