

POTTON NEIGHBOURHOOD DEVELOPMENT PLAN

Basic Conditions Statement

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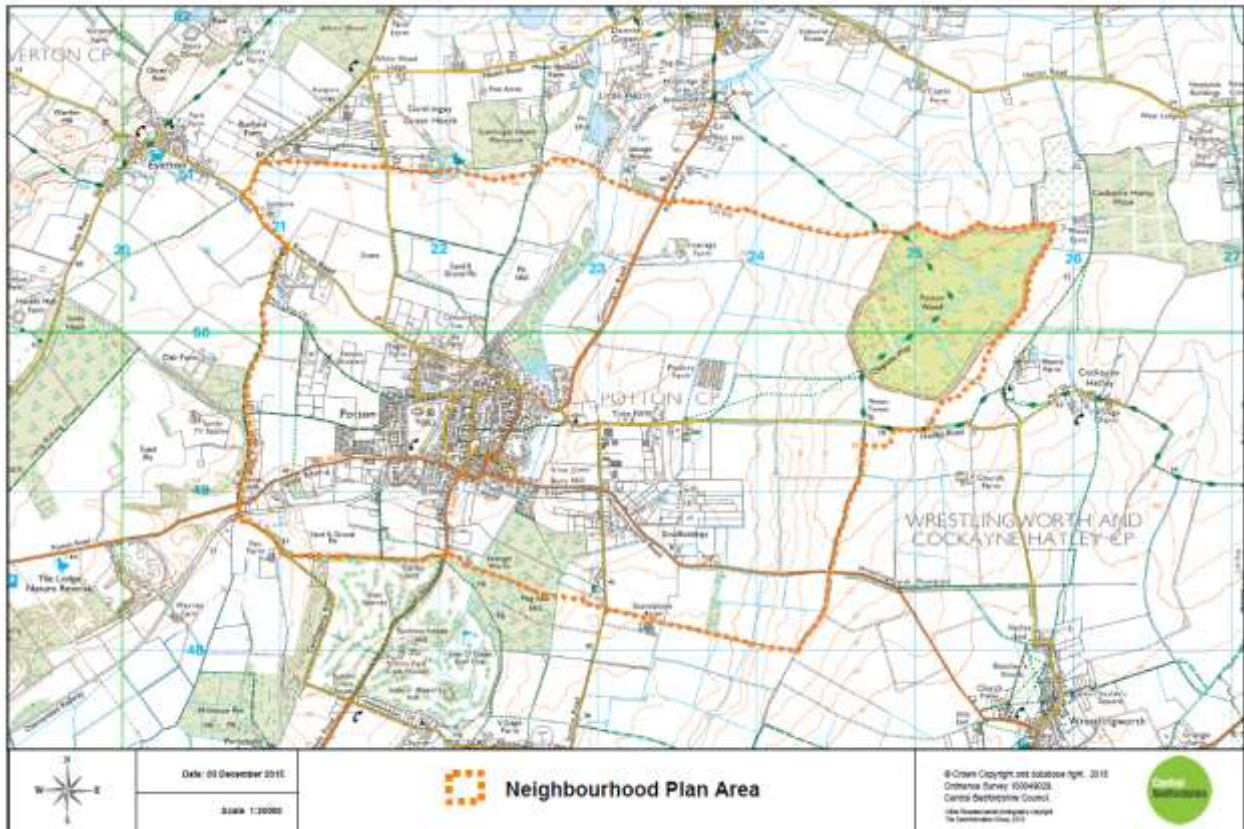
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1 Introduction

1.1 Potton Neighbourhood Plan Designated Area

The Neighbourhood Plan Designated Area covers the whole of the parish of Potton, as shown on the map below.



1.2 Preparation of the Basic Conditions Statement

The Potton Neighbourhood Plan (NP) has been prepared by PTC, a qualifying body, for the Neighbourhood Area covering the whole of the parish of Potton. A Neighbourhood Plan Steering Group (NPSG) was formed, comprising of town councillors and local community volunteers, with the directive of formulating the Potton Neighbourhood Plan.

This Statement has been prepared by the Neighbourhood Plan Steering Group (NPSG) and Potton Town Council (PTC) to accompany the Potton Neighbourhood Plan 2016-2035 (submission version October 2018) on submission to Central Bedfordshire Council (CBC) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.



The Potton Neighbourhood Plan (PNP) has been prepared by the NPSG on behalf of PTC, a qualifying body, for the parish of Potton as designated by CBC on 26th January 2016.

The policies described in the NP relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area. The plan period is from 26th January 2016 to 31st December 2035 and it does not contain policies relating to excluded development in accordance with the Regulations.

The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted NP meets the requirements of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.

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 Background

2.1 Preparation

Preparation of the PNP has comprised three main stages:

- Evidence gathering which has been set out in the Scoping Report (August 2017), a report that summarised background evidence on which the PNP is based.
- The draft NP (March 2018 - Pre-submission version), and accompanying supporting Annexes were published for 6 weeks in accordance with Regulation 14 of the Regulations and the SEA directive.
- Submission NP (October 2018), which takes into account representations received on the earlier version, has been modified for submission to CBC. It is accompanied by the SA/SEA report, Basic Conditions Statement and the Consultation Statement. Other background documents are also available.

2.2 Consultation

PTC has consulted the local community extensively throughout the process including a pre-vision questionnaire, NP Survey questionnaire, workshops, displays at all public events on Potton and exhibitions to obtain the fullest view of local community concerns, needs and wants from the NP. Relevant stakeholders have also been consulted including developers and landowners.

The NPSG has also worked closely with officers of CBC since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the NP and the emerging 2018 CBC Local Plan.



3 National Planning Policy Framework (NPPF)

3.1 Conformity

The PNP has been prepared with regards to the national policies as set out in the NPPF of July 2018 and to guidance subsequently issued by the Secretary of State. It is also mindful of the National Planning Practice Guidance (NPPG) in respect to Neighbourhood Plans.

The PNP has been produced promoting:

- The achievement of sustainable development as outlined in paragraph 8 of the NPPF.
- Community engagement in neighbourhood planning as outlined in paragraph 13 of the NPPF.
- Promotion of development that meets the identified housing requirement of Potton as outlined in paragraph 14 of the NPPF.
- The Non-Strategic Policies of the NPPF, specifically paragraphs 28-30.
- The identification and designation of Local Green Space as outlined in paragraph 99 of the NPPF.

The NP positively supports the strategic development of Potton by writing policies that meet the requirements of the Housing Needs Survey and the NP Survey of Potton residents. The PNP also seeks to protect and enhance leisure, green infrastructure and community assets.

Potton Town Council believe that Vision of the PNP reflects the aspirations of the Town and will seek to implement the policies of the PNP.

The PNP supports the emerging CBC Local Plan. Development opportunities have been identified beyond those identified in the Local Plan. The PNP supports medium scale development (up to 500 dwellings) over the lifetime of the Plan (2016-2035).

3.2 The Potton Neighbourhood Plan Policies

Table 1 below sets out how each policy of the PNP conforms to the NPPF and CBC's Local Plan. It also gives an indication of how the policies will be delivered.



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
CI-1	Proposals for commercial or mixed-use development will be particularly supported where they include facilities or premises for small, starter or local businesses.	8a, 80, 81a, 125, 128	EMP1, EMP3	The objective of this policy is to ensure that where it is possible proposals related to changes to Potton will include provision for facilities or premises that enable businesses to be started and run within the Town. To enable the Town to be a vibrant and successful community various types of and opportunities for employment are required. This will include the ability for people to work from home, run small home-based businesses or use some form of common business facility or hub.
CI-2	As appropriate to their scale and location new residential developments should incorporate measures for local residents to have easy and safe non-vehicular means of travel between the site and Potton Town Centre.	8a, 85, 86, 87, 125, 128	R1, R2	The objective of this policy is to ensure that any development of the Town Centre will support the existing businesses in the town rather than encouraging out-commuting to other local shopping centres in nearby towns. This objective will be supported by the travel policies and design that encourage easy and safe use of nonvehicular travel to the town centre.
CI-3	As appropriate to their scale and location new residential developments should incorporate measures for their connection to existing green infrastructure, public footpaths and bridleways. Proposals which provide future connections to the proposed Potton Green Wheel will be particularly supported	8b, 8c, 91c, 92b, 98, 110, 125, 128	EE1, EE12, HQ1, HQ2, HQ3	The objective of this policy is to ensure that in line with the community consultations there is an holistic view to the provision, use and linkage of all green spaces, foot and cycle paths as part of the overall creation of a Green Wheel. This should also promote use of non- vehicular movement in and around these spaces and to and from the existing and any future community facilities in line with overall sustainability aims.

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Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
HO-1	As appropriate to their scale and location, any proposals for new residential developments should comply with the requirements contained in the Potton Neighbourhood Plan Design Guide. This guide gives guidance on design principles for new housing developments. See Annex E – Design Guide	124, 125, 126, 127, 128, 129, 130, 131, 132	H2, T3, EE1, EE2, EE3, EE4, EE5, EE6, EE8, EE12, CC1, CC5, HQ1, HQ11	The objectives of this policy are: <ul style="list-style-type: none"> • To ensure that whilst the Neighbourhood Plan supports and accepts housing growth provided it is not excessive, the growth allows Potton to remain and retain its character of a ‘Small Georgian Market Town’. This policy supports the Strategic Policies within the NPPF July 2018 Chapter 12. • To address the issue identified by the Neighbourhood Plan survey that 68% of working people in Potton out-commute by car. This results in a high proportion of households owning multiple cars. A total of 87% of survey respondents support a policy for new houses to have at least 2 off-road parking spaces. The complete Guide is contained in Annex E and is supported by the environmental proposals in Annex F, Green Infrastructure Design Guide which is the design code for Green Infrastructure, Climate Change Adaptation and Sustainable Drainage.
HO-2	Proposals for new residential development which directly address the local housing requirements identified in the Potton Housing Needs Survey 2014 and in the Neighbourhood Plan survey 2017 will be supported. Surveys are in Supporting Documents	60, 61, 62, 63, 64, 65, 66	H1, H2, H3, H4, H6,	The objective of this policy is to ensure that the new housing developments address the issues identified by the Housing Needs Survey which specifically include a shortage of smaller sized affordable houses for:- <ul style="list-style-type: none"> • First time buyers. • Young people in Potton living with their parents who want to move out. • Older people whose children have left home and who are looking to downsize.
HO-3	Applications for bungalows and 1 & 2 bedroom houses, flats or apartments to suit the needs of retired people will be supported.	64b, 72c	H1, H2, H3,	The objective of this policy is to address the identified shortage of properties suitable for retired/older people. A better supply of smaller houses and bungalows, say 5% of every development, would facilitate downsizing and thus free up larger family sized houses, reducing the need for new housing developments to offer these larger houses. In the design of these properties it would be anticipated that necessary provision is made for potentially reduced mobility and access. See Policy HO-4

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Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
HO-4	<p>The development of dwellings and new specialist residential Care Home accommodation in appropriate locations for the elderly and people with special needs will be supported. Dwellings for these categories of elderly and those with disabilities should generally be either 1 or 2 bed properties. Care Homes and other specialist units shall also comply with the Potton Neighbourhood Plan Building Design Guide.</p> <p>See Annex E – Design Guide</p>	60, 61	H1, H2, H3,	<p>The objective of this policy is to recognise that there has been a clear ageing on average of the Potton population over the past 10 years. Many elderly people living here at the moment are living in conventional accommodation which is not specifically designed for their needs. Additionally, properties should be designed to Lifetime Homes standards making them particularly suitable for frailer elderly people and also wheelchair users.</p>
HO-5	<p>As appropriate to their scale and location, proposals for new residential of commercial developments should:</p> <ul style="list-style-type: none"> • Be in keeping with existing nearby properties and maintain the essential character of the town in accordance with the Neighbourhood Plan Character Assessment study. These are summarised in section Vision A of the plan and expanded in Potton NP – Annex D Character Assessment. 	122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132,	HQ1,	<p>The objective of this policy is to ensure that the development of the town’s housing and other buildings does not appear to be random in nature and result in changing the appearance of the town away from its core characteristic of a small Georgian Market Town. To this end, suitable controls over house appearance, size and quality will ensure that the existing character of the town is maintained and development does not result in an identical series of buildings that could be anywhere in any modern development.</p>



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
	<ul style="list-style-type: none"> • Apply the best practice design features in accordance with the Neighbourhood Plan Design Guide requirements. These are expanded in Potton NP – Annex E Design Guide and Annex F Green Infrastructure Design Guide. • Take account of vernacular building materials in the immediate locality and incorporate such materials where practicable into the construction of new buildings and boundary treatments 			
HO-6	As appropriate to their location, proposals for new housing development should take account of the town’s heritage. In particular the layout, design and massing of new residential development should take account of and respond to any designated and non-designated heritage assets in a way that is appropriate to the significance of the assets affected.	184, 185, 186, 193, 194, 195, 196, 197, 198, 199	HE3,	The objective of this policy is to ensure that the valued heritage aspects of Potton are not affected by housing or commercial developments which are unsympathetic to the heritage of the existing building environment. In particular they should avoid impact on non-designated Heritage Assets (i.e. Railway Shed, Old Railway Station etc.).



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
EI-1	The implementation of advances in broadband and other communication technologies to maintain and enhance the opportunity for effective business and home communications will be actively supported	8a, 81c, 81d, 112, 125, 128	HQ5	The objective of this policy is to support the Neighbourhood Plan survey findings that have identified a growth in working from home. This, coupled with the vision to “encourage and support growth and development of small businesses in Potton to promote local employment”, means that it is essential to keep up to date with communications technologies and encourage service providers to give a good service level throughout the town. For example by the inclusion of broadband connections to all new residential and commercial developments. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). NPPF paragraph 112.
T-1	New developments, where appropriate and practical, shall provide safe pedestrian and cycle access, to link up with existing footpaths and cycle ways, ensuring that residents can walk and cycle safely throughout the parish.	8b, 102b, 102c, 102d, 103, 104d, 108a, 108b, 110a, 110b, 110c	T2, T3, EE12, HQ1	The objectives of this policy are to ensure that: <ul style="list-style-type: none"> • Proposals that maximise opportunities to walk and cycle within the town are viewed favourably and supported. • Developments will be supported where footpaths and cycle ways that are segregated from traffic are provided. • New developments shall provide a safe footpath layout within the scheme, good pedestrian links to the settlement and safe connections to the highway. • New developments, shall enable those particularly with special needs or more elderly members of the community easier access to the town centre facilities.



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
T-2	Measures will be supported that promote the improvement of: <ul style="list-style-type: none"> • Transport links within the parish. • Access to the wider public transport network. • Alternative modes of transport. 	8a, 8b, 102a, 103, 104a, 104b, 108a, 110a, 111, 125, 128	T1, T4	The objectives of this policy are to: <ul style="list-style-type: none"> • Address the need identified by the Neighbourhood Plan survey to support out commuting by rail from Biggleswade and Sandy stations as restricted parking at these stations makes it highly desirable to develop alternative methods of travel, for example cycling. • Improve access to the wider public transport network for those in the parish. • Promote the development and use of alternative methods of travel other than private vehicles.
T-3	Proposals that improve appropriate public car parking in the Town Centre will be supported.	105, 106	T3, HQ2, HQ3	The objectives of this policy are to ensure that any new developments shall provide for off-road parking sufficient to meet the needs of the development and specifically that: <ul style="list-style-type: none"> • New development which provides additional off-road car parking spaces to alleviate current parking congestion shall be supported. • Town centre car parks shall be reviewed to optimise signage, length of parking limits and capacity.



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
EV-1	As appropriate to their scale and location development proposals for new development will be supported where they take account of the Potton Green Infrastructure Plan. Development which would deliver a net-positive biodiversity gain or deliver elements of the Green Infrastructure Action Plan will be particularly supported. <i>See Annex B – Green Infrastructure.</i>	8b, 8c, 20d, 28, 29, 30, 83c, 91b, 91c, 92b, 96, 99, 100a, 100b, 100c, 101, 102c, 118a, 118b, 125, 127f, 170a, 170b, 170d, 170e, 171, 174a, 174b, 175c, 175d	EE1, EE3, EE5, EE6, EE8, EE12, EE13, HQ2, HQ10	<p>The objective of this policy is to ensure that the Potton Green Infrastructure Plan that has been produced and issued as part of the overall Neighbourhood Plan is given due consideration when any development is undertaken. Specifically, it:</p> <ul style="list-style-type: none"> • Provides a snapshot, baseline document with an action plan that supports and underpins the Potton Neighbourhood Plan. • Identifies important existing natural, historic, cultural and landscape assets (including wildlife habitats), accessible green space and rights of way within the Parish of Potton. • Provides a robust approach to mapping and implementing the wishes of the community for a high-quality green infrastructure network. • Informs important decision-making that helps meet the aspirations of the community by identifying what is important to them and how they would like to see their local environment evolve for the benefit of present and future generations.



Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
EV-2	As appropriate to their scale and location development proposals for new development should incorporate measures to provide mitigation, adaptation and resilience to the impacts of climate change by minimising the vulnerability of the development and its surroundings. Developments which incorporate energy efficient solutions beyond building regulation standards will be particularly supported. <i>See Annex F – Green Infrastructure Design Guide.</i>	8c, 16a, 16c, 20d, 28, 29, 30,124, 125, 148, 149, 150a, 153b, 157c, 163b, 163c, 170d, 180, 181	EE1, EE4, CC1, CC3, CC4, CC5, HQ1	The objectives of this policy are to ensure that any new developments address the issues of climate change and sustainability specifically through measures that: <ul style="list-style-type: none"> • Reduce carbon emissions through the use of renewable and low carbon energy sources such as solar and wind power and provide a minimum contribution of 10% toward a development’s energy demands. • Maximise energy efficiency and optimise the use of natural light through the layout and design of buildings and landscaping. • Minimise water usage and promote water efficiency such as grey water recycling and use of water butts on all dwellings. • Minimise the impacts of overheating through the use of green roofs, walls and other Sustainable Drainage (SuDS) source control features within hard and soft landscape and planting schemes that will provide shade and help cool the atmosphere by providing a minimum of 25% tree, large shrub or green wall cover within the development.
EV-3	designated as Local Green Space: LGS-1 (Henry Smith Playing Field); LGS-2 (Pegnut Wood); and LGS-6 (land east of Henry Smith Playing Fields). Development will not be supported within local green spaces except in very special circumstances. <i>See Annex B – Green Infrastructure.</i>	8b, 8c, 28, 29, 30, 99, 100, 174a, 174b, 175c, 175d, 176, 177	EE1, EE2, EE3, EE5, EE6, EE8, EE12, EE13, CC4, CC7, HQ1, HQ10	The objective of this policy is to protect those areas identified by the Green Infrastructure and Neighbourhood Plans as being important for wildlife and to the community for its amenity, health and social well-being benefit.

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Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
EV-4	Development proposals which would assist in the development of a Potton Green Wheel will be supported. <i>See supporting documents.</i>	8b, 8c, 20d, 28, 29, 30, 83c, 91c, 96, 98, 102c, 104d, 110c, 174a, 174b, 175c, 175d	EE1, EE2, EE6, EE8, EE12, EE13, HQ1, HQ2, HQ3, HQ10	<p>The objectives of this policy are to ensure that any new developments will actively:</p> <ul style="list-style-type: none"> • Assist in the connecting of footpaths and bridleways through and around the parish and facilitate the creation of cycle ways linking Potton to neighbouring villages and towns. • Contribute to the social wellbeing and health of the community by providing access to green space and nature. • Facilitate the protection and provision of landscape and habitat enhancement or the creation of new habitat opportunities for wildlife and public amenity. • Contribute to the enhancement and creation of existing and new corridors adjacent to or within the vicinity of developments that complements the wider landscape benefit to wildlife. • Enhance community education about wildlife and the environment through signage and interpretation boards where appropriate, leaflets, audio guides and other media to improve public enjoyment of the area.
EV-5	As appropriate to their scale and location development proposals for new residential and commercial development should protect and where practicable enhance existing landscape, habitat features and wildlife species as appropriate to their significance. Development which would deliver a net-positive biodiversity gain will be particular supported. <i>See Potton Ecological Potential Report and Potton NP-Annex-F Green Infrastructure Design Guide.</i>	8b, 8c, 20d, 28, 29, 30, 96, 125, 127b, 127c, 170a, 170b, 170d, 174a, 174b, 175c, 175d, 180b, 180c	EE1, EE2, EE3, EE4, EE5, EE6, EE8, EE11, EE12, EE13, HQ1, HQ2, HQ3, HQ10, DC4	<p>The objectives of this policy are to make sure that any new developments will ensure:</p> <ul style="list-style-type: none"> • All existing habitats and species, particularly those of priority importance to Potton, are protected and retained and their populations enhanced by appropriate mitigation on and off site. • Appropriate choices of native plant mixes are made with due regard to the characteristics of local habitats and distinctive species assemblages of flora and fauna. • All formal, non-native planting schedules benefits pollinators and includes where appropriate local heritage fruit varieties avoiding use of invasive non-native species.

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Potton NP Policy	Policy	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
EV-6	As appropriate to their scale and location development proposals for new residential and commercial development should incorporate a long-term green space wildlife management plan for existing landscape, habitat features and wildlife species as appropriate to their significance. <i>See Potton Ecological Potential Report and Potton NP-Annex-F Green Infrastructure Design Guide.</i>	92a, 92b, 92c, 127a, 127f, 174b, 175d, 176c	EE1, EE2, EE13, HQ2, HQ3	<p>The objectives of this policy are to make sure that any new developments will:</p> <ul style="list-style-type: none"> • Contribute to the on-going management of existing and new features. • Provide a specified schedule of sustainable management that benefits people and wildlife. • Ensure the site is monitored for any positive or negative effects to inform the ongoing management of any necessary changes that might be required in the specification.



Additional aims and objectives supported by the NPPF and CBC Local Plan

Category	Aims	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
Community infrastructure	Essential Services Provision	8b, 20c, 34, 91a, 92d, 94a, 94b, 96, 125, 127e, 128	HQ2, HQ3	When planning applications are approved, the Neighbourhood Plan seeks to ensure that attention is paid to the infrastructure needs of Potton to support the increase in population. We will work closely with our elected CBC Councillors to ensure that contributions received as a result of development is directed to meet the needs of the Potton Parish.
Community infrastructure	Recreation Space Provision	8b, 8c, 91b, 91c, 92b, 96, 98, 125, 127e, 127f, 128	HQ2, HQ3	When planning applications are approved, the Neighbourhood Plan seeks to ensure that attention is paid to the provision of useable public space and play areas for leisure use by all ages and sectors of the community, within or in close proximity to those developments as appropriate. We will seek to ensure these spaces are for both residents of the new development and those living within at least a 500m radius of the surrounding town. This aim is to address the identified deficiency in Potton of Country Parks, Natural and Semi Natural Green Space and Amenity Greenspace ant to help address the reported 6.5 ha deficiency in Potton of Recreational Space, allotments and community gardens.
Community infrastructure	Support for community projects	8b, 8c, 91b, 91c, 92b, 96, 98, 125, 127e, 127f, 128	EE13, HQ10	This Neighbourhood Plan will seek to ensure that CBC is aware of identified community projects and will thus allocate funds from new developments in the Town accordingly. We will also work closely with our elected CBC Councillors to ensure that any such funding is allocated to these projects for the benefit of the Town's population.



Category	Aims	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
Housing	Rate of Development	72, 73	HQ2, HQ3	This Neighbourhood Plan seeks to address the identified significant existing pressure on infrastructure such as Parking, Traffic, Health Service provision etc. by ensuring that housing growth is supported by appropriate infrastructure improvements. Housing growth for Potton will be Medium Scale which is in the range 50-500 dwellings over the plan period. An even rate of growth will allow necessary infrastructure changes to keep pace with the housing growth.
Housing	Brownfield Sites	117, 118, 119, 120, 121	EMP2, EMP3, DC1, DC2	This Neighbourhood Plan seeks to: <ul style="list-style-type: none"> • Promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. • Ensure that future housing and development occurs in the areas that are identified as suitable, sustainable and acceptable to the populace of the town as evidenced through the site assessments contained in this plan and accepted as part of the local plan. • Encourage the relocation of industry from unsuitable town locations to designated preferred locations that have been identified in the plan as suitable for light industry use; thus freeing up brownfield locations for future domestic development, especially for those people with special needs requiring easy access to the town centre.
Housing	Affordable Housing	61, 62, 63, 64	H1, H4	This Neighbourhood Plan seeks to address the issue of affordable housing. Over 50% of respondents to the Housing Needs Survey questionnaire who indicated that they or someone in their household was currently intending to move to different accommodation in Potton in the near future, were either considering affordable rent or shared ownership or had insufficient financial means to purchase or rent on the open market.



Category	Aims	Cross Reference to:		Objectives
		NPPF Paragraph	CBC Local Plan Policy	
Housing	Rural Exception Housing	77	H5	<p>The Potton Housing Needs Survey has identified that there is a need for some Rural Exception Housing in line with Central Bedfordshire Council’s current requirements. Thus the Neighbourhood Plan will specifically support Rural Exception Housing proposals during the plan period provided:-</p> <ul style="list-style-type: none"> • They meet the expressed policy requirements. • The evidence at the time supports the requirements for the development. • The proposal does not conflict with the Neighbourhood Plan policies and objectives. • The proposal is acceptable to Potton Town Council.
Local Employment & Industries	Employment Areas	8a, 8b, 80, 81a, 82, 83a, 92e, 125, 128	EMP1, EMP3, H1, R2	<p>This Neighbourhood Plan seeks to address the needs identified for support of a local business centre. In the NP survey 2017, out of 144 respondents who run a business or work from home in Potton, 88 said that if a business centre was provided they would use it. We also support the inclusion of broadband connections to all new residential and commercial developments.</p>
Transport	Traffic Flow	8a, 8b, 8c, 102a, 102b, 102c, 102d, 102e, 103, 104b, 104c, 104d, 105c, 108c, 110a, 111	T1, T2, T3, T4, HQ2	<p>This Neighbourhood Plan seeks to:</p> <ul style="list-style-type: none"> • Ensure that where development proposals alleviate existing congestion, improve pedestrian safety and improve traffic flows through Potton they are viewed favourably and supported. • Ensure that methods to Divert HGV away from the Market Square and King Street will be sought and supported. • Seek and support enforced traffic restrictions. • Ensure that, in recognition of the extra load put upon public, private and community transport in the town by any new development, there is funding to maintain and support the necessary infrastructure expansion.



4 Sustainable Development

The overall aims of the Potton Neighbourhood Plan Sustainability Appraisal are:

- To ensure that all aspects of sustainable development are fully integrated into the Neighbourhood Plan throughout its preparation.
- To consult on the SA procedure, allowing the public and stakeholders to have an input into the process.
- To provide an assessment of the potential environmental, economic and social.

The PNP incorporates a Sustainability Appraisal Scoping Report which gives a comprehensive background of the Potton parish and identifies features that are highly valued by the community and are the basis of the Vision outlined in the PNP.

Policies within the PNP aim to retain and enhance the character of Potton, ensuring that sustainability is at the core of any development of the parish over the lifetime of the Plan.

The policies and objectives of the PNP are derived directly from the vision statement and place sustainability at the heart of the development of Potton over the lifetime of the plan. Table 2 below gives an appraisal of the economic, social and environmental sustainability of each of the thirty-two policies in the PNP.

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Key: ** very positive * positive - neutral X negative XX very negative					
Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
CI-1	Proposals for commercial or mixed-use development will be particularly supported where they include facilities or premises for small, starter or local businesses.	*	**	-	The objective of this policy is to ensure that where it is possible proposals related to changes to Potton will include provision for facilities or premises that enable businesses to be started and run within the Town. To enable the Town to be a vibrant and successful community various types of and opportunities for employment are required. This will include the ability for people to work from home, run small home-based businesses or use some form of common business facility or hub.
CI-2	As appropriate to their scale and location new residential developments should incorporate measures for local residents to have easy and safe non-vehicular means of travel between the site and Potton Town Centre.	*	**	-	The objective of this policy is to ensure that any development of the Town Centre will support the existing businesses in the town rather than encouraging out-commuting to other local shopping centres in nearby towns. This objective will be supported by the travel policies and design that encourage easy and safe use of nonvehicular travel to the town centre.
CI-3	As appropriate to their scale and location new residential developments should incorporate measures for their connection to existing green infrastructure, public footpaths and bridleways. Proposals which provide future connections to	**	-	**	The objective of this policy is to ensure that in line with the community consultations there is an holistic view to the provision, use and linkage of all green spaces, foot and cycle paths as part of the overall creation of a Green Wheel. This should also promote use of non- vehicular movement in and around these spaces and to and from the existing and any future community facilities in line with overall sustainability aims.

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Key: ** very positive * positive - neutral X negative XX very negative					
Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
	the proposed Potton Green Wheel will be particularly supported				
HO-1	As appropriate to their scale and location, any proposals for new residential developments should comply with the requirements contained in the Potton Neighbourhood Plan Design Guide. This guide gives guidance on design principles for new housing developments. See Annex E – Design Guide	*	*	*	<p>The objectives of this policy are:</p> <ul style="list-style-type: none"> To ensure that whilst the Neighbourhood Plan supports and accepts housing growth provided it is not excessive, the growth allows Potton to remain and retain its character of a ‘Small Georgian Market Town’. This policy supports the Strategic Policies within the NPPF July 2018 Chapter 12. To address the issue identified by the Neighbourhood Plan survey that 68% of working people in Potton out-commute by car. This results in a high proportion of households owning multiple cars. A total of 87% of survey respondents support a policy for new houses to have at least 2 off-road parking spaces. <p>The complete Guide is contained in Annex E and is supported by the environmental proposals in Annex F, Green Infrastructure Design Guide which is the design code for Green Infrastructure, Climate Change Adaptation and Sustainable Drainage.</p>

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Key: ** very positive * positive - neutral X negative XX very negative					
Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
HO-2	Proposals for new residential development which directly address the local housing requirements identified in the Potton Housing Needs Survey 2014 and in the Neighbourhood Plan survey 2017 will be supported. <i>Surveys are in Supporting Documents</i>	**	-	-	The objective of this policy is to ensure that the new housing developments address the issues identified by the Housing Needs Survey which specifically include a shortage of smaller sized affordable houses for:- <ul style="list-style-type: none"> • First time buyers. • Young people in Potton living with their parents who want to move out. • Older people whose children have left home and who are looking to downsize.
HO-3	Applications for bungalows and 1 & 2 bedroom houses, flats or apartments to suit the needs of retired people will be supported.	**	-	-	The objective of this policy is to address the identified shortage of properties suitable for retired/older people. A better supply of smaller houses and bungalows, say 5% of every development, would facilitate downsizing and thus free up larger family sized houses, reducing the need for new housing developments to offer these larger houses. In the design of these properties it would be anticipated that necessary provision is made for potentially reduced mobility and access. See Policy HO-4
HO-4	The development of dwellings and new specialist residential Care Home accommodation in appropriate locations for the elderly and people with special needs will be supported. Dwellings for these categories of	**	-	-	The objective of this policy is to recognise that there has been a clear ageing on average of the Potton population over the past 10 years. Many elderly people living here at the moment are living in conventional accommodation which is not specifically designed for their needs. Additionally, properties should be designed

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
	<p>elderly and those with disabilities should generally be either 1 or 2 bed properties. Care Homes and other specialist units shall also comply with the Potton Neighbourhood Plan Building Design Guide.</p> <p><i>See Annex E – Design Guide</i></p>				to Lifetime Homes standards making them particularly suitable for frailer elderly people and also wheelchair users.
HO-5	<p>As appropriate to their scale and location, proposals for new residential of commercial developments should:</p> <ul style="list-style-type: none"> • Be in keeping with existing nearby properties and maintain the essential character of the town in accordance with the Neighbourhood Plan Character Assessment study. These are summarised in section Vision A of the plan and expanded in <i>Potton NP – Annex D Character Assessment</i>. • Apply the best practice design features in accordance with the 	*	-	-	<p>The objective of this policy is to ensure that the development of the town’s housing and other buildings does not appear to be random in nature and result in changing the appearance of the town away from its core characteristic of a small Georgian Market Town. To this end, suitable controls over house appearance, size and quality will ensure that the existing character of the town is maintained and development does not result in an identical series of buildings that could be anywhere in any modern development.</p>

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
	<p>Neighbourhood Plan Design Guide requirements. These are expanded in Potton NP – Annex E Design Guide and Annex F Green Infrastructure Design Guide.</p> <ul style="list-style-type: none"> • Take account of vernacular building materials in the immediate locality and incorporate such materials where practicable into the construction of new buildings and boundary treatments 				
HO-6	<p>As appropriate to their location, proposals for new housing development should take account of the town’s heritage. In particular the layout, design and massing of new residential development should take account of and respond to any designated and non-designated heritage assets in a way that is appropriate to the significance of the assets affected.</p>	*	-	**	<p>The objective of this policy is to ensure that the valued heritage aspects of Potton are not affected by housing or commercial developments which are unsympathetic to the heritage of the existing building environment. In particular they should avoid impact on non-designated Heritage Assets (i.e. Railway Shed, Old Railway Station etc.).</p>

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
EI-1	The implementation of advances in broadband and other communication technologies to maintain and enhance the opportunity for effective business and home communications will be actively supported	*	**	-	<p>The objective of this policy is to support the Neighbourhood Plan survey findings that have identified a growth in working from home. This, coupled with the vision to “encourage and support growth and development of small businesses in Potton to promote local employment”, means that it is essential to keep up to date with communications technologies and encourage service providers to give a good service level throughout the town. For example by the inclusion of broadband connections to all new residential and commercial developments.</p> <p>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). NPPF paragraph 112.</p>

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
T-1	New developments, where appropriate and practical, shall provide safe pedestrian and cycle access, to link up with existing footpaths and cycle ways, ensuring that residents can walk and cycle safely throughout the parish.	*	-	**	<p>The objectives of this policy are to ensure that:</p> <ul style="list-style-type: none"> Proposals that maximise opportunities to walk and cycle within the town are viewed favourably and supported. Developments will be supported where footpaths and cycle ways that are segregated from traffic are provided. New developments shall provide a safe footpath layout within the scheme, good pedestrian links to the settlement and safe connections to the highway. New developments, shall enable those particularly with special needs or more elderly members of the community easier access to the town centre facilities.
T-2	<p>Measures will be supported that promote the improvement of:</p> <ul style="list-style-type: none"> Transport links within the parish. Access to the wider public transport network. Alternative modes of transport. 	*	*	*	<p>The objectives of this policy are to:</p> <ul style="list-style-type: none"> Address the need identified by the Neighbourhood Plan survey to support out commuting by rail from Biggleswade and Sandy stations as restricted parking at these stations makes it highly desirable to develop alternative methods of travel, for example cycling. Improve access to the wider public transport network for those in the parish. Promote the development and use of alternative methods of travel other than private vehicles.

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
T-3	Proposals that improve appropriate public car parking in the Town Centre will be supported.	*	*	-	<p>The objectives of this policy are to ensure that any new developments shall provide for off-road parking sufficient to meet the needs of the development and specifically that:</p> <ul style="list-style-type: none"> • New development which provides additional off-road car parking spaces to alleviate current parking congestion shall be supported. • Town centre car parks shall be reviewed to optimise signage, length of parking limits and capacity.
EV-1	As appropriate to their scale and location development proposals for new development will be supported where they take account of the Potton Green Infrastructure Plan. Development which would deliver a net-positive biodiversity gain or deliver elements of the Green Infrastructure Action Plan will be particularly supported. <i>See Annex B – Green Infrastructure.</i>	*	-	**	<p>The objective of this policy is to ensure that the Potton Green Infrastructure Plan that has been produced and issued as part of the overall Neighbourhood Plan is given due consideration when any development is undertaken. Specifically, it:</p> <ul style="list-style-type: none"> • Provides a snapshot, baseline document with an action plan that supports and underpins the Potton Neighbourhood Plan. • Identifies important existing natural, historic, cultural and landscape assets (including wildlife habitats), accessible green space and rights of way within the Parish of Potton. • Provides a robust approach to mapping and implementing the wishes of the community for a high-quality green infrastructure network. • Informs important decision-making that helps meet the aspirations of the community by identifying what is important to them and how they would like to see their local environment evolve for the benefit of present and future generations.

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
EV-2	As appropriate to their scale and location development proposals for new development should incorporate measures to provide mitigation, adaptation and resilience to the impacts of climate change by minimising the vulnerability of the development and its surroundings. Developments which incorporate energy efficient solutions beyond building regulation standards will be particularly supported. <i>See Annex F – Green Infrastructure Design Guide.</i>	-	X	**	The objectives of this policy are to ensure that any new developments address the issues of climate change and sustainability specifically through measures that: <ul style="list-style-type: none"> • Reduce carbon emissions through the use of renewable and low carbon energy sources such as solar and wind power and provide a minimum contribution of 10% toward a development’s energy demands. • Maximise energy efficiency and optimise the use of natural light through the layout and design of buildings and landscaping. • Minimise water usage and promote water efficiency such as grey water recycling and use of water butts on all dwellings. • Minimise the impacts of overheating through the use of green roofs, walls and other Sustainable Drainage (SuDS) source control features within hard and soft landscape and planting schemes that will provide shade and help cool the atmosphere by providing a minimum of 25% tree, large shrub or green wall cover within the development.
EV-3	designated as Local Green Space: LGS-1 (Henry Smith Playing Field); LGS-2 (Pegnut Wood); and LGS-6 (land east of Henry Smith Playing Fields). Development will not be supported within local green spaces except in very special	*	X	**	The objective of this policy is to protect those areas identified by the Green Infrastructure and Neighbourhood Plans as being important for wildlife and to the community for its amenity, health and social well-being benefit.

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
	circumstances. See Annex B – Green Infrastructure.				
EV-4	Development proposals which would assist in the development of a Potton Green Wheel will be supported. See supporting documents.	**	-	**	<p>The objectives of this policy are to ensure that any new developments will actively:</p> <ul style="list-style-type: none"> • Assist in the connecting of footpaths and bridleways through and around the parish and facilitate the creation of cycle ways linking Potton to neighbouring villages and towns. • Contribute to the social wellbeing and health of the community by providing access to green space and nature. • Facilitate the protection and provision of landscape and habitat enhancement or the creation of new habitat opportunities for wildlife and public amenity. • Contribute to the enhancement and creation of existing and new corridors adjacent to or within the vicinity of developments that complements the wider landscape benefit to wildlife. • Enhance community education about wildlife and the environment through signage and interpretation boards where appropriate, leaflets, audio guides and other media to improve public enjoyment of the area.

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
EV-5	As appropriate to their scale and location development proposals for new residential and commercial development should protect and where practicable enhance existing landscape, habitat features and wildlife species as appropriate to their significance. Development which would deliver a net-positive biodiversity gain will be particular supported. <i>See Potton Ecological Potential Report and Potton NP-Annex-F Green Infrastructure Design Guide.</i>	-	-	**	<p>The objectives of this policy are to make sure that any new developments will ensure:</p> <ul style="list-style-type: none"> • All existing habitats and species, particularly those of priority importance to Potton, are protected and retained and their populations enhanced by appropriate mitigation on and off site. • Appropriate choices of native plant mixes are made with due regard to the characteristics of local habitats and distinctive species assemblages of flora and fauna. • All formal, non-native planting schedules benefits pollinators and includes where appropriate local heritage fruit varieties avoiding use of invasive non-native species.
EV-6	As appropriate to their scale and location development proposals for new residential and commercial development should incorporate a long-term green space wildlife management plan for existing landscape, habitat features and wildlife species as appropriate to their significance. <i>See Potton Ecological Potential Report and</i>	-	-	**	<p>The objectives of this policy are to make sure that any new developments will:</p> <ul style="list-style-type: none"> • Contribute to the on-going management of existing and new features. • Provide a specified schedule of sustainable management that benefits people and wildlife. • Ensure the site is monitored for any positive or negative effects to inform the ongoing management of any necessary changes that might be required in the specification.

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Potton NP Policy Ref	Policy	Development contribution			Objectives
		Social	Economic	Environmental	
	<i>Potton NP-Annex-F Green Infrastructure Design Guide.</i>				



Additional aims and objectives supported by the NPPF and CBC Local Plan

Key: ** very positive * positive - neutral X negative XX very negative					
Category	Aims	Development contribution			Objectives
		Social	Economic	Environmental	
Community infrastructure	Essential Services Provision	**	-	-	When planning applications are approved, the Neighbourhood Plan seeks to ensure that attention is paid to the infrastructure needs of Potton to support the increase in population. We will work closely with our elected CBC Councillors to ensure that contributions received as a result of development is directed to meet the needs of the Potton Parish.
Community infrastructure	Recreation Space Provision	**	*	*	When planning applications are approved, the Neighbourhood Plan seeks to ensure that attention is paid to the provision of useable public space and play areas for leisure use by all ages and sectors of the community, within or in close proximity to those developments as appropriate. We will seek to ensure these spaces are for both residents of the new development and those living within at least a 500m radius of the surrounding town. This aim is to address the identified deficiency in Potton of Country Parks, Natural and Semi Natural Green Space and Amenity Greenspace ant to help address the reported 6.5 ha deficiency in Potton of Recreational Space, allotments and community gardens.

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Category	Aims	Development contribution			Objectives
		Social	Economic	Environmental	
Community infrastructure	Support for community projects	**	*	-	This Neighbourhood Plan will seek to ensure that CBC is aware of identified community projects and will thus allocate funds from new developments in the Town accordingly. We will also work closely with our elected CBC Councillors to ensure that any such funding is allocated to these projects for the benefit of the Town's population.
Housing	Rate of Development	*	-	*	This Neighbourhood Plan seeks to address the identified significant existing pressure on infrastructure such as Parking, Traffic, Health Service provision etc. by ensuring that housing growth is supported by appropriate infrastructure improvements. Housing growth for Potton will be Medium Scale which is in the range 50-500 dwellings over the plan period. An even rate of growth will allow necessary infrastructure changes to keep pace with the housing growth.

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Category	Aims	Development contribution			Objectives
		Social	Economic	Environmental	
Housing	Brownfield Sites	-	-	*	<p>This Neighbourhood Plan seeks to:</p> <ul style="list-style-type: none"> • Promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. • Ensure that future housing and development occurs in the areas that are identified as suitable, sustainable and acceptable to the populace of the town as evidenced through the site assessments contained in this plan and accepted as part of the local plan. • Encourage the relocation of industry from unsuitable town locations to designated preferred locations that have been identified in the plan as suitable for light industry use; thus freeing up brownfield locations for future domestic development, especially for those people with special needs requiring easy access to the town centre.
Housing	Affordable Housing	**	-	-	<p>This Neighbourhood Plan seeks to address the issue of affordable housing. Over 50% of respondents to the Housing Needs Survey questionnaire who indicated that they or someone in their household was currently intending to move to different accommodation in Potton in the near future, were either considering affordable rent or shared ownership or had insufficient financial means to purchase or rent on the open market.</p>

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Category	Aims	Development contribution			Objectives
		Social	Economic	Environmental	
Housing	Rural Exception Housing	**	*	X	<p>The Potton Housing Needs Survey has identified that there is a need for some Rural Exception Housing in line with Central Bedfordshire Council's current requirements. Thus the Neighbourhood Plan will specifically support Rural Exception Housing proposals during the plan period provided:-</p> <ul style="list-style-type: none"> • They meet the expressed policy requirements. • The evidence at the time supports the requirements for the development. • The proposal does not conflict with the Neighbourhood Plan policies and objectives. • The proposal is acceptable to Potton Town Council.
Local Employment & Industries	Employment Areas	**	-	*	<p>This Neighbourhood Plan seeks to address the needs identified for support of a local business centre. In the NP survey 2017, out of 144 respondents who run a business or work from home in Potton, 88 said that if a business centre was provided they would use it. We also support the inclusion of broadband connections to all new residential and commercial developments.</p>

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Category	Aims	Development contribution			Objectives
		Social	Economic	Environmental	
Transport	Traffic Flow	-	*	**	<p>This Neighbourhood Plan seeks to:</p> <ul style="list-style-type: none"> • Ensure that where development proposals alleviate existing congestion, improve pedestrian safety and improve traffic flows through Potton they are viewed favourably and supported. • Ensure that methods to Divert HGV away from the Market Square and King Street will be sought and supported. • Seek and support enforced traffic restrictions. • Ensure that, in recognition of the extra load put upon public, private and community transport in the town by any new development, there is funding to maintain and support the necessary infrastructure expansion.



5 Conclusion

This Potton Neighbourhood Plan Basic Conditions Statement addresses each of the four 'basic conditions' required by the Regulations and demonstrates that the Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

In line with the Regulations, this Basic Conditions Statement explains how the Potton Neighbourhood Development Plan:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State.
- Is in general conformity with the strategic policies contained in the emerging Local Plan for Central Bedfordshire Council.
- Contributes to the achievement of sustainable development.
- Does not breach and is otherwise compatible with EU obligations.