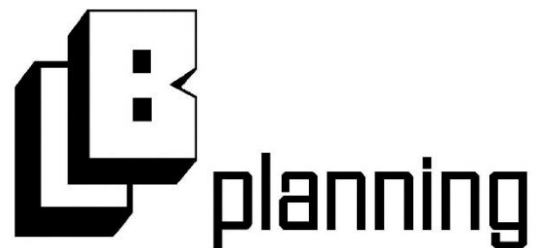


**Hengrove and Whitchurch Park
Neighbourhood Development Plan**

BASIC CONDITIONS STATEMENT

April 2018



Contents

1. Legal Requirements	2
2. Introduction and Background.....	3
3. Conformity with National Planning Policy.....	4
4. General conformity with the strategic Policies of the development plan.....	5
5. Contribution to Achieving Sustainable Development.....	7
6. Compatibility with EU Obligations and legislation	9
7. References.....	10

1. Legal Requirements

1.1 This Statement has been prepared by LB Planning on behalf of the Hengrove and Whitchurch Park Neighbourhood Planning Forum (“the Neighbourhood Forum”) to accompany its submission to the local planning authority, Bristol City Council, of the Hengrove and Whitchurch Park Neighbourhood Development Plan (“HWPNDP or NDP”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”) as amended. No other neighbourhood plan has been submitted for the neighbourhood area.

1.2 The Neighbourhood Plan has been prepared by the Neighbourhood Forum, a qualifying body for the Neighbourhood Area covering the Hengrove and Whitchurch Park Neighbourhood Area, as designated by Bristol City Council on the 7th November 2016. The Neighbourhood Forum was designated by Bristol City Council on the same date. The neighbourhood area as defined follows the Hengrove and Whitchurch Park Ward boundary, and the neighbourhood area is also referred to as “the Ward”.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of 2030 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 This Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Introduction and Background

2.1 The site of the former Bristol Airport at Hengrove Park has been allocated for development in the Local Plan, the development brief specified housing and some office development as well as a large, high-quality Park. Local residents in Hengrove and Whitchurch Park wished to set out their aspirations for the future of their area and the development site in a neighbourhood plan. They therefore decided to initiate the NP process and became a Forum for this purpose on the 7th November 2016.

2.2 A decision was taken to focus the NDP on proposals for the Hengrove Park development site, particularly the new Park. Bristol has comprehensive planning policy coverage, which is reasonably up to date, and it was proposals for the Park that had initially prompted the desire to get involved in producing an NDP. Initial consultation and a master-planning exercise started in the summer of 2017, and a draft plan was produced in December 2017 for the formal consultation required by Reg14 of the Neighbourhood Plan (General) Regulations 2012 (NP Regs 2012).

2.3 Responses from this consultation have been considered, and some changes made to the policies in the plan as a result of that consultation. It is now ready to be submitted to Bristol City Council, the Local Planning Authority. As required by the NP Regs 2012; the submission of the Neighbourhood Plan to the Local Planning Authority is accompanied by this Basic Conditions Statement, a Consultation Statement and the results of the Strategic Environmental Assessment screening opinion. There are also two evidence base documents submitted, the Masterplan for Hengrove Park and the Open Space Study, both undertaken in 2017.

3. Conformity with National Planning Policy

3.1 The HWPNDP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014, and updated thereafter.

3.2 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy, but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Conformity of the Neighbourhood Plan (NDP) policies to the NPPF

NDP Policy	NPPF paragraph	Comment on conformity
HWP1: A revitalised Hengrove Park	58, 69, 73	The provision of high-quality public space is promoted in the NPPF.
HWP2: Links to Wildlife and Recreational Corridors	69, 109, 117	Open Space for active healthy communities and protection of local wildlife is promoted in the NPPF.
HWP3: Public Art, heritage and Creative Industries	132, 137, 20, 21, 58	Supporting businesses for the 21 st century, conserving local heritage and locally distinctive innovative design are all promoted in the NPPF.
HWP4: Open Space	58, 73	The provision of Open Space is supported for community and health reasons in the NPPF.
HWP5: Local Green Space	58, 76, 77	Designation of Local Green Space is a power granted to NDPs in the NPPF.
HWP6: Sites of Local Wildlife Interest	109, 117	Protection of local wildlife is promoted in the NPPF.
HWP7: Allotments	93	Space from locally grown food reduces food miles and thus implements NPPF policy on climate change.
HWP8: Residential Development	50, 58, 69	This policy promotes good design, quality open space and a range of dwelling types as required by the NPPF. Dwelling numbers are increased from the Local Plan allocation.
HWP9: Housing for the Elderly	50	A local need is promoted as supported by the NPPF.
HWP10: Community Hub and Community Facilities	69, 70	The NPPF promotes social interaction and delivering community facilities as a role of the planning system.
HWP11: GP surgery provision	70	Provision of adequate community facilities.
HWP12: Priorities for CIL	175	The NPPF supports CIL funds being controlled by local neighbourhoods. This policy makes transparent the views of the Forum on priorities for spending.
HWP13: Sustainable and Active Travel	29, 30	Sustainable Travel than reduces carbon emissions is supported by the NPPF.

4. General conformity with the strategic Policies of the development plan

4.1 The development plan for the Neighbourhood Area is the Bristol Core Strategy (BCS) adopted in 2011 and The Site Allocations and Development Management Policy Local Plan (SADMLP) adopted 2014. The adopted Central Area Local Plan is not relevant for Hengrove and Whitchurch Park, and the adopted Joint Waste Core Strategy is not applicable to this plan as it deals with excluded development. The Joint Spatial Strategy for the West of England is in development and currently due to go to examination. It is therefore not part of the adopted development plan for Bristol yet, and the HWPNDP is not formally required to be in conformity with it.

4.2 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Bristol City Council as it relates to Hengrove and Whitchurch Park, namely the BCS and the SADMLP. Table 2 below sets out how each policy is in general conformity with the BCS and the SADMLP where relevant.

Table 2: Conformity of Neighbourhood Plan policies with the strategic development plan policies

NDP Policy	BCS policy	SADMLP policy	Comment on conformity
HWP1: A revitalised Hengrove Park	BCS1	DM14, DM15 BSA1401	Core Strategy supports the improvement of open space at Hengrove Park and the neighbourhood area. The SADMLP requires development to contribute to improving health, which a large, high-quality Park will do. The site allocation guidance for Hengrove Park suggests 1000 homes, which this Plan has increased significantly (another 260 dwellings have already got permission). Proposals for a revitalised Park comply with the SADMLP requirement for a large, high-quality park. The Parks and Green Spaces Strategy 2006 of the Council also spoke of the new park being of 'destination' quality.
HWP2: Links to Wildlife and Recreational Corridors	BCS9	DM19	The protection and strengthening of the wildlife network is required by policy BCS9 and DM19.
HWP3: Public Art, heritage and Creative Industries	BCS21	DM12, DM26, DM31	Policy BSC21 supports the provision of public art. Policy DM12 supports the retention of valuable employment sites, and Policy DM26 requires design of new development to incorporate existing historic assets appropriately. DM31 expects local heritage assets to be conserved.
HWP4: Open Space	BCS9	DM15, DM16	Retention of open space is supported by policy BSC9. The SADMLP supports open space for recreation and other benefits.
HWP5: Local Green Space		DM17	Local Green Space was not considered in the Bristol Development Plan, due to the timing of the NPPF opportunity. However the concept is

NDP Policy	BCS policy	SADMLP policy	Comment on conformity
			consistent with protecting green infrastructure, DM17 in the SADMLP.
HWP6: Sites of Local Wildlife Interest	BCS9	DM19	Local wildlife sites are to be protected under policy in both adopted plans.
HWP7: Allotments		DM15	The SADMLP requires local food growing space to be provided in developments. Our policy is acknowledging that current practice is for people to work smaller plots, often sharing standard, traditional-sized plots.
HWP8: Residential Development	BCS1		Proposals for Hengrove Park comply with the overarching strategy for South Bristol in BCS1.
HWP9: Housing for the Elderly	BCS18	DM4	The BCS requires housing provision to meet the requirements of a changing population. Policy DM4 requires 2% of housing to be wheelchair accessible, and HWP has a greater than the Bristol Average number of elderly residents and people in ill-health.
HWP10: Community Hub and Community Facilities	BCS11, BCS12		BCS 12 speaks of the accessible location of community facilities, and in the justification at 4.12.4 states that development needs to provide and protect necessary community facilities. BCS11 states that development will be required to provide infrastructure and facilities.
HWP11: GP surgery provision	BCS12		As above. Local concerns about the increased pressure on services that are already stretched mean that expansion of existing facilities will be welcome.
HWP12: Priorities for CIL	BCS11		Development to pay a CIL charge, of which some is required to devolve down to the local level. Thus the local group set out in this policy their preferred priorities for that local spend.
HWP13: Sustainable and Active Travel	BCS13	DM25	The Core Strategy promotes sustainable travel, and Policy HWP13 also promotes the development of the Greenway network of Policy DM25.

5. Contribution to Achieving Sustainable Development

5.1 A Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development and the Vision and Objectives have sustainability at their heart.

5.2 The Plan vision looks to the creation of a neighbourhood with a strengthened community served by new facilities and innovative good quality new homes. The area will also benefit from a remodelled Park that is the best in South Bristol. Thus social and environmental sustainability is at the heart of this Plan, and the economic benefits of regeneration are also welcomed.

5.3 Table 3 below has assessed our plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the plan's policies are normally positive in impact on all three aspects, and where they are not, a decision has been taken about the greater benefit of the proposal in terms of another aspect of sustainability.

Table 3: Assessment of sustainability of Neighbourhood Plan policies

Policy no. and title	Economic factors	Social factors	Envirnmtl factors	Comments
HWP1: A revitalised Hengrove Park	*	**	*	A high quality park will encourage new enterprise into the area.
HWP2: Links to Wildlife and Recreational Corridors	–	*	**	Improving links in South Bristol will aid community cohesion and opportunities for active travel. Biodiversity is also benefited by wildlife corridors.
HWP3: Public Art, heritage and Creative Industries	**	*	–	Celebrating creativity and promoting heritage gives a unique identity which is attractive to incoming businesses and reinforces social cohesion and a pride of place in residents.
HWP4: Open Space	–	**	*	Open space is a health benefit, and promotes biodiversity.
HWP5: Local Green Space	–	**	*	Open space is a health benefit, and promotes biodiversity.
HWP6: Sites of Local Wildlife Interest	–	*	**	Promoting the protection and encouraging the development of locally important wildlife sites aids biodiversity and a sense of place.
HWP7: Allotments	–	**	**	Locally grown food reduces food miles and enables residents to grow and eat healthy foods. Allotments provide a social meeting place and strengthen community ties.

Policy no. and title	Economic factors	Social factors	Envirnmtl factors	Comments
HWP8: Residential Development	*	**	X	Some greenfield land will be built on, but there is a social need for housing.
HWP9: Housing for the Elderly	*	**	–	Allowing older people to feel comfortable in their homes, and remain in their local area is a social benefit. The release of family homes to the market encourages rational and sustainable economic distribution of housing.
HWP10: Community Hub and Community Facilities	*	**	–	Construction of these facilities is economic activity.
HWP11: Extending GP surgery provision	*	**	X	Some greenfield land will be built on, but GP facilities in the area are already stretched.
HWP12: Priorities for CIL	*	**	–	Local input into decisions about land-use infrastructure empowers people and makes economic decisions on local infrastructure more efficient.
HWP13: Sustainable and Active Travel	*	**	**	Reduces carbon emissions, and promotes healthy exercise.

scale used: ** very positive * positive – neutral X negative XX very negative

6. Compatibility with EU Obligations and legislation

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. An Equalities Impact check has been made on the policies of the Plan in Table 4 below, to verify the impact of the policies in the Plan on people with protected characteristics.

6.2 A screening decision was issued by Bristol City Council on the 29th March 2018 following consultation on a Screening Opinion with the relevant national bodies. This advised that the Neighbourhood Plan did not require a Strategic Environmental Assessment or an Appropriate Assessment under the EU Habitats Regulations (see Appendix 2). The Determination (page 2 of the letter) stated that:

“The draft Hengrove and Whitchurch Park NDP is unlikely to give rise to significant environmental effects which would require Strategic Environmental Assessment, or have significant effects on European Designated Sites that would require consideration under the Habitats Directive. This determination has been arrived at in agreement with relevant statutory consultees.”

The Plan has not significantly altered since this determination was made and so it is still current and an accurate statement of environmental impact.

Table 4: Equalities Impact Assessment of Neighbourhood Plan policies

Policy no. and title	Comments on likely Equalities Impact
HWP1: A revitalised Hengrove Park	The accessibility of the Park for the disabled will be improved with this policy. Benefits for all ages and children are proposed.
HWP2: Links to Wildlife and Recreational Corridors	Neutral – benefits for all.
HWP3: Public Art, heritage and Creative Industries	Neutral – benefits for all.
HWP4: Open Space	Neutral – benefits for all.
HWP5: Local Green Space	Neutral – benefits for all.
HWP6: Sites of Local Wildlife Interest	Neutral – benefits for all.
HWP7: Allotments	Neutral – benefits for all.
HWP8: Residential Development	A range of dwellings including affordable homes is promoted, so that a wide range of people of differing needs and resources will be able to access housing.
HWP9: Housing for the Elderly	Policy HWP9 increases the requirement to provide housing suitable for the less-mobile elderly, which would also be available to wheelchair users.
HWP10: Community Hub and Community Facilities	Improving community interaction can promote greater harmony and tolerance for groups with protected characteristics.
HWP11: Extending GP surgery provision	Neutral – benefits for all.
HWP12: Priorities for CIL	Neutral – benefits for all.
HWP13: Sustainable and Active Travel	This policy will benefit those who cannot drive, which includes the young and elderly, the disabled as well as those economically disadvantaged. Active travel infrastructure off-road can also provide better routes for mobility scooters.

7. References

National Planning Policy Framework 2012

National Planning Policy Guidance (2014 and updated)

Bristol Core Strategy 2008

Bristol Site Allocations and Development Management Policies 2014

Neighbourhood Planning (General) Regulations 2012 as amended.