

CHORLEYWOOD NEIGHBOURHOOD DEVELOPMENT PLAN



Basic Conditions Statement

January
2020

Submitted by the qualifying body:
Chorleywood Parish Council

<https://www.chorleywood-pc.gov.uk/>

for:

Chorleywood Neighbourhood Plan

<https://www.chorleywood-pc.gov.uk/neighbourhood-plan/>

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1. INTRODUCTION

- 1.1. This statement has been prepared by the Neighbourhood Development Plan Steering Committee on behalf of Chorleywood Parish Council. It will accompany the submission to Three Rivers District Council of the Chorleywood Neighbourhood Development Plan ('NDP') under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The NDP will be submitted by Chorleywood Parish Council, the appropriate qualifying body. It covers the area designated by Three Rivers District Council on 15th July 2014 (the 'Plan Area').
- 1.3. The NDP Steering Committee included Councillors and representatives from the Royal Institute of Chartered Surveyors & Chorleywood Residents Association, along with interested residents. The Committee were also supported by the Parish Council Officers. The assistance of the District Council is gratefully acknowledged, along with Planning Consultant Stephen Tapper of Stephen Tapper Planning Ltd, who have helped the NDP to get to this stage.
- 1.4. The NDP relates to planning matters in the designated Plan Area and covers the period from 2020 - 2035. It should be noted that no other Neighbourhood Development Plan covers this area. In accordance with the Regulations, it does not contain policies relating to excluded development.
- 1.5. The Plan Area is shown at Appendix 1. It includes the whole of Chorleywood Parish.
- 1.6. This statement addresses each of the four 'basic conditions' required by the Regulations and explains how the NDP meets the requirement of paragraph 8 of schedule 4B of the Town and Country Planning Act 1990.
- 1.7. The Regulations state that a neighbourhood development plan will have met the Basic Conditions if it:
 - a) has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - b) contributes to the achievement of sustainable development;
 - c) is in general conformity with the strategic policies of the development plan for the area; and
 - d) is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

2. BACKGROUND

- 2.1. In October 2013, the Chorleywood Parish Council decided to use the powers under the Localism Act and, as the first part of this, invited local community interest groups and associations to form a Community Planning Steering Group.
- 2.2. In November 2014 the Group issued a questionnaire to all households in the Chorleywood Parish covering matters of interest and concern to the local area (the 'Questionnaire'); from transport and security to education and housing.
- 2.3. The results were analysed by the Group and they formed the basis of the Chorleywood Community Plan (published May 2016). Those from the Group that were interested in the Planning aspects of the Community Plan formed the Neighbourhood Development Plan Steering Committee together with other volunteers. This included representatives from the Royal Institute of Chartered Surveyors, Councillors, Chorleywood Residents Association, and interested residents. The Committee were also supported by the Parish Council Officers.
- 2.4. The Committee took the planning and development results from the Questionnaire to draft a Neighbourhood Development Plan (NDP) that fits with Chorleywood's residents' wishes whilst meeting the Basic Conditions (as set out above). TRDC reviewed the draft NDP and their feedback was reflected in draft NDP put to the public for consultation.
- 2.5. Initial public consultation: The consultation period ran for six weeks, from Monday 12 November to Sunday 23 December 2018. The consultation was publicised through various channels including the Parish website and the local Residents' Association newsletter. As part of the consultation, members of the Committee ran a series of drop-in clinics at the local library to answer any questions from local residents and to discuss any concerns. The Committee welcomed feedback on the policies as drafted, received through a variety of medium.
- 2.6. After the initial public consultation, feedback from the consultation was considered and reflected in a further draft which was then put to an expert reviewer, appointed by TRDC.
- 2.7. The Committee also sought and received TRDC's confirmation that the NDP policies, as drafted, were not "likely to have significant environmental effects", thus ruling out the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (confirmation received August 2019). Further review was sought from statutory bodies (the Environment Agency, Historic England and Natural England).
- 2.8. The NDP is to be published in draft form for consultation in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It will be open for comments for a period of 6 weeks (from 19th January 2020 to 29th February 2020).
- 2.9. TRDC have arranged for an independent examination of the NDP (together with associated documents including this Basic Conditions Statement, the Statement of Consultation and the Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report) in March / April 2020, prior to it being subject to a referendum vote by Parish residents, which is anticipated to take place in May 2020.

3. PRINCIPLES OF THE CHORLEYWOOD NEIGHBOURHOOD DEVELOPMENT PLAN

The Chorleywood Neighbourhood Development Plan sets the policies that any development activity, large or small, within the Parish of Chorleywood must comply with so as to enhance the characteristics of the area in a sustainable way. This policy-led approach takes into account the Special Characteristics of Chorleywood and is underpinned by reasoned evidence.

What will the Chorleywood NDP do?

- 3.1. The NDP takes a policy-led approach to ensuring that any development within the Parish takes into account, enhances and maintains the Special Characteristics of Chorleywood to achieve sustainable growth.
- 3.2. These Special Characteristics are central to Chorleywood. The policies set out in this NDP seek to enhance and maintain these characteristics and to help manage change so that it:
 - Complements and enhances the Parish's Special Characteristics, including its mix of building styles and uses, their setting alongside verges with mature trees, hedges, planting and their relationship with the roads, paths and surrounding countryside.
 - Helps integrate the character in all parts of the Parish by extending these characteristics throughout.
 - Ensures that the Parish is safe, accessible and attractive to all, including the young and very old. People should be able to walk around and access the central areas, village stores and other community facilities including the outdoor areas.
 - Aims to maintain and improve social, economic and environmental sustainability by embedding them in all proposals.
- 3.3. The NDP does not seek to allocate or identify sites for development.

The Special Characteristics of Chorleywood are:

3.4. The 'rural character'

The Parish's key feature is its 'rural feel'. Sitting on the Hertfordshire-Buckinghamshire border, nestled between the Chilterns and the surrounding parishes of Chenies, Sarratt, Rickmansworth, and Croxley Green; however you enter or leave the Parish you cannot fail to appreciate the 'rural character' Chorleywood has. Whether travelling by road, railway or footpath, this 'rural character' is evident: the Common, the woods (Whitelands and Carpenters), farmland (Bullsland, Stubbs, Hall, Catlips and Hill Farm), hedgerows (Homefield Road, Quickley Lane and Shire Lane treelines) and fields (Clement Danes School playing fields, the fields between Chess Valley and the A404) all contribute to this. This 'rural character' is what makes Chorleywood distinct and provides environmental, leisure and aesthetic benefits to the Parish and its community.

3.5. Assets of local significance

Chorleywood has a number of assets which are of 'local significance'. These assets are included for a variety of reasons, be they environmental, historical, architectural, conservation area, cultural or listed value. But they all contribute to the make-up of Chorleywood. These assets of local significance are listed under Annex E.

3.6. Variety

The variety within the Parish contributes to its character. This variety comes from the demands of the demographic that live in the Parish – from schools and housing, to retail and infrastructure.

4. SUBMISSION DOCUMENTS

- 4.1. In addition to this Basic Conditions Statement, the following documents have been prepared to support the Chorleywood Neighbourhood Development Plan.
- a) **The Neighbourhood Development Plan** – the neighbourhood development plan for the designated area containing policies to guide future development in the area.
 - b) **The Statement of Consultation** – setting out the community engagement and consultation undertaken from the outset of the process.
 - c) **The Strategic Environmental Impact Assessment (SEA) and the Habitats Regulations Assessment (HRA) Screening Opinion** – setting out the view of the local planning authority that SEA and HRA are not required.
- 4.2. The plan is now submitted to Three Rivers District Council who will arrange for:
1. a further 6 weeks for comment on the submitted plan;
 2. the plan's independent examination; and (providing the plan meets the basic conditions set out at para 1.7 above)
 3. a public referendum on the plan.

5. COMPLIANCE STATEMENT

5.1. The draft Chorleywood Neighbourhood Plan will be made available for consultation from 19th January 2020 to 29th February 2020 in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

5.2. Part 5, Paragraph 15 of the Regulations sets out the requirements for the submission of a neighbourhood development plan, as follows:

Plan proposals: Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act

5.3. Part (a) is provided at **Appendix 1** to this statement and includes a relevant map. Parts (b) and (c) are now submitted alongside this statement. The requirements of part (d) are that the plan meets the basic conditions which are (as set out at para 1.7 above), that:

- the plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- the plan contributes to the achievement of sustainable development.
- the plan is in general conformity with the strategic policies contained in the development plan for the area.
- the plan does not breach and is compatible with EU obligations.

5.4. The following sections of this statement explain how the Chorleywood Neighbourhood Development Plan meets those requirements.

5.5. REGARD TO NATIONAL POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF) was published in March 2012. A revision was published in July 2018. The NPPF provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.

The Chorleywood Neighbourhood Development Plan aims to focus on those planning matters which have been identified as priority concerns by the local community. The plan has been drafted taking full regard to and meeting the requirements of the NPPF.

Appendix 2 sets out the way that the policies of the plan conform with the NPPF.

5.6. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

According to the NPPF chapter 2, achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The Chorleywood Neighbourhood Development Plan supports each of these objectives:

- a) **Economic sustainability** through measures including its provisions identifying the characteristics of areas where development can be achieved in a sustainable fashion and would therefore be supported by the parish along with the need for a variety of hospitality and retail required in the village centre.
- b) **Social sustainability** through measures including its provisions to ensure the mix of new dwellings meets the need of the community, that social facilities in the parish are maintained / enhanced and that open spaces are preserved to enable the community to enjoy green spaces and countryside.
- c) **Environmental sustainability** through measures including its provisions to preserve and enhance both the historic and natural environment and ensure that new developments are safely accessible to pedestrians and cyclists, facilitating low carbon transport.

5.7. CONFORMITY WITH THE STRATEGIC POLICIES OF THE AREA'S DEVELOPMENT PLAN

The development plan for the area includes the Three Rivers Local Development Framework Core Strategy (2011), Development Management Policies Local Development Document (2013) and Site Allocations Development Plan (2014).

The Chorleywood Neighbourhood Development Plan has been prepared in co-operation with Three Rivers District Council. It generally conforms with and does not undermine or constrain the strategic content of the adopted Local Development Framework in so far as they relate to Chorleywood Parish.

More detail about the way in which the plan's policies generally conform with the strategic content of the development plan policies is set out in **Appendix 2**.

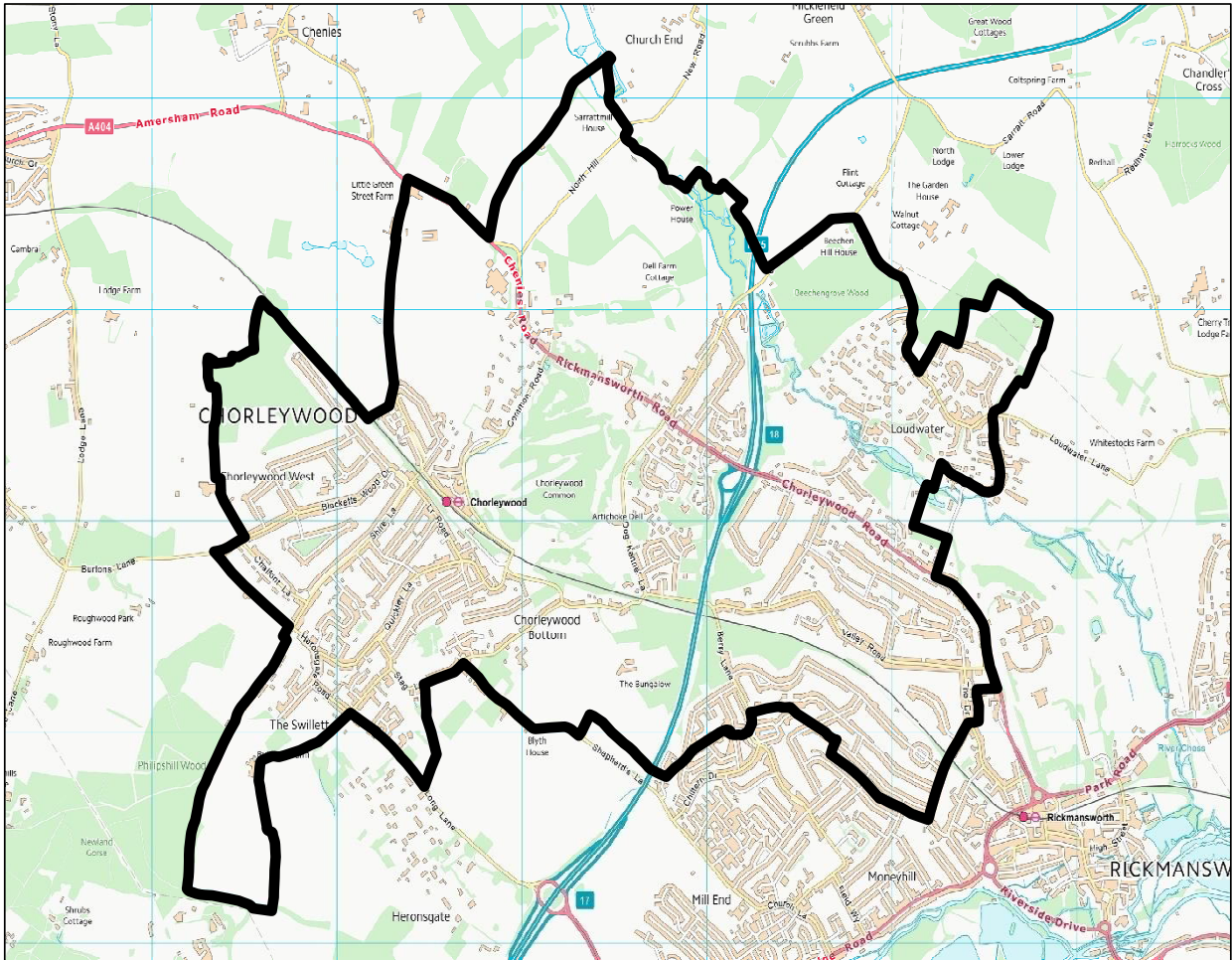
5.8. COMPATABILITY WITH EU LEGISLATION

The Chorleywood 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 1998. The consultation process has aimed to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled, with local events in accessible locations and a strong digital presence.

Screening opinions were obtained from Three Rivers District Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). This identified that that there was no need to carry out either SEA or HRA. The opinion is published alongside the plan.

APPENDIX 1 – CHORLEYWOOD NEIGHBOURHOOD PLAN AREA

The plan area shown on the map below is that confirmed on 15th July 2014 by Three Rivers District Council.



APPENDIX 2 – CHORLEYWOOD NEIGHBOURHOOD PLAN POLICIES WITH REGARDS TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND CONFORMITY WITH THE STRATEGIC POLICIES OF THE AREA DEVELOPMENT PLAN

Chorleywood NDP	Regard to NPPF	General conformity with strategic policies
Overall	<p>The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development.</p> <p>It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community.</p> <p>Its policies align with the NPPF in general and in particular ways as shown below.</p>	<p>The plan is in general conformity with the strategic policies of the development plan and, in particular, those contained in the Three Rivers Core Strategy (adopted October 2011).</p>
Policy 1: Characteristics of development within Conservation Areas	<p>The policy has regard to NPPF chapter 16 (Conserving and Enhancing the Historic Environment) in aiming to conserve and enhance the historic environment through the protection of Conservation Areas within and adjoining the parish.</p>	<p>The policy generally conforms with strategic objective S10 of the Three Rivers Core Strategy along with the supporting policies laid out in DM3 (The Historic Built Environment) of the Development Management Policies (adopted July 2013).</p>
Policy 2: Characteristics of developments in the Parish (including Conservation Areas)	<p>The policy has regard to the NPPF chapter 12 (Achieving Well-Designed Places) in aiming to ensure new development fits with the existing character of the parish and provides well designed places to live and work.</p>	<p>The policy generally conforms with policies CP1 (Overarching Policy on Sustainable Development) and CP12 (Design of Development) of the Three Rivers Core Strategy along with the supporting policies laid out in DM1 (Residential Design and Layout) of the Development Management Policies.</p>

Chorleywood NDP	Regard to NPPF	General conformity with strategic policies
Policy 3: Brownfield development	The policy has regard to NPPF chapter 11 (Making Effective Use of Land) by making effective use of brownfield land in an area consisting principally of Green Belt and protected common land.	The policy generally conforms with policies CP1 (Overarching Policy on Sustainable Development) and CP3 (Housing Mix and Density) of the Three Rivers Core Strategy along with the supporting policies laid out in DM1 (Residential Design and Layout) of the Development Management Policies.
Policy 4: Housing to meet the needs of local people	The policy has regard to NPPF chapter 5 (Delivering a Sufficient Supply of Homes) in aiming to ensure that the mix of new dwellings in the area reflects the needs of the community now and in the future.	The policy generally conforms with policy CP3 (Housing Mix and Density) of the Three Rivers Core Strategy.
Policy 5: The location and design of flatted developments	The policy has regard to NPPF chapter 11 (Making Effective Use of Land) providing guidance on the placement of higher density developments.	The policy generally conforms with policies CP3 (Housing Mix and Density) and CP10 (Transport and Travel) of the Three Rivers Core Strategy.
Policy 6: Variety of hospitality and retail	The policy has regard to NPPF chapter 7 (Ensuring the Vitality of Town Centres) by ensuring an appropriate mix of businesses in the village centre to support the ongoing vitality of the centre.	The policy generally conforms with strategic objective S8 and policy CP7 (Town Centres and Shopping) of the Three Rivers Core Strategy.
Policy 7: Community Facilities	The policy has regard to NPPF chapter 8 (Promoting Healthy and Safe Communities) by ensuring valued community facilities and services are protected from unnecessary loss.	The policy generally conforms with strategic objective S6 and policy CP1 (Overarching Policy on Sustainable Development) of the Three Rivers Core Strategy along with the supporting policies laid out in DM12 (Community, Leisure and Cultural Facilities) of the Development Management Policies.

Chorleywood NDP	Regard to NPPF	General conformity with strategic policies
Policy 8: Chilterns Area of Outstanding Natural Beauty (AONB)	The policy has regard to NPPF chapter 15 (Conserving and Enhancing the Natural Environment) by conserving and enhancing the landscape and scenic beauty of the Chiltern Area of Outstanding Beauty.	The policy generally conforms with strategic objective S9 and policy CP9 (Green Infrastructure) of the Three Rivers Core Strategy along with the supporting policies laid out in DM7 (Landscape Character) of the Development Management Policies.
Policy 9: Nature Conservation Sites	The policy has regard to NPPF chapter 15 (Conserving and Enhancing the Natural Environment).	The policy generally conforms with strategic objective S9 and policy CP9 (Green Infrastructure) of the Three Rivers Core Strategy.
Policy 10: Transport	The policy has regard to NPPF chapter 8 (Promoting Healthy and Safe Communities) and chapter 9 (Promoting Sustainable Transport) through encouraging walking and cycling.	The policy generally conforms with strategic objective S7 and policy CP10 (Transport and Travel) of the Three Rivers Core Strategy.
Policy 11: Community leisure facilities	The policy has regard to NPPF chapter 8 (Promoting Healthy and Safe Communities) by ensuring valued community facilities & services are protected from unnecessary loss and by promoting healthy a community.	The policy generally conforms with strategic objective S11 of the Three Rivers Core Strategy along with the supporting policies laid out in DM11 (Open Space, Sport and Recreation Facilities and Children’s Play Space) of the Development Management Policies.

Chorleywood NDP	Regard to NPPF	General conformity with strategic policies
Policy 12: Flood risk	The policy has regard to NPPF chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) by ensuring development takes full account of flood risk.	The policy generally conforms with policies CP1 (Overarching Policy on Sustainable Development) and CP12 (Design of Development) of the Three Rivers Core Strategy along with the supporting policies laid out in DM8 (Flood Risk and Water Resources) of the Development Management Policies.
Policy 13: Secured by design	The policy has regard to NPPF chapter 8 (Promoting Healthy and Safe Communities) by supporting the development of places which are safe and accessible.	The policy generally conforms with strategic objective S12 and policies CP1 (Overarching Policy on Sustainable Development) and CP12 (Design of Development) of the Three Rivers Core Strategy.
Policy 14: Street furniture and phone masts	The policy has regard to NPPF chapter 10 (Supporting High Quality Communications) by encouraging the sharing of phone masts to keep them to a minimum consistent with the needs of consumers.	The policy generally conforms with policy CP1 (Overarching Policy on Sustainable Development) of the Three Rivers Core Strategy along with the supporting policies laid out in DM14 (Telecommunications) of the Development Management Policies.
Policy 15: Public rights of way	The policy has regard to NPPF chapters 8 (Promoting Healthy and Safe Communities) and 9 (Promoting Sustainable Transport) in protecting and enhancing opportunities for walking.	The policy generally conforms with policy CP10 (Transport and Travel) of the Three Rivers Core Strategy.

Chorleywood NDP	Regard to NPPF	General conformity with strategic policies
Policy 16: Assets of significant local value	<p>The policy has regard to NPPF chapter 8 (Promoting Healthy and Safe Communities) by ensuring valued community facilities and services are protected from unnecessary loss.</p> <p>The policy has regard to NPPF chapter 16 (Conserving and Enhancing the Historic Environment) in aiming to conserve and enhance areas and building of historic and community significance.</p>	The policy generally conforms with strategic objectives S1 & S10 along with the supporting policies laid out in DM3 (The Historic Built Environment) of the Development Management Policies.