

Colwich Parish Council

Colwich Neighbourhood Plan

Basic Conditions Statement

September 2015

1. Introduction

- 1.1. This statement has been prepared by Colwich Parish Council to accompany its submission version of the Colwich Neighbourhood Plan. These two documents along with a Consultation Statement will be submitted to Stafford Borough Council, under Regulation 15 of the Neighbourhood (General) Planning Regulations 2012.
- 1.2. A Basic Conditions statement has been prepared to demonstrate how the pre-submission Colwich Neighbourhood Plan meets the basic conditions set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#). A Neighbourhood Plan must meet these conditions if it is to proceed to a referendum and be made. The Basic Conditions are:
 - Have regard to national policy and guidance from the Secretary of State
 - Contribute to sustainable development
 - Have general conformity with the strategic policies of the development plan for the area or any part of that area
 - Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- 1.3. This statement addresses each of the four points and explains how the requirements of the Basic Conditions have been met.

2. Background

- 2.1. Colwich Parish Council is the qualifying body who is responsible for the preparation of the Neighbourhood Plan. The Parish Council submitted proposals to prepare a Neighbourhood Plan for the parish of Colwich based on the parish boundary.
- 2.2. Following a six week public consultation, the Colwich Neighbourhood Plan area was formally approved and designated by Stafford Borough Council on 7 February 2013. Subsequently a Neighbourhood Plan Working Group was developed consisting of local people from the parish. This group has met regularly to prepare the pre-submission Neighbourhood Plan.
- 2.3. The pre-submission Colwich Neighbourhood Plan has been developed through effective consultation with the people of Colwich, including key stakeholders within the Parish. A robust community consultation supports the evidence base and justification for the development of the draft plan and more importantly the policies.
- 2.4. The feedback of a community survey identified key priorities for the Neighbourhood Plan to address. The Consultation Statement, which accompanies the Basic Conditions Statement and the Colwich Neighbourhood Plan details the consultation exercises that have taken place, and summarises the key findings of the survey.
- 2.5. The Parish Council has worked alongside officers at Stafford Borough Council throughout the preparation of the draft plan.

3. Pre-submission Public Consultation

3.1. The Neighbourhood Plan has undergone a pre-submission public consultation for the statutory six week period between the 1st June and 28th July 2015. The comments received have been recorded and considered and summarised in the submitted Consultation Statement.

4. What is being proposed in the Neighbourhood Plan?

4.1. The pre-submission Colwich Neighbourhood Plan proposes a range of planning policies. It establishes a settlement boundary for Colwich, which supports new housing development (recently permitted) and infill development. It also seeks to provide housing for an ageing population. The Plan seeks to protect and enhance Colwich's natural and built heritage, and encourage improvements to the local highway network. The Plan seeks the designation of several 'Local Green Spaces' to protect from future development.

4.2. The Plan sets out a vision to deliver 28 objectives underpinned by subsequent planning policies. The objectives of the pre-submission Colwich Neighbourhood Plan are related to:

1. Local Economy
2. Transportation
3. Community
4. Environment
5. Infrastructure

4.3. The policies in the pre-submission Colwich Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and have 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 (General) Regulations 2012. The Plan period covers the whole of the Parish for the period up to 2031, which is the same period as the Plan for Stafford Borough.

4.4. The Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the Neighbourhood Area.

5. Neighbourhood Plan must have regard to National policy and conform to the local development plan.

- 5.1. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and local strategic planning policies set out in the Local Plan – the Plan for Stafford Borough (PFSB).
- 5.2. The PFSB sets out a development strategy which includes a sustainable settlement hierarchy. This has been identified to deliver a sustainable pattern of growth and to meet the scale of housing and employment need over the plan period
- 5.3. The PFSB provides a clear framework for delivering housing and employment growth in the towns of Stafford and Stone and the 11 Key Service Villages (KSVs). The scale and distribution of growth is set out in the development strategy of the PFSB Spatial Principles.
- 5.4. Spatial Principle 4 requires the provision of 1200 dwellings to be delivered across the 11 KSVs and 800 dwellings for the rural parts of Stafford Borough. A large proportion of these targets are already committed through permitted planning permissions. The pre-submission Colwich Neighbourhood Plan, Policy CC1 helps support the PFSB and contribute to achieving the housing provision within the defined settlement boundary.
- 5.5. Policy CLE2 seeks to maintain commercial and retail provision unless it is demonstrated the business is no longer available. CLE3 and CLE4 propose the development of existing sites (surgery site and Parish Centre) to be used for retail or office use.
- 5.6. The Neighbourhood Plan sets out a total of 31 local policies. The table below shows these policies and how they conform to the PFSB and the NPPF.

Colwich Neighbourhood Plan Policies	Plan for Stafford Borough	National Planning Policy Framework
<p>Policy CLE1 - Existing and new businesses within Settlement Boundaries. Proposals involving sustainable growth and expansion of new or existing commercial enterprises through conversion of existing buildings and well designed new buildings will be supported provided that the proposals:</p> <p>a. are on a scale commensurate with the generality of businesses within the Parish;</p> <p>b. do not include Use Classes</p>	<p>SP5 - Stafford Borough Employment Growth distribution</p> <p>SP6 - Achieving Rural Sustainability</p> <p>E1 - Local Economy</p> <p>E2 - Sustainable Rural Development</p> <p>N1 - Design</p>	<p>NPPF paragraph 19, 20 and 21 - Building a strong and competitive economy</p> <p>NPPF paragraph 28 - Supporting a prosperous rural economy</p>

<p>B2, B8 or C2a;</p> <p>c. would not cause unacceptable disturbance to the occupiers of nearby residential property, particularly at times when activity in the immediate vicinity would otherwise be at a relatively quiet level;</p> <p>d. create or facilitate employment for local people and,</p> <p>e. demonstrate that, in the case of demolitions, any existing building subject to the proposal is no longer required for its existing use.</p> <p>Development that facilitates home working or working from home will be encouraged.</p>		
<p>Policy CLE2 – Retaining and enhancing commercial and retail provision.</p> <p>Residential development or conversion which results in the loss of commercial services, retail units or community buildings will not be supported except where this can be demonstrated to deliver significant alternative benefit to the community by achieving identified Neighbourhood Plan objectives or by demonstrating that the business is no longer viable.</p>	<p>SP5 Stafford Borough Employment Growth distribution</p> <p>SP6 Achieving Rural Sustainability</p> <p>E1 - Local Economy</p> <p>E2 - Sustainable Rural Development</p> <p>N1 - Design</p>	<p>NPPF paragraph 21 – set criteria or identify strategic sites for local investment.</p> <p>NPPF paragraph 28 - Supporting a prosperous rural economy</p>
<p>Policy CLE3 – Redevelopment of Parish Centre site for craft or office use.</p> <p>The Parish Centre site should seek to encourage Class B1 use if it becomes redundant.</p>	<p>SP5 Stafford Borough Employment Growth distribution</p> <p>SP6 Achieving Rural Sustainability</p> <p>E1 - Local Economy</p>	<p>NPPF paragraph 21 – set criteria or identify strategic sites for local investment.</p> <p>NPPF paragraph 28 - promote retention and development of local services and community facilities.</p>

<p>Development must be appropriate in terms of scale, appearance, parking and impact.</p>	<p>E8 - Town, local and other centres.</p> <p>N1 - Design</p> <p>T2 - Parking and Manoeuvring.</p>	
<p>Policy CLE4 – Redevelopment of surgery site for retail and office use. The Hazeldene House surgery site should be developed for Class A or B1 use should the surgery become redundant. Proposals should show how the development will fit into the Gt. Haywood & Shugborough Conservation Area and respect the Colwich Village Design Statement.</p>	<p>SP5 Stafford Borough Employment Growth distribution</p> <p>SP6 Achieving Rural Sustainability</p> <p>E1 - Local Economy</p> <p>E8 - Town, local and other centres.</p> <p>N1 - Design</p>	<p>NPPF paragraph 21 – set criteria or identify strategic sites for local investment.</p> <p>NPPF paragraph 28 - promote retention and development of local services and community facilities.</p> <p>NPPF paragraph 137 – enhancement opportunities in Conservation Areas.</p>
<p>Policy CLE5 – Health and Community Care. Development that supports and encourages health and care service provision will be supported.</p>	<p>SP6 - Achieving Rural Sustainability.</p> <p>E1 - Local Economy.</p>	<p>NPPF paragraph 17 – support local strategies to support health, social and cultural wellbeing.</p> <p>NPPF paragraph 70 – create healthy, inclusive communities.</p>
<p>Policy CLE6 – Tourism. Development that enhances visitor engagement with the canal environment, Shugborough and the rich J.R.R. Tolkien connection will be encouraged provided that it includes appropriate parking provision.</p>	<p>SP6 - Achieving Rural Sustainability.</p> <p>E6 – Tourism.</p> <p>E7 – Canal Facilities and New Marinas.</p> <p>T2 - Parking and Manoeuvring.</p>	<p>NPPF paragraph 28 – support sustainable rural tourism.</p> <p>NPPF paragraph 203 - Planning conditions.</p>
<p>Policy CLE7 – Visitor Accommodation. Proposals for new Bed and Breakfast accommodation or the change of use of buildings to provide visitor accommodation will be supported providing development proposals conserve the quality and peacefulness of the Parish's built and natural environment. Proposals including static</p>	<p>SP6 - Achieving Rural Sustainability.</p> <p>E6 – Tourism.</p>	<p>NPPF paragraph 20 – support economic growth.</p> <p>NPPF paragraph 28 – supporting a prosperous rural economy</p>

caravan sites or conversion from mobile to static caravans will not be supported. The scale of development must be appropriate.		
<p>Policy CTR1 -Parking and road safety.</p> <p>Developments that provide additional parking for the wider community and/or enhance community safety will be supported.</p>	<p>T2 - Parking and Manoeuvring.</p> <p>Ni – Design.</p>	<p>NPPF paragraph 39 – take account of local car ownership levels.</p>
<p>Policy CTR2- Sustainable travel.</p> <p>All new development proposals will be expected to encourage the use of walking, cycling, and public transport through the design of good local street connectivity. Opportunities should be taken to facilitate sustainable transport by catering for advances in transport technology and the provision of bus waiting facilities.</p>	<p>SP6 Achieving Rual Sustainability</p> <p>T1 – Transport.</p> <p>N1 – Design.</p>	<p>NPPF paragraph 30 – facilitate sustainable modes of transport.</p> <p>NPPF paragraph 35 – protect and exploit opportunities for the use of sustainable transport modes.</p>
<p>Policy CTR3 – Pedestrian facilities.</p> <p>Development proposals will be required to introduce pedestrian friendly routes that are safe and accessible, connect with existing pedestrian links and promote new links to green spaces. In particular, support will be given to proposals that provide for or enhance pedestrian facilities, especially Rights of Way, that:</p> <ol style="list-style-type: none"> a. give access for recreational purposes to the countryside, using paths, bridle-ways and canal towpaths and, b. meet the needs of people with impaired mobility. 	<p>SP6 Achieving Rual Sustainability</p> <p>N1 – Design</p> <p>N4 – The Natural Environment and Green Infrastructure.</p> <p>N9 – Cannock Chase AONB</p>	<p>NPPF paragraph 75 – protect and enhance Rights of Way and access.</p> <p>NPPF paragraph 35 – Consider the needs of people with disabilities.</p>
<p>Policy CC1 - Settlement Boundaries.</p> <p>Development within the Settlement Boundary, as</p>	<p>SP2 Stafford Borough Housing and Employment requirements.</p>	<p>NPPF. Para. 14. Presumption in favour of sustainable development.</p>

<p>defined in Maps 5a and 5b, will be supported.</p>	<p>SP3 Stafford Borough Sustainable Settlement Hieracrchy</p> <p>SP4 Stafford Borough Housing Growth Distribution.</p> <p>SP6 Achieving Rual Sustainability</p> <p>SP7 Supporting the location of new development.</p>	<p>NPPF. Para. 17. Core planning principles.</p> <p>NPPF Paras 47, 49 and 50. Delivering a wide choice of high quality homes.</p> <p>NPPF paragraph 55 – locate housing where it will enhance rural communities.</p> <p>NPPF. Para. 157 Plan making</p>
<p>Policy CC2 – Separation of settlements. In order to ensure that the identity and distinctiveness of settlements is retained development which would reduce the visual separation of settlements along the Trent Valley should not be permitted. Development for recreational use such as Community Woodland, Country Park or informal public open space will be supported providing the proposals do not detract from the open and undeveloped character of the area. This policy applies to:</p> <ol style="list-style-type: none"> 1. An area of separation between Gt. and Lt. Haywood and amounting to approximately 36 ha of agricultural grazing. (Map 8) 2. Areas of separation 150m wide across the A51 either side of the settlement of Wolseley Bridge. (Map 9) 	<p>SP3 Stafford Borough Sustainable Settlement Hieracrchy</p> <p>SP4 Stafford Borough Housing Growth Distribution.</p> <p>SP6 Achieving Rual Sustainability</p> <p>SP7 Supporting the location of new development.</p> <p>C7 – Open space, sport and recreation.</p> <p>N4 – The Natural Environment and Green Infrastructure.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p> <p>N9 – Historic environment.</p>	<p>NPPF paragraph 17 – take account of different roles and character.</p> <p>NPPF paragraph 58 – respond to local character and history.</p>
<p>Policy CC3 – Meeting local housing need. Housing developments must comprise mainly 1 and 2 bedroom homes and provide for a range of tenure.</p> <p>Affordable housing in the Plan</p>	<p>SP6 Achieving Rual Sustainability.</p> <p>SP7 Supporting the location of new development.</p> <p>C1 - Dwelling Types and Sizes.</p>	<p>NPPF paragraph 50 – plan for a mix of housing based on demographic trends. Identify size, type, tenure and range of housing required.</p>

<p>area will initially be offered to people with a strong local connection (as defined in Appendix J) whose needs are not met by the open market.</p>	<p>C2 - Affordable Housing N1 – Design</p> <p>N6 – Cannock Chase Special Area of Conservation.</p>	
<p>Policy CC4 – Rural exception policy. Proposals for the development of small-scale affordable housing schemes on rural exception sites close to Settlement Boundaries will be supported, particularly where they can demonstrate the redevelopment of brownfield land.</p>	<p>SP3 Stafford Borough Sustainable Settlement Hieracrchy</p> <p>C5 - Residential proposals outside the Settlmnt Heirarchy.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p>	<p>NPPF paragraph 54 – rural exception sites to reflect local need.</p>
<p>Policy CC5 - Infill Development. Small infill development of fewer than 15 houses will be supported within Gt. Haywood, Lt. Haywood and Colwich which complements the overall character of the area, would be of an appropriate scale in terms of plot size, layout and density and would not significantly impact on the character and amenity of the village. Proposals will be supported where they respect the character of the immediate area in terms of building height, scale, mass, design, appearance and materials.</p>	<p>SP3 Stafford Borough Sustainable Settlement Hieracrchy</p> <p>SP4 Stafford Borough Housing Growth Distribution.</p> <p>SP7 Supporting the location of new development.</p> <p>N1 – Design.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p>	<p>NPPF paragraph 58 respond to local character.</p> <p>NPPF. paragraph 61. Integration of new development.</p>
<p>Policy CC6 – Meeting care needs in the community. Proposals that facilitate the provision of care in the community will be encouraged. This can be via: a. specialist housing and services for the ageing population and/or b. Extra-care housing for the local ageing population.</p>	<p>C3 – Specialist Housing.</p>	<p>NPPF paragraph 50 – needs of different groups in the community.</p>
<p>Policy CC7 – Children's play area provision. Housing developments in Gt. Haywood will be expected to provide local areas for play that are on site, safe to use and safe to access on foot.</p>	<p>C7 – Open space, sport and recreation.</p> <p>N1 - Design.</p>	<p>NPPF paragraph 73 – opportunities for sport and recreation.</p>

<p>Where children's play area provision cannot be provided on site contributions will be sought towards the provision of such local sites.</p>		
<p>Policy CE1 - Design. Planning permission will be granted for proposals that demonstrate good design and enhance the local character and quality of the area and the way it functions.</p> <p>In order to encourage high standards of design proposals for development will be supported where designs are;</p> <p>a. sensitive to and inspired by their context and add value to the existing historic environment, Conservation Areas and amenity green spaces (Appendix F) by virtue of their use, layout, scale, appearance, and materials to ensure that the historic environment acts as a stimulus to high-quality design;</p> <p>b. not more than three storeys high and do not dominate in either mass or height;</p> <p>c. reflecting the character of the local landscape in location, scale and design and not having an adverse impact on the landscape and scenic beauty of the AONB.</p> <p>d. proposing measures to enhance biodiversity and green the built environment with new planting designed to enhance local distinctiveness;</p> <p>e. inclusive of details of walls and hedges showing wildlife friendly local character;</p>	<p>N1 - Design.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p> <p>N7 - Cannock Chase AONB</p> <p>N8 – Landscape Character.</p> <p>N9 – Historic environment.</p>	<p>NPPF paragraph 17 – seek to secure high quality design.</p> <p>NPPF paragraphs 58, 60 and 61 – Requiring good design.</p> <p>NPPF paragraph 59 – design codes to help deliver high quality outcomes.</p> <p>NPPF paragraph 64 – take opportunities to improve and promote local distinctiveness.</p> <p>NPPF paragraph 123 – avoid noise.</p> <p>NPPF paragraph 125 – limit impact of light pollution.</p> <p>NPPF paragraph 126. Conserving and enhancing the historic environment.</p>

<p>f. incorporating new, good quality, private outdoor space within the curtilage of the property;</p> <p>g. not introducing features that detract from the peacefulness and rural character of the Parish, including its rural lanes and;</p> <p>h. proposing minimum or sensitively located lighting, to reduce light pollution and interference with nocturnal wildlife species.</p> <p>Good design should provide sufficient external amenity space and car and bicycle parking to ensure a high quality and well managed streetscape.</p>		
<p>Policy CE2 – Visual Character and Cultural Heritage. Developments must make a positive contribution to the character of villages by:</p> <p>a. avoiding building new homes in the gardens of existing properties;</p> <p>b. being guided by Conservation Area Appraisals;</p> <p>c. preserve important views, especially across Shugborough and the Trent Valley into the Cannock Chase Area of Outstanding Natural Beauty;</p> <p>d. taking advantage of opportunities to complement the existing character lines and remove negative views;</p> <p>e. being guided by the 2015 Colwich Village Design</p>	<p>SP6 Achieving Rural Sustainability.</p> <p>N1 - Design.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p> <p>N7 - Cannock Chase AONB</p> <p>N8 - Landscape Character.</p> <p>N9 - Historic environment.</p>	<p>NPPF paragraph 53 – resist inappropriate development of residential gardens.</p> <p>NPPF paragraph 59 – design codes to help deliver high quality outcomes.</p> <p>NPPF paragraph 60 – promote or reinforce local distinctiveness</p> <p>NPPF paragraph 115 – conserving landscape and beauty of AONB.</p> <p>NPPF paragraph 126 – conserving and enhancing the historic environment.</p>

<p>Statement to reinforce local distinctiveness and;</p> <p>f. enhance the visual and ecological value of streams and rivers.</p>		
<p>Policy CE3 – Amenity Green Spaces. Proposals will be expected to contribute positively to amenity green spaces.</p>	<p>SP6 Achieving Rual Sustainability.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p>	<p>NPPF paragraph 58 – incorporate and sustain green and other public space.</p>
<p>Policy CE4 – Local Green Space. Areas shown blue on Maps 13 - 23 are designated Local Green Spaces where new development is ruled out other than in very special circumstances or where proposals will lead to an enhanced provision of Local Green Space near to the proposed site.</p>	<p>SP6 Achieving Rual Sustainability.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p> <p>N8 – Landscape Character.</p> <p>N9 – Historic environment.</p>	<p>NPPF. Para 76. Promoting Healthy Communities.</p> <p>NPPF. Para 76 and 77. Local Green Space.</p> <p>NPPF paragraph 115 – conserving landscapes and scenic beauty in AONB</p> <p>NPPF paragraph 123 – protect areas of tranquility.</p>
<p>Policy CE5 – Nature Conservation Sites. Developments within 300m of a Local Wildlife Site (see Appendix F) should seek to enhance the site through providing linking or buffering habitat as part of the development or adjoining ecological network or contributing to the site's long-term management.</p>	<p>SP6 Achieving Rual Sustainability.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p> <p>N5 - Sites of European, National & Local Nature Conservation Importance.</p> <p>N6 – Cannock Chase Special Area of Conservation.</p>	<p>NPPF paragraph 109 – conserve and enhance the Natural Environment.</p>
<p>Policy CE6 – Biodiversity. Development proposals should contribute to biodiversity enhancement by: a. ensuring no net loss of biodiversity and providing a net gain wherever possible, whether on site or within the local ecological network by retaining and enhancing features of high nature conservation or landscape value, including mature trees, rivers, streams, ponds, existing areas of woodland and important and species-rich</p>	<p>SP6 Achieving Rual Sustainability.</p> <p>N1 – Design.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p>	<p>NPPF paragraph 109 – minimise impacts and provide net gains in biodiversity.</p> <p>NPPF paragraph 118 – opportunities to incorporate biodiversity in and around sites.</p>

<p>hedgerows;</p> <p>b. providing habitat links, restoration and creation, and long term positive management for existing important habitats, in line with the emerging Colwich Green Infrastructure Plan;</p> <p>c. maintaining and, if possible, increasing priority species populations in line with the emerging Colwich Green Infrastructure Plan;</p> <p>d. replanting boundaries with species-rich hedgerows;</p> <p>e. using original (within Borough) tree, plants and seed materials when creating new semi-natural habitats and,</p> <p>f. ensuring that any ecological data gathered as part of the application process is shared with Staffordshire Ecological Record.</p>		
<p>Policy CE7 – Proposals for a Solar Farm. Map 20 identifies land north of Gt. Haywood marina for a solar farm to provide photo voltaic power. The Solar Farm should be less than 5ha., carefully designed to protect the local wildlife population and landscaped to enhance the scenic beauty of the area. Sites should show a net gain in biodiversity on decommissioning.</p>	<p>SP6 Achieving Rural Sustainability.</p> <p>N3 – Low Carbon Sources & Renewable Energy.</p>	<p>NPPF paragraph 17 – encourage use of renewable resources.</p> <p>NPPF paragraph 97 – identify suitable areas for renewables.</p>
<p>Policy CE8 – Historic Highways. Developments that include historic highways must preserve their route and provide a permissive path until such time as the status of the route is clarified.</p>	<p>N1 – Designs.</p> <p>N4 - The Natural Environment and Green Infrastructure.</p> <p>N9 - Historic environment.</p>	<p>NPPF paragraph 135 – significance of non-designated heritage assets.</p>
<p>Policy CE9 – Canals. Proposals adjacent to Canals should seek to enhance, protect the local character, facilities and appearance of the Staffordshire and Worcestershire Canal</p>	<p>SP6 Achieving Rural Sustainability.</p> <p>E2 – Sustainable rural development.</p>	<p>NPPF paragraph 17 – conserve heritage assets.</p> <p>NPPF paragraph 126 – conserving and enhancing the historic environment.</p>

<p>Conservation Area and the Trent and Mersey Canal Conservation Area as set out in the Trent and Mersey Canal Conservation Area Appraisal Stafford Borough Council 2014.</p>	<p>E6 – Tourism. E7 Canal facilities and New Marinas. N8 - Landscape Character. N9 - Historic environment.</p>	<p>NPPF paragraph 132 – impact on designated heritage asset.</p>
<p>Policy CI1 - Highways infrastructure. Developers will be expected to work with the Local Highway Authority and the Highways Agency to improve road safety. Where appropriate this will include taking advantage of opportunities to remove highways deficiencies, such as those listed in Appendix I, through their proposals.</p>	<p>Ti - Transport. I1 – Infrastructure Delivery Policy.</p>	<p>NPPF paragraph 17 – deliver sufficient community and cultural facilities and services to meet local need.</p>
<p>Policy CI2 - Green Infrastructure. Improvements to the quality, size and connectivity of wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Parish. Colwich Parish Council will seek funding for the Colwich Green Infrastructure Plan from the Community Infrastructure Levy when this becomes available. Important components of the Colwich Green Infrastructure Plan so far identified are listed in Appendix F.</p>	<p>SP6 Achieving Rural Sustainability. N1 – Design. N4 - The Natural Environment and Green Infrastructure. I1 – Infrastructure Delivery Policy.</p>	<p>NPPF paragraph 99 – manage flood risk through the planning of green infrastructure.</p>
<p>Policy CI3 – Flooding. Proposals for development should avoid changes in drainage patterns and incorporate Sustainable Drainage Systems(SUDS) of a design which includes sediment traps suitable for a rural environment. Direct discharge of surface water run-off to sewers or water courses must be avoided. Where groundwater infiltration tests</p>	<p>SP6 Achieving Rural Sustainability. N1 – Design. N2 – Climate Change N4 - The Natural Environment and Green Infrastructure.</p>	<p>NPPF paragraph 99 – manage flood risk through the planning of green infrastructure. NPPF paragraph 100 – avoid flood risk. Use development opportunities to reduce the cause and impact of flooding.</p>

<p>show drainage is poor then SUDs systems that incorporate above ground re-use or storage schemes will be required where they can enhance wildlife and biodiversity.</p> <p>Developers are advised to refer to Staffordshire County Council's SUDS handbook in designing schemes and show how they propose to maintain the SUDS over its lifetime.</p> <p>Development proposals in the following locations will be required to produce a local flood risk assessment and drainage survey covering the area into which the proposed site drains:</p> <ol style="list-style-type: none"> 1. Within the valley occupied by Back Lane and the section of Coley Lane south of the A51. 2. Within the area that drains Sytch Brook. 3. Within the settlement boundary north and east of Gt. Haywood centre. 		
<p>Policy CI4 - Land for Allotments.</p> <p>Developer contributions will be sought for funding an allotments site to meet the current shortfall in provision. The Parish Council will work with landowners, developers and ecclesiastic authorities to identify and acquire suitable land.</p>	<p>SP6 Achieving Rural Sustainability</p> <p>C7 – Open Space, Sport and Recreation.</p>	<p>NPPF paragraph 17 – deliver sufficient community and cultural facilities and services to meet local need.</p> <p>NPPF paragraph 203 – planning obligations.</p>
<p>Policy CI5 – Land for Burial Ground.</p> <p>Developer contributions will be sought for funding a burial site and memorial garden. The Plan identifies the following site as having potential for accommodating this facility.</p>	<p>I1 – Infrastructure Delivery Policy</p>	<p>NPPF paragraph 17 – deliver sufficient community and cultural facilities and services to meet local need.</p> <p>NPPF paragraph 110 – allocate land with least value.</p> <p>NPPF paragraph 203 – planning obligations.</p>
<p>SA1 Land opposite Gt. Haywood canal junction. Site CP9. Land opposite Gt.</p>	<p>SP6 Achieving Rural Sustainability</p>	<p>NPPF paragraph 28 – support sustainable rural tourism and</p>

<p>Haywood canal junction is allocated for recreation and leisure facilities,</p> <p>Car and parking within an area to the north of the site and water management due north of Sytch Brook where it crosses the site.</p> <p>A Design Brief must be produced and agreed with Colwich Parish Council.</p> <p>The Design Brief must include:</p> <ol style="list-style-type: none"> 1. creating a safe car/bike park to exit on to Mill Lane; 2. a notice board in the car/bike park capable of taking at least 4no A3 size notices; 3. a comprehensive layout for the development incorporating a pedestrian link between the site and the village via the tunnel under the railway adjacent to the southeastern corner of the site; 4. a detailed design and a Heritage Statement which demonstrates that it is informed by the Colwich Village Design Statement and will conserve and/or enhance the character and appearance of the AONB and Conservation Areas; 5. an Ecological Assessment and; 6. a Flood Risk Assessment including surface water control measures to demonstrate that the design will reduce the risk of flooding. 7. restriction on development 	<p>E7 Canal facilities and new marinas</p> <p>T2 Parking and Manoeuvring Facilities</p> <p>C7 Open Space, Sport and Recreation</p> <p>N1 Design</p> <p>N4 The Natural Environment & Green Infrastructure</p> <p>N7 Cannock Chase AONB</p> <p>N8 Landscape Character.</p> <p>N9 Historic Environment</p>	<p>leisure developments.</p> <p>NPPF paragraph 17 – creative exercise in finding ways to enhance and improve places.</p> <p>NPPF paragraph 100 – use opportunities offered by development to reduce the causes and impacts of flooding.</p> <p>NPPF paragraph 140 – enabling development.</p>
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<p>within 10m of Network Rail property.</p>		
<p>SA2 Land at Roseacre Nursery. Site CP104. Land at Roseacre Nursery, Gt. Haywood is allocated for medical centre provision.</p> <p>The Design Brief should include space for existing and future demands and to provide the additional services the Clinical Commissioning Group would like provided. Car parking should also reflect the expected future capacity of the centre. Landscaping should be sensitive to the tree covered by the TPO which should be protected during construction work.</p>	<p>SP6 Achieving Rural Sustainability.</p> <p>E1 – Local Economy</p> <p>T2 – Parking and Manoeuvring Facilities.</p>	<p>NPPF paragraph 17 – support local strategies to improve health.</p> <p>NPPF paragraph 70 – services are able to develop and modernise.</p>

6. Neighbourhood Plans must contribute towards achieving Sustainable Development

- 6.1. One of the basic conditions underlying a Neighbourhood Plan should be that it contributes towards the achievement of sustainable development.
- 6.2. The Government's approach towards sustainable development is set out in the [National Planning Policy Framework \(NPPF\)](#). This is essentially about enabling growth for the current needs of the population and for future generations to come.
- 6.3. The NPPF describes three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
 - An Economic Role - Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - A Social Role - Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - An Environmental Role - Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.4. There are many ways of demonstrating how Neighbourhood Plans contribute towards achieving sustainable development. Although Neighbourhood Plans are not required to carry out a Sustainability Appraisal, such an approach can be used to show how Neighbourhood Plans support the achievement of sustainable development. In order to do this, it is necessary to identify sustainability objectives that comprise a balance of socio-economic and environmental benefits.
- 6.5. For the purpose of the Colwich Neighbourhood Plan, an approach has been undertaken using the sustainability objectives applied in the Plan for Stafford Borough, to show how the policies of the draft plan compare against sustainability objectives and contributes towards achieving sustainable development. The sustainability objectives are listed below.

Economic Objectives

1. *To create high, stable and equitable levels of employment*
2. *To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues*
3. *To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities*
4. *To support the needs of the local rural economy and communities*
5. *To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.*

Social Objectives

6. *To ensure that everyone has the opportunity of a decent and affordable home*
7. *To improve opportunities for access for all to work, education, health and local services*
8. *To reduce and prevent crime, and reduce the fear of crime*
9. *To reduce the impact of noise and light pollution*
10. *To improve health, safety and well-being across the whole community.*

Environmental Objectives

11. *To reduce societal contributions to climate change*
12. *To protect and enhance biodiversity*
13. *To protect and conserve soil*
14. *To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.*
15. *To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.*

Community Objectives

16. *To create a sense of community identity and belonging*
17. *To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities*
18. *To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community*
19. *To encourage a strong, inclusive, community and voluntary sector*
20. *To engender a sense of civic and neighbourhood values, responsibility and pride.*

6.6. The sustainability objectives shown above have been applied in the Appraisal Table below to carry out an appraisal of the policies contained in the plan. The sustainability objectives are shown in the columns and the Neighbourhood Plan policies in the rows.

Table 3 .Compatibility of the Colwich Neighbourhood Plan objectives against the Borough Council's Sustainability Assessment Framework.

Appraisal Table.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
a	√	√	√	√	0	0	0	0	0	0	0	0	√	0	0	√	0	0	√	0
b	√	√	√	√	0	0	√	0	√	0	0	0	0	0	0	√	0	0	√	√
c	√	√	√	√	0	0	0	0	0	0	0	0	0	0	√	√	√	0	√	√
d	√	√	√	√	0	0	√	0	0	√	0	0	0	0	0	0	0	0	√	√
e	0	0	0	√	0	√	√	0	0	√	√	0	0	0	0	0	0	0	√	0
f	0	√	√	√	0	0	√	0	√	√	0	0	0	0	0	0	0	0	0	√
g	0	0	√	0	0	0	√	0	0	√	√	0	0	0	0	√	0	0	√	0
h	0	0	0	√	√	√	0	0	0	0	0	0	0	√	0	√	0	0	√	√
i	0	0	√	0	√	√	0	0	0	0	√	0	√	√	0	√	0	0	0	0
j	0	0	0	0	√	0	0	√	0	0	0	0	0	√	√	√	0	0	√	√
k	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	√	x	0	√	√
l	0	0	√	√	0	0	0	0	0	√	0	0	0	0	0	√	0	0	√	√
m	0	0	√	0	√	0	√	√	0	√	√	√	√	0	0	√	0	0	√	√
n	√	√	√	√	0	0	√	0	0	√	√	0	0	0	0	0	0	0	√	√
o	0	0	√	0	0	0	√	0	x	√	0	0	0	0	0	√	0	0	√	√
p	0	0	√	0	0	0	√	0	0	√	0	√	√	0	0	√	0	0	√	√
q	0	0	√	0	√	0	√	√	√	√	√	√	0	0	0	0	0	0	√	√
r	x	0	0	0	0	0	0	0	0	0	0	√	0	0	√	√	0	0	0	√
s	0	0	0	0	√	0	√	0	0	0	0	√	0	0	√	√	0	0	0	√
t	0	0	0	0	0	0	√	0	0	0	0	√	0	√	√	0	0	0	0	0
u	0	0	√	0	0	0	√	0	0	0	0	0	0	0	√	√	0	0	0	√
v	0	0	√	0	0	0	√	0	0	√	√	0	0	0	0	√	0	0	√	√
w	0	0	√	√	√	0	√	0	√	√	√	0	√	√	x	0	0	0	0	0
x	0	0	√	0	√	0	√	0	0	√	0	0	0	√	√	√	0	0	√	√
y	0	0	√	0	0	0	0	0	0	0	0	√	0	0	√	0	√	0	√	√
z	0	0	√	√	0	0	√	0	√	√	√	0	0	0	0	0	0	0	0	0
α	√	√	√	√	0	0	√	√	0	√	0	0	0	0	0	√	0	0	√	√
β	0	0	√	0	0	0	√	0	0	0	0	0	x	0	0	√	0	0	√	√

√ Positively compatible

0 Neutral/No effect

x Negatively compatible

6.6 The appraisal above indicates that most of the policies contained in the Colwich Neighbourhood Plan are either compatible or neutral compared with the sustainability objectives. Neutral is considered as having no effect at all, while compatible shows support towards achieving a sustainability objective. Where objectives are negatively compatible the policies to tackle these objectives have been framed in such a way as to mitigate those negative effects. The policy changes are shown below and a revised assessment would show Neutral or Positive compatibility across all objectives.

SBC Objective 1. To create high, stable and equitable levels of employment/ NP Objective r) Retain the rural character of the Parish.

Response. Seek to promote small scale enterprises excluding Use Classes B2, B8 and C2a (Policy CLE 1) and encourage village centre development in Use Classes A or B1. (Policies CLE 3 and 4).

SBC Objective 9. To reduce the impact of noise and light pollution/NP objective o) Improve and increase children's play area provision.

Response. Give guidance for minimising noise in play areas in supporting text to Policy CC7.

SBC Objective 13. To protect and conserve soil/ NP Objective β) Support the provision of more allotments and a local burial ground.

Response. Allotments will not be a problem but the burial ground should use agricultural land classified as Grade 3b or worse.

SBC Objective 15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character/NP objective w) Encourage sustainable development by managing flood risks, minimizing traffic and encouraging solar and hydro energy generation.

Response. Development will avoid any disturbance to drainage patterns, especially where these are complex: For example on the land between the villages. The provision of a carefully landscaped solar farm will eventually lead to the addition of a natural meadow when the plant is decommissioned. Any hydro generation must have careful landscaping to avoid damaging the beauty of the riverside environment.

SBC Objective. 17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities/ NP objective k) Promote development that meets local needs.

Response. The Parish has little ethnic diversity but in reviewing this Plan the Parish Council will examine whether the Plan caters for the needs of people from different cultures, backgrounds and beliefs.

7. Neighbourhood Plans must be compatible with EU obligations including human rights requirements.

- 7.1. The Neighbourhood Plan has had regard to EU obligations and the human rights requirements. It is compatible with all requirements.
- 7.2. The Neighbourhood Plan proposes to secure new housing developments within a defined settlement boundary. It seeks to safeguard the natural and built environment that is considered of high value to the Parish and secures existing buildings to support economic development.
- 7.3. In order to meet the basic conditions of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan including the proposals and policies set out in the plan must be screened / assessed to determine whether a Strategic Environmental Assessment (SEA) or a Habitat Regulation Assessment (HRA) is required and if any significant environmental effects are likely to occur from the Neighbourhood Plan.
- 7.4. Stafford Borough Council carried out and prepared a screening assessment early on through the development of the Colwich Neighbourhood Plan and determined that in their opinion, the plan meets the basic conditions of not breaching, and otherwise being compatible with EU Obligations and Human Right requirements. The screening assessment confirms there are no likely significant environmental effects arising from the Colwich Neighbourhood Plan and a SEA or HRA will not be required.
- 7.5. Changes in Neighbourhood Planning Regulations now require Neighbourhood Plan areas to submit either: a statement of reasons; environmental report; or an explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive to accompany a Neighbourhood Plan when it is submitted to a local planning authority. The Screening Assessment undertaken by Stafford Borough Council fulfils this statutory requirement and will accompany the final submission of the Neighbourhood Plan.