



A NEIGHBOURHOOD PLAN FOR STONE PARISH 2020-2035

BASIC CONDITIONS STATEMENT
OCTOBER 2020

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Introduction

This Basic Conditions Statement has been prepared by Stone Parish Council to accompany its submission to Dartford Borough Council of the Stone Parish Neighbourhood plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

The neighbourhood plan has been prepared by Stone Parish Council as the qualifying body, for the Neighbourhood Area covering the whole of Stone Parish which was designated by Dartford Borough Council in 2016.

The policies described in the neighbourhood plan relate to the development and use of land in the designated neighbourhood area only. The period of the neighbourhood plan is from 2020 – 2035 and, in accordance with the Regulations, it does not contain policies relating to excluded development.

The Statement addresses each of the “Basic Conditions” required of the Regulations and explains how the neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act (as amended).

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 plan
- the making of the neighbourhood plan contributes to the achievement of sustainable development
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area
- the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

Regard to national planning policy

The Stone Parish Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of February 2019. It is also mindful of the National Planning Practice Guidance (NPPG).

National Planning Practice Guidance identifies two NPPF paragraphs specific to neighbourhood planning:

Paragraph 13 - The neighbourhood plan supports the delivery of strategic policies in the Local Plan

Paragraph 29 - The neighbourhood plan does not promote less development than set out in the strategic policies of the Local Plan.

Table 1: Regard of Stone Parish Neighbourhood Plan policies to the NPPF.

Policy	NPPF Paragraph	Comment on General Conformity
GS1: Local Green Space	99-101	Local Green Space designations have been assessed according to the NPPF criteria and apply the NPPF "very special circumstances" test to inappropriate development.
GS2: Stone Recreation Ground	96-97	Makes provision for protecting an important asset for sport, recreation and physical activity and for new provision based on a thorough masterplan which has been widely consulted on.
GS3: Stone Pit 1	92, 96	Plans positively for the provision of open space as part of new development.
GS4: St Clements Way Buffer	92, 181	Plans positively for the provision of open space and for mitigating impacts on air quality along an important pedestrian route.
HW1: Trees, Shrubs & Air Quality	181	Takes opportunity to mitigate impacts on air quality through provision of green infrastructure on key routes.
HW2: Travel Plans	111	Makes provision for a travel plan to be provided for development generating significant movement levels.
HW3: Walking and Cycling Neighbourhood	102, 104	Makes provision to take opportunities to promote walking and cycling and provide a high quality network.
H1: Range of Housing Provision	61	Provision for a range of different types of dwellings to meet needs, including affordable, accessible and later life homes.
H2: Local Housing	61-62	Provision for affordable housing that meets identified local needs within the range of housing provision for the parish.
LI1: Stone Crossing Station	102, 104	Supporting sustainable travel through realising opportunities from an existing transport asset and promoting public transport use through supporting new routes and patterns of movement.
LI2: Stone Castle	92, 185	Planning positively for the use of a community asset and protecting a locally valued and nationally designated heritage asset.
LI3: Digital Infrastructure	112	Makes provision for how digital infrastructure will be provided in new development, prioritising full fibre connections.
HC1: Horns Cross Centre	91	Makes provision for a stronger neighbourhood centre to support healthy, inclusive and safe places.
D1: Planning application and consultation requirements	40, 128	Makes provision for supporting pre-application engagement and ensuring the quality of development is considered throughout the evolution and assessment of individual planning applications. Provides a basis for assessing whether applicants can demonstrate the early, proactive and effective engagement necessary for their applications to be looked on more favourably.
D2: Design and Development information	43-44, 129	Makes provision for ensuring the right information for good decision making and that is relevant to major developments is provided and for making appropriate use of, tools and processes for assessing and improving the design of development.

The conclusion of this assessment is that the Stone Parish Neighbourhood Plan has appropriate regard to national planning policy.

Stone Parish Neighbourhood Plan meets this Basic Condition.

Achievement of sustainable development

The Basic Conditions require a neighbourhood plan to contribute towards the achievement of sustainable development in the designated neighbourhood area.

The Government's approach towards sustainable development is set out in section 2 of the NPPF. This describes the three objectives of planning – economic, social and environmental.

The following table provides an assessment of the Stone neighbourhood plan policies against these objectives.

Table 2: Sustainable Development Summary

Policy	Economic	Social	Environmental
GS1: Local Green Space	0	✓	✓
GS2: Stone Recreation Ground	✓	✓	✓
GS3: Stone Pit 1	0	✓	✓
GS4: St Clements Way Buffer	✗	✓	✓
HW1: Trees, shrubs & air quality	0	✓	✓
HW2: Travel Plans	0	✓	✓
HW3: Walking and cycling neighbourhood	0	✓	✓
H1: Range of housing provision	✓	✓	✗
H2: Local housing	0	✓	0
LI1: Stone Crossing station	0	✓	✓
LI2: Stone Castle	✓	✓	✓
LI3: Digital infrastructure	✓	✓	0
HC1: Horns Cross Centre	✓	✓	✓
D1: Planning application and consultation requirements	✓	✓	0
D2: Design and Development information	✓	✓	0

Key: Positive ✓ Neutral 0 Negative ✗

This assessment concludes that the Stone Parish Neighbourhood Plan makes a positive contribution to sustainable development.
Stone Parish Neighbourhood Plan meets this Basic Condition.

General conformity with strategic policies in the development plan

The policies in Stone neighbourhood plan are required to be in general conformity with the strategic policies in the development plan. This comprises Dartford Core Strategy adopted in September 2011. The neighbourhood plan has been prepared cognisant of Dartford's Development Policies Local Plan 2017 and the review of the Core Strategy that is currently underway.

Table 3: General conformity with strategic policies in Dartford Core Strategy (2011)

Neighbourhood Plan Policy	Dartford Local Plan Policies (CS are strategic)	Comment on General Conformity with Core Strategy policies
GS1: Local Green Space	CS14, DP23, DP24	GS1 addresses neighbourhood dimension to Local Green Space designation reflecting local knowledge
GS2: Stone Recreation Ground	CS4(1d), CS14, CS22	GS2 supports explicit strategic Local Plan policy for "improvements to Stone Recreation Ground", a multifunctional Green Grid and extension of sports and recreational facilities
GS3: Stone Pit 1 (Atlas Park)	CS14	GS3 supports strategic Local Plan policy for a multi-functional, high quality, varied and well-managed Green Grid
GS4: St Clements Way Buffer	CS14	GS4 supports strategic Local Plan policy for a multi-functional, high quality, varied and well-managed Green Grid
HW1: Trees, shrubs & air quality	DP5, DP25	The role of protecting and planting trees, shrubs and hedgerows is not recognised in existing strategic policies. HW1 supports non-strategic policies for protecting public amenity, the environment and wildlife.
HW2: Travel Plans	CS4(2), CS15(1)	HW2 supports delivery of strategic Local Plan policies seeking to reduce the need to travel and minimise car use, including through use of travel plans, and to ensure the capacity of London Road is considered in new development
HW3: Walking and cycling neighbourhood	CS15, DP4	HW3 supports strategic Local Plan policy to reduce the need to travel and minimise car use and to implement an integrated walking and cycling network
H1: Range of housing provision	CS18, CS19, DP7, DP8, DP9	H1 supports strategic Local Plan policy to secure a good housing mix and to ensure that the needs of households requiring affordable housing are met
H2: Local housing	CS19, DP9	H2 supports the objective of strategic Local Plan policy to "ensure that the needs of households requiring affordable housing are met"
LI1: Stone Crossing Station	CS15, DP4	LI1 supports strategic Local Plan policy to improve stations as well as providing better pedestrian and cycling connections
LI2: Stone Castle	CS4(h), DP12, DP13	LI2 supports strategic Local Plan policy for "built development reflecting the varied heritage of the area in order to create a sense of place"
LI3: Digital Infrastructure		The need for improved digital connectivity is not addressed in existing development plan policy
HC1: Horns Cross Centre	CS4(1b), DP18, DP21	HC1 supports delivery of strategic Local Plan policy for "local community facilities, with a new primary school, GP premises, and enhanced community meeting place and improved facilities at Stone"
D1: Planning application and consultation requirements		Provision for supporting pre-application engagement and providing a basis for assessing whether applicants can demonstrate the early, proactive and effective engagement necessary for their applications to be looked on more favourably is not addressed in existing development plan policy
D2: Design and Development information	DP2	Making provision for ensuring the right information for good decision making on major developments is provided and for making appropriate use of, tools and processes for assessing and improving the design of development is not addressed in existing strategic development plan policy. D2 supports non-strategic Policy DP2 for good design, including the need to satisfy "locally specific criteria for good design" and consideration of the attributes of new development proposals, such as mass, height and detailing

This assessment concludes that Stone Parish Neighbourhood Plan is in general conformity with the strategic policies of Dartford's Development Plan. The main thrust of the neighbourhood plan is to provide further local detail and support the delivery of the strategic policies or to address policy omissions. There are no conflicts which breach the Basic Condition's requirement for general conformity.

Stone Parish Neighbourhood Plan meets this Basic Condition.

Strategic Environmental Assessment

A Strategic Environmental Assessment Screening Opinion of the pre-submission draft neighbourhood plan has been prepared by Dartford Borough Council and submitted with the Stone Parish Neighbourhood Plan. The changes made to the neighbourhood plan following pre-submission consultation were not material to the screening opinion.

The Strategic Environmental Assessment screening opinion concluded “that the draft Stone NP is unlikely to have significant environmental effects and a SEA is not required”. Natural England, Historic England and the Environment Agency agree with this conclusion.

Stone Parish Neighbourhood Plan meets this Basic Condition.

Habitat Regulations Assessment

A Habitats Regulations Assessment Screening Opinion of the pre-submission draft neighbourhood plan has been prepared by Dartford Borough Council and submitted with the Stone Parish Neighbourhood Plan. The changes made to the neighbourhood plan following pre-submission consultation were not material to the screening opinion.

The Habitats Regulations Assessment screening concluded “as the likely significant effects can be ruled out at this stage, it can be concluded that an Appropriate Assessment is not required to be undertaken.” Natural England agrees with this conclusion.

Stone Parish Neighbourhood Plan meets this Basic Condition.

Other EU obligations

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. There has been extensive community engagement on the neighbourhood plan and all parts of the community have had an opportunity to comment. There were specific initiatives to reach different groups, including young people and local businesses, during the engagement process. The neighbourhood plan was amended in response to community feedback.

Stone Parish Neighbourhood Plan meets this Basic Condition.

Prepared by the Stone Parish Neighbourhood Plan Directors
on behalf of Stone Parish Council.

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