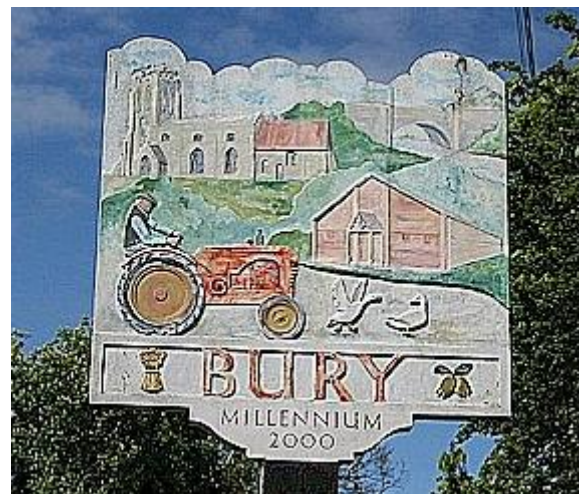


Bury Village Neighbourhood Plan



Bury Village Neighbourhood Plan 2019-2036



Basic Conditions Statement September 2019

Bury Village Neighbourhood Plan 2019-2036

Basic Conditions Statement - September 2019 Submission of the Neighbourhood Plan in accordance with Regulation 15 of Neighbourhood Planning Regulations 2012

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The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



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Introduction

1. This Statement has been prepared to accompany the Bury Village Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Huntingdonshire District Council.
2. A formal [application](#)¹ was made by Bury Parish Council in August 2015 as a ‘relevant body’ under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of Bury Village. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
3. Huntingdonshire District Council publicised this application to produce a Neighbourhood Plan during August and September 2015. Huntingdonshire Council [designated](#)² the Parish of Bury as a neighbourhood area on 7 October 2015.
4. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The document sets out the period of the Neighbourhood Plan which is from 2019 to 2036.
5. The Neighbourhood 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.
6. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to the Parish of Bury’ that are not covered in the NPPF or other parts of the statutory Development Plan.
7. The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act. As part of developing the Draft Neighbourhood Plan the Parish Council met with officers of the District Council to discuss matters including the timescales for adopting the Huntingdonshire Local Plan to 2036 and the conformity of the Neighbourhood Plan to National Planning policies and the policies of the Development Plan.
8. 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.

¹ <http://www.huntingdonshire.gov.uk/media/1132/bury-neighbourhood-area-application-letter-and-plan.pdf>

² <http://buryvillagenp.co.uk/wp-content/uploads/2016/04/151007-Bury-NP-Area-designation-signed-by-ClrDD-APPROVAL.pdf>

Structure of Neighbourhood Plan

9. The Neighbourhood Plan includes three themed sections: Sustainable Growth; Infrastructure, Services & Facilities; and Natural & Built Environment.



Sustainable Growth



Infrastructure, Services & Facilities



Natural & Built Environment

10. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.
11. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.

Consultation with the Local Community

12. Since the designation of Bury as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan.

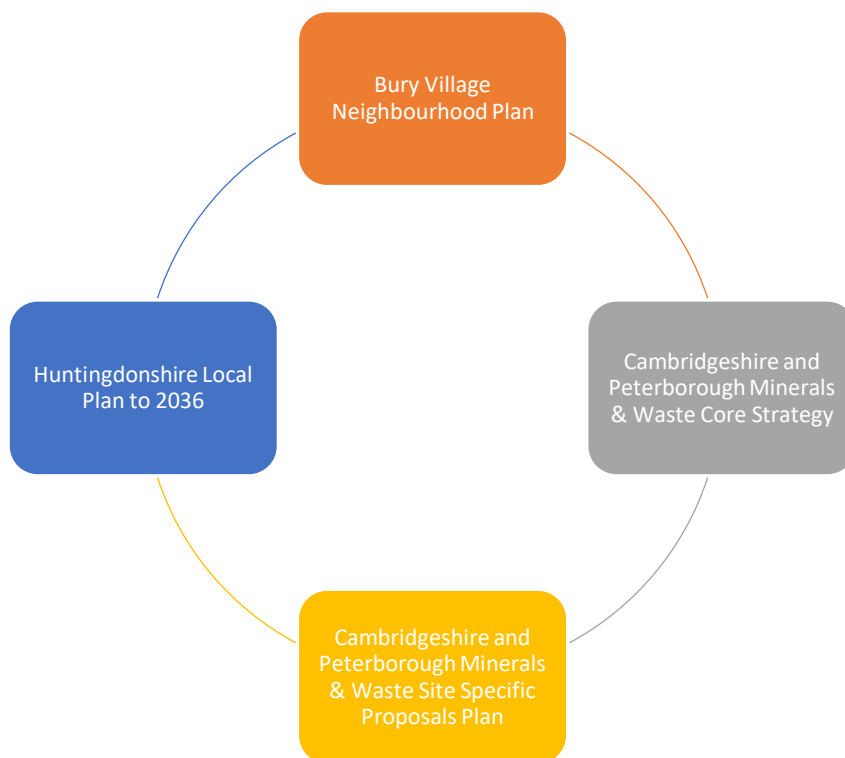
Associated Documents

13. The Neighbourhood Plan has a number of associated supporting documents as follows:
- Designated Area Plan
 - Consultation Statement
 - Basic Conditions Statement
 - Settlement Boundary Methodology
 - Local Green Space Evidence Document
 - Strategic Environmental Assessment (SEA) Screening Request
 - Habitats Regulation Assessment (HRA) Screening Request

14. Although not specifically produced as part of the Neighbourhood Plan suite of documents there are other associated supporting documents which provide important local evidence which have informed the Neighbourhood Plan as follows:
- Housing Need Survey Results Report for Bury
 - Housing Need Survey for Bury Comments

The Development Plan

15. The Huntingdonshire Local Plan to 2036 was adopted on the 15 May 2019, shortly before the Draft Neighbourhood Plan was published for consultation at the beginning of June 2019. It replaces the Huntingdonshire Core Strategy, the Huntingdon West Area Action Plan and the Saved Policies of the 1995 Huntingdonshire Local Plan and 2002 Alteration.
16. In considering this Basic Conditions Statement the Parish Council has taken into account the Huntingdonshire Local Plan to 2036 which although during the early stages of producing the Neighbourhood Plan was an emerging Development Plan document; it was expected that by the time of consultation on the Draft Neighbourhood Plan that the Huntingdonshire Local Plan to 2036 would be adopted.
17. The 'Development Plan' for Bury that is now in place from the 15 May 2019 is made up of 4 main components as follows:



The Huntingdonshire Local Plan 2036

18. Huntingdonshire District Council has recently adopted the new [Local Plan to 2036](http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/)³. The new plan adopted on the 15 May 2019 replaced the Core Strategy (2009), the Huntingdon

³ <http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/>

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West Area Action Plan (2011), the Local Plan (1995) and the Local Plan Alteration (2002). The purpose of the plan is to set out:

- the strategy for development in the whole of Huntingdonshire;
- policies for managing development; and
- details of sites for development to meet the needs of Huntingdonshire.

19. Consultation on the draft emerging Local Plan took place between the 3 July 2017 and 25 August 2017. Statutory consultation on the proposed submission new Local Plan, known as the 'Representations Period' was undertaken between 18 December 2017 and 5 February 2018. The District Council submitted new Local Plan to 2036 to the Secretary of State for Housing, Communities and Local Government on 29 March 2018. Following submission to the Secretary of State a Public Examination was undertaken, consultation on the proposed modifications was undertaken between the 10 December 2018 and the 29 January 2019. The new Local Plan was adopted on the 15 May 2019; it consists of the [Plan](#)⁴ and [Policies Map](#)⁵.

Strategic policies for the purposes of neighbourhood planning

20. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
21. Huntingdonshire District Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that for the purposes of neighbourhood planning that some of the policies and all the allocations within the Huntingdonshire Local Plan to 2036 are to be considered 'strategic' for the purposes of neighbourhood planning. Details of which policies are deemed 'strategic' is set out in the introduction of the Local Plan.

Surrounding Neighbourhood Plans

22. The Bury Village Neighbourhood Plan cannot be developed without consideration of whether there are any other Neighbourhood Plans being developed who share a boundary with Bury Parish. To the north of Bury is the Parish of Ramsey, to the west is the Parish of Upwood and the Raveleys, to the south is the Parish of Wistow, and to the east is the Parish of Warboys. None of these Parishes are presently working on Neighbourhood Plans.

EU Obligations

23. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development.

⁴ <http://www.huntingdonshire.gov.uk/media/3872/final-adopted-local-plan-to-2036.pdf>

⁵ <http://www.huntingdonshire.gov.uk/media/3871/local-plan-policies-map-may-2019-compressed.pdf>

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24. The Steering Group on behalf of the Parish Council considers that there will be no significant environmental effects arising from the Neighbourhood Plan. They have produced a SEA and HRA Screening Assessment for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently no SA incorporating an SEA has been undertaken for the Bury Village Neighbourhood Plan.
25. The Neighbourhood Plan is required to meet EU obligations, Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
26. 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 1998.
27. A Strategic Environmental Assessment Screening Request Report has been produced which demonstrates that the Neighbourhood Plan will not have any significant environmental impact. A Habitat Regulations Assessment has not been undertaken, although the Neighbourhood Plan Area is within 4km of an EU designated site (Fenland SAC & Woodwalton Fen Ramsar). The SEA and HRA Screening Request Reports demonstrate that the Neighbourhood Plan will not have any significant environmental impact on any EU designated sites.

Conformity with National Planning Policy

28. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of July 2018 as amended in February 2019. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 (as amended) in respect of formulating neighbourhood plans.

National Planning Policy Framework (NPPF)

29. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF)⁶. The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was first published on 27 March 2012, with the current Revised NPPF version being published on 24 July 2018 and updated on the 19 February 2019. It is also supplemented by Planning Practice Guidance. Assessment of the Neighbourhood Plan policies against the NPPF and the strategic policies of the Development Plan is contained in Appendix 1.
30. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF in paragraph 29 states: *“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”* The development plan is explained later in this Neighbourhood Plan.

⁶ <https://www.gov.uk/guidance/national-planning-policy-framework>

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31. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as *“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”*.
32. The NPPF in paragraph 8 states: *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
33. The Bury Village Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within Appendix 2.

Planning Practice Guidance

34. Planning Practice Guidance⁷ sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.
35. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*

⁷ <https://www.gov.uk/government/collections/planning-practice-guidance>

General conformity with the Strategic Policies of the Development Plan

36. The table set out in Appendix 1 shows how each policy conforms with the relevant strategic policies of the Local Plan to 2036.

Contribution to Achieving Sustainable Development

37. Every Neighbourhood Plan needs to consider whether or not the Plan needs to be supported by a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA). SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA where undertaken is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts.
38. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role' and 'an environmental role'. These factors cannot be considered in isolation as well designed houses and improved environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.
39. Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) is needed, and to clarify any environmental impacts the plan may have. The Parish Council considers that there will be no significant environmental effects arising from the Bury Village Neighbourhood Plan and has produced SEA and HRA Screening Assessments Requests for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently no SA incorporating an SEA has been undertaken for the Neighbourhood Plan. The SEA Screening Request Report demonstrates that the Neighbourhood Plan will not have any significant environmental impact.
40. Although no specific Sustainability Appraisal has not been undertaken, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

Consultation and Conclusion

41. As a result of the assessment the Bury Parish Council consider that the Neighbourhood Plan meets the relevant 'Basic Conditions'.

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42. Consultation on the draft Neighbourhood Plan and supporting documents took place during June and July 2019; this included a draft of this Basic Conditions Statement. Consultation included Huntingdonshire District Council as the Local Planning Authority; other consultees; and the public.
43. Various landowners have alleged some conflict with the basic conditions regarding various policies and designations. In response to consultation the Local Green Space related to the Golf Course has been amended.
44. Huntingdonshire District Council as the Local Planning Authority commented on the draft Neighbourhood Plan and supporting Basic Conditions Statement that: *“The Neighbourhood Plan responds well to the basic condition of sustainable development contributing to environmental, economic and social objectives. Key improvements (noted above) and careful consideration to viability and the implementation of policies could be enhanced to ensure sustainable and deliverable policies. Further signposting to relevant evidence within the supporting text would also allow policies to be interpreted and applied in an unambiguous way. Re-provision of services elsewhere (see comments for ISF 5) should also be considered where this could enhance and futureproof facilities for the community.”* The Submission Neighbourhood Plan has taken due cognisance of the detailed comments of Huntingdonshire District Council, as such the Bury Parish Council consider that the Neighbourhood Plan meets the relevant ‘Basic Conditions’.

Bury Village Neighbourhood Plan - Basic Conditions Statement

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Appendix One: Conformity with Strategic Policies of the Development Plan and National Policy

Strategic Policies of the Development Plan

45. The Tables below have assessed the Neighbourhood Plan’s policies in terms of general conformity with the Strategic (and Non-Strategic) Policies of the adopted Development Plan. Assessment of the Neighbourhood Plan policies against the NPPF is also undertaken alongside the strategic policies of the Development Plan.
46. The Huntingdonshire Local Plan 2036 in paragraphs 1.11 to 1.14 defines the strategic policies as being LP1 to LP10 (the Development Strategy); and policies LP11 (Design Context) and LP24 (Affordable Housing); together with the site allocations.

Table 1 - Relevant Development Plan Policies (Strategic and Non-Strategic)

	Huntingdonshire Local Plan 2036
Sustainable Growth	
Policy G1 - Definition of ‘Built-up Area’ (Settlement Boundary)	LP1, LP2, LP7, LP10, LP18
Policy G2 - Comprehensive Development of Former Airfield	LP1, LP2, LP4, LP7, LP18, LP25 (and Allocation RA8)
Policy G3 - Community Engagement	---
Policy G4 - Local Housing Needs	LP24, LP28
Infrastructure, Services and Facilities	
Policy ISF1 - Sustainable Transport	LP16
Policy ISF2 - Highway Impact	LP13, LP16, LP17, LP21
Policy ISF3 - Rights of Way Network	LP3, LP4, LP16
Policy ISF4 - Infrastructure Provision	LP4
Policy ISF5 - Protection of Community Assets	LP3, LP22, LP32
Natural and Built Environment	
Policy NE1 - Local Green Space	LP3, LP22, LP32
Policy NE2 - Protected Settlement Break	LP3, LP7, LP13, LP30, LP31

(Note - The strategic policies are shown in blue)

National Planning Policy

47. The Table below shows how Bury Parish Council have assessed the conformity of each policy against the strategic policies of the Development Plan and National Policy.

48. The NPPF in paragraph 16 requires that: *“Plans should:*
- a) be prepared with the objective of contributing to the achievement of sustainable development¹⁰;*
 - b) be prepared positively, in a way that is aspirational but deliverable;*
 - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”*
49. Bury Parish Council considers that all of the Neighbourhood Plan policies meets this requirement of the NPPF. The NPPF goes on in paragraph 29 to state: *“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”* All of the policies meet this obligation.

Table 2 - Conformity Against the Strategic Policies of the Development Plan and National Policy

Sustainable Growth
<p>Policy G1 - Definition of ‘Built-up Area’ (Settlement Boundary)</p> <p><u>Need for the Policy</u></p> <p>Bury is part of one of four spatial planning areas in Huntingdonshire where development is to be targeted. A settlement boundary is proposed to be identified in order to prevent unconstrained growth. The settlement boundary of Bury serves a specific purpose in that it is intended to contain the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography. In addition, the boundary will protect the landscape setting of the village. The settlement boundary defines the ‘built-up area’ of Bury having regard to the criteria set out in the Huntingdonshire Local Plan to 2036.</p> <p>Bury has seen numerous large scale planning applications coming forward for residential development on greenfield sites which are not currently or proposed for allocation. This speculative development has the potential to undermine the strategic policies of the Huntingdonshire Local Plan to 2036. It also has the potential to lead to affect the distinctive character and separate identity of Bury as a village. The Huntingdonshire Local Plan to 2036 does not propose to continue the village limits for Bury which are contained in the Huntingdonshire Local Plan (1995). It does however define ‘built-up area’ in policy terms which has been taken into account in developing the Neighbourhood Plan Settlement Boundary.</p> <p>Policy LP 7 - Spatial Planning Areas of the Huntingdonshire Local Plan to 2036 seeks to continue the focus on unallocated development being within the existing built-up area; as is the case with the Core Strategy.</p> <p>Through consultation local residents are concerned that the village retains its character and distinct identity.</p>

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: “*Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies...*” this policy facilitates the housing requirement for Bury. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Although this is a constraint related policy the settlement boundary contains sufficient land within it to deliver the strategic housing and employment requirement to 2036 as identified in the Huntingdonshire Local Plan to 2036.

The policy does not conflict with paragraph 79 of the NPPF in relation to dwellings in the countryside as the policy is clear that residential development will be permitted in the countryside where it meets the requirements of other policies in the Development Plan or National Planning Policy. The policy allows for appropriate development outside the settlement boundary such as diversification of agricultural businesses and leisure developments as envisaged in paragraph 83 of the NPPF. It does not prevent rural exceptions schemes for affordable housing as in paragraph 77 of the NPPF.

Paragraph 117 of the NPPF states: “*Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.*” The Huntingdonshire Local Plan to 2036 is seeking to deliver the redevelopment of Upwood Airfield a previously-developed site which is currently blighting the local community. In order to help deliver this site it is important that the Neighbourhood Plan plays its part in directing growth and development to the allocated sites, the use of a settlement boundary is integral to this direction.

It also recognises the intrinsic character and beauty of the countryside as set out in paragraph 170 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policies LP1 and LP2 for the Ramsey Spatial Planning Area (and allocations RA7 & RA8); including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside. Policy LP10 also has similar aims in relation to the countryside.

Policy LP 7 of the Huntingdonshire Local Plan to 2036 seeks to continue the focus on unallocated development being within the existing built-up area; as is the case with the Core Strategy.

The Huntingdonshire Local Plan to 2036 defines ‘built-up area’ in policy terms which has been taken into account in developing the Neighbourhood Plan Settlement Boundary.

Policy G2 - Comprehensive Development of Former Airfield

Need for the Policy

The now superseded Core Strategy set out the broad spatial distribution of new homes around Huntingdonshire District. It prescribed a strategy for Bury as concentration on redevelopment of previously developed land at Upwood Airfield.

This strategy is continued in the Huntingdonshire Local Plan to 2036. It allocates site RA 8 - Former RAF Upwood and Upwood Hill House (25ha of land at the former RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise: 2ha of employment land for business uses (class 'B1'); approximately 450 homes; community facilities appropriate to the scale of development). The majority but not all of this allocation lies within the parish of Bury.

Given the demographics of Bury there is importance in ensuring that the right mix of housing is provided within the strategic allocation at Upwood Airfield. There is also concern that the delivery of this allocation may take place in a piecemeal manner without proper consideration as to how the redevelopment of the site will integrate into the surrounding area.

Policy RA 8 of the Huntingdonshire Local Plan to 2036 is seeking production of a masterplan for the allocation and sets out a number of policy requirements regarding factors including drainage; contamination; and transport.

That policy does not however set out what planning considerations the masterplan should address and the local community is concerned that the current approach is leading to piecemeal development without the holistic approach towards the comprehensive redevelopment of the entire airfield site that is necessary. Development of the Airfield site will result in Bury effectively doubling in size, as such the community want to ensure through a policy in the Neighbourhood Plan that a comprehensive approach is taken to the former airfield.

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: *“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies...”* this policy facilitates the housing requirement for Bury. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Although this is a constraint related policy the settlement boundary contains sufficient land within it to deliver the strategic housing and employment requirement to 2036 as identified in the Huntingdonshire Local Plan to 2036.

The NPPF in section 4 encourages front loading at the pre-application stage of decision making, in particular paragraph 40 states: *“Local planning authorities...should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”* Given the scale of redevelopment proposed for Upwood Airfield, the Parish Council consider that a holistic approach to development through a masterplan involving the local community is appropriate in this case.

The policy reflects paragraph 61 of the NPPF regarding housing mix and paragraph 72 regarding strategic development and the mix of uses including community infrastructure. Section 8 of the NPPF seeks similar aims regarding community infrastructure. The Huntingdonshire Local Plan to 2036 is seeking to deliver the redevelopment of Upwood Airfield a previously-developed site which is currently blighting the local community. This policy helps to guide the development of this site in line with the priority for previously-developed sites in paragraphs 117 and 118 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policies LP1 and LP2 for the Ramsey Spatial Planning Area, including allocation RA8 for Upwood Airfield.

Policy LP4 relating to infrastructure provision identifies that the subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Supporting a comprehensive approach to this strategic site in the Neighbourhood Plan supports this aim.

The Huntingdonshire Local Plan to 2036 allocates site RA 8 - Former RAF Upwood and Upwood Hill House (25ha for a mix of uses to comprise: 2ha of employment land for business uses (class 'B1'); approximately 450 homes; community facilities appropriate to the scale of development). The majority but not all of this allocation lies within the parish of Bury.

Policy G3 - Community Engagement

Need for the Policy

The Neighbourhood Plan area is due to undergo a significant level of change. The local community wishes to encourage developers to proactively engage in community engagement with the Parish Council and local residents. The law sets out a very limited range of applications for which compulsory pre-application community engagement is required. Through the Neighbourhood Plan proactive community engagement is encouraged, this is considered to be in the best interests of both those proposing development and the local community that wants to help ensure that appropriate growth and development is secured.

Conformity with National Policy

The NPPF in section 4 encourages front loading at the pre-application stage of decision making, in particular paragraph 40 states: *“Local planning authorities...should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”* Given the scale of redevelopment proposed for the Neighbourhood Plan area, the Parish Council consider that an approach to development planned with effective engagement involving the local community is appropriate.

Conformity with Strategic Policies of the Adopted Development Plan

The Huntingdonshire Local Plan to 2036 contains no approach regarding community engagement in developing planning proposals.

Policy G4 - Local Needs Housing

Need for the Policy

The Neighbourhood Plan area is due to undergo a significant level of change. The local community wishes to encourage developers to proactively deliver housing which meets local needs as well as the wider needs of Huntingdonshire.

The Parish Council has commissioned a local housing needs survey which was undertaken by Cambridgeshire Acre. The survey was undertaken during February and March 2019 and the results will be used to help inform the provision of affordable housing on sites within the Neighbourhood Plan area.

The policy sets out a framework to deliver this requirement, whilst remaining sufficiently flexible to take into account changing needs for affordable housing to meet local needs that will arise throughout the plan period.

Conformity with National Policy

The NPPF in paragraph 61 states: *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”* The policy seeks to deliver this aspect of national planning policy.

Conformity with Strategic Policies of the Adopted Development Plan

Affordable housing targets are set out in Policy LP 24 Affordable Housing Provision in the Huntingdonshire Local Plan to 2036. In addition Policy LP 28 Rural Exceptions Housing in the Huntingdonshire Local Plan to 2036 supports a proposal for housing on a site well-related to a built-up area, as an exception to the requirements of relevant policies.

This is another mechanism to deliver affordable housing which meets local needs. The policy is framed to address the delivery of these strategic policies. It also addresses the provision of self-

build and custom housing. Such individual housing provision can assist in allowing local residents who need alternative housing as their needs change to remain within the community.

Infrastructure, Services and Facilities

Policy ISF1 - Sustainable Transport

Need for the Policy

Local planning policy recognises that Bury, Ramsey and the surrounding area has relatively poor transport infrastructure, being well off the primary road network and relatively remote. Its comparatively limited services, facilities and employment opportunities make it a less sustainable location in terms of travel than some of the other market towns in Cambridgeshire.

Many rural areas continue to suffer from problems related to social exclusion and lack of access to key services such as employment, education and health care. The main issues often involve a lack of access to the public transport system, and the inability to reach destinations, services and facilities within a reasonable time structure.

The Huntingdonshire Local Plan to 2036 contains Policy LP 16 which indicates that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes.

The Neighbourhood Plan can support these ambitions and promote sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion.

Many routes within Bury, particularly around the village are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

Conformity with National Policy

The NPPF in paragraph 91 and section 8 has overall aims to achieve healthy, inclusive and safe places, this includes promoting walking and cycling. The policy had had due regard to section 9 of the NPPF on promoting sustainable transport.

Conformity with Strategic Policies of the Adopted Development Plan

There are no strategic policies in the Huntingdonshire Local Plan to 2036 addressing this issue. The policy however aligns with non-strategic policies in the Huntingdonshire Local Plan to 2036 including Policy LP16.

Policy ISF2 - Highway Impact

Need for the Policy

Traffic has been identified as a major issue of concern to the parish residents in consultation that has been undertaken. It is the volume and speed of traffic that are the primary concerns; the safety of pedestrians and cyclists, air pollution and noise pollution are also issues. The impact of traffic on life in Bury cannot be overstated.

It is an aim of the Neighbourhood Plan to deliver improvements to the pedestrian environment through new development. In consultation 80% of local residents thought the major issue was the speed of traffic.

Road safety is an important issue in all areas, however small rural towns such as Bury often have different problems to larger towns or extended urban areas. Modes such as cycling and walking are often proportionately more dangerous as rural roads linking villages are frequently fast and narrow, often lacking lighting and footpaths. This can discourage use of sustainable transport and contribute to higher levels of car use.

Conformity with National Policy

The NPPF in paragraph 91 and section 8 overall aims to achieve healthy, inclusive and safe places, this includes promoting walking and cycling. Securing a safe highway network is integral to achieving this. The policy had had due regard to section 9 of the NPPF on promoting sustainable transport.

Conformity with Strategic Policies of the Adopted Development Plan

There are no strategic policies in the Huntingdonshire Local Plan to 2036 addressing this issue. The policy however aligns with non-strategic policies in the Huntingdonshire Local Plan to 2036 including Policy LP17.

Policy ISF3 - Rights of Way Networks

Need for the Policy

Community facilities are provided by both the public and private sectors. Bury does not currently have a spread of community facilities across the Town, like many settlements they have tended to be provided in concentrated areas and many of the housing areas have to travel some distance to access community facilities.

The Neighbourhood Plan can support these ambitions and promote sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion.

Many routes within Bury, particularly around the village are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

Conformity with National Policy

The NPPF in paragraph 16 in relation to plan making says policies should be prepared positively, in a way that is aspirational but deliverable. This policy is aspirational but necessary to secure the NPPF aims to achieve healthy, inclusive and safe places, including walking and cycling in paragraph 91 and section 8. The policy had had due regard to section 9 of the NPPF on promoting sustainable transport.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports strategic policies LP3 and LP4 which support the provision of rights of way. The policy also aligns with non-strategic policies in the Huntingdonshire Local Plan to 2036 including Policy LP16.

Policy ISF4 - Infrastructure Provision

Need for the Policy

The provision of health services was a concern highlighted by many residents, and the delivery of new housing can help to influence the provision of such facilities. The Huntingdonshire Developer Contributions SPD sets out the need to secure infrastructure and developer contributions from new development.

Policy LP 4 - Contributing to Infrastructure Delivery in the Huntingdonshire Local Plan to 2036 sets out the focus at the District level to secure infrastructure and developer contributions from new development.

In relation to Bury, the Neighbourhood Plan identifies which infrastructure and community facilities to be the priority in the policy. This includes the schemes the Parish Council propose to spend the local element of CIL monies on.

Conformity with National Policy

The NPPF in paragraph 34 states: *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”* The policy identifies the local community’s priorities regarding infrastructure provision.

It also supports paragraphs 83, 92, 96 and 97 of the NPPF regarding retention of and access to local services and facilities.

Conformity with Strategic Policies of the Adopted Development Plan

Policy LP4 sets out the strategic framework that development proposals will be expected to provide or contribute towards the cost of providing appropriate infrastructure. The policy identifies the local community’s priorities regarding infrastructure provision.

Policy ISF5 - Protection of Community Assets

Need for the Policy

The Parish Council is keen to retain the existing provision of community assets across the village, this was identified as an important issue for local residents through consultation. Community facilities are provided by both the public and private sectors. Bury does not currently have a spread of community facilities across the Town, like many settlements they have tended to be provided in concentrated areas and many of the housing areas have to travel some distance to access community facilities. The protection of existing community assets is considered important to meet the needs of local residents and a growing community.

Conformity with National Policy

Paragraph 92 of the NPPF requires the retention of the social, recreational and cultural facilities and services the community needs. Paragraph 97 has similar aims regarding open space, sports and recreational facilities. It also supports paragraphs 83 and 96 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

Policy LP3 supports new green infrastructure and protects existing green infrastructure which this policy supports as part of community assets. It also supports the non-strategic policy LP22 which deals with local services and facilities.

Natural and Built Environment

Policy NE1 - Local Green Space

Need for the Policy

The NPPF sets out a positive framework for local communities to identify areas which are demonstrably special to them as Local Green Space. A number of areas were considered and assessed against the criteria for Local Green Space and the designation was found to be suitable.

Consultation has demonstrated that the green spaces within Bury are of value to local residents, this is one of a suite of policies to protect the built and natural environment of Bury.

Conformity with National Policy

The policy complies with the requirements of paragraphs 99 to 101 of the NPPF. In particular paragraph 99 states: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”* The Neighbourhood

Plan delivers sufficient opportunities for sustainable growth whilst protecting the green areas of particular importance to the local community.

[Conformity with Strategic Policies of the Adopted Development Plan](#)

Policy LP3 supports new green infrastructure and protects existing green infrastructure which this policy supports as part of an overall approach. It also supports the non-strategic policy LP32 which deals with protection of open space.

Policy NE2 - Protected Settlement Break

[Need for the Policy](#)

The local community and Bury Parish Council are concerned that the historic and distinct identity of Bury as a village is being eroded. Consultation has demonstrated that the distinct identity of Bury as a village is not adequately reflected in strategic planning policy.

Saved Policy En15 of the now superseded Huntingdonshire Local Plan (1995) protected open spaces and gaps identified and development which would impair their open nature will not normally be allowed. This included the gap between Low Bury and White Arches on Bury Road. The Huntingdonshire Local Plan to 2036 does not include any policy to prevent the coalescence of Bury and Ramsey, as such the Neighbourhood Plan needs to secure this important community objective.

The resolution in February 2019 by Huntingdonshire District Council under 18/01692/FUL to grant planning permission for the Erection of 92 Dwellings at Land West of Garden Court and 1 to 16 Upwood Road, Bury will lead to further coalescence. This emphasises the need for the Neighbourhood Plan to prevent further coalescence.

[Conformity with National Policy](#)

The NPPF in paragraph 127 attaches importance to development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, establishes or maintains a strong sense of place, to create attractive, welcoming and distinctive places to live, work and visit. Bury is a distinct village which has had some coalescence with Ramsey, development pressure has the potential to undermine the role and identity of Bury and Ramsey as distinct separate but neighbouring communities. Paragraph 83 of the NPPF supports the retention of open space which this policy supports in its widest sense.

[Conformity with Strategic Policies of the Adopted Development Plan](#)

Policy LP3 supports new green infrastructure and protects existing green infrastructure which this policy supports as part of an overall approach. Policy LP7 seeks to prevent development adversely affecting the relationship between the settlements of the Spatial Planning Area, the protected settlement break is designed to address the locally distinctive inter-relationship between Ramsey and Bury.

Bury Village Neighbourhood Plan - Basic Conditions Statement

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Appendix Two: Assessment of Neighbourhood Plan Policies on Sustainable Development

50. The Table below has assessed the Neighbourhood Plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan’s policies are contributing to the achievement of sustainable development by using the following indicators against the economic, social and environmental factors on a scale - ** = very positive * = positive - = neutral x = negative and xx = very negative.

Table 4 - Assessment of Neighbourhood Plan Policies on Sustainable Development

	Economic Factors	Social Factors	Environmental Factors
Sustainable Growth			
Policy G1 - Definition of ‘Built-up Area’ (Settlement Boundary)	**	**	**
Policy G2 - Comprehensive Development of Former Airfield	**	**	*
Policy G3 - Community Engagement	*	**	*
Policy G4 - Local Housing Needs	*	**	-
Infrastructure, Services and Facilities			
Policy ISF1 - Sustainable Transport	*	**	**
Policy ISF2 - Highway Impact	-	**	*
Policy ISF3 - Rights of Way Network	-	**	**
Policy ISF4 - Infrastructure Provision	-	**	*
Policy ISF5 - Protection of Community Assets	-	**	*
The Natural and Built Environment			
Policy NE1 - Local Green Space	-	**	**
Policy NE2 - Protected Settlement Break	*	**	**

Bury Village Neighbourhood Plan 2019-2036

Basic Conditions Statement September 2019

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

Bury Village Neighbourhood Plan



<https://buryparishcouncil.co.uk/index.php/neighbourhood-plan/>

Bury Parish Council

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