



Yatton Neighbourhood Development Plan for the Period 2017-2026: Basic Conditions Statement

Introduction

This Basic Conditions Statement has been prepared by the Yatton Neighbourhood Development Plan Steering Group, on behalf of Yatton Parish Council, to accompany its submission to North Somerset Council of the Yatton Neighbourhood Development Plan (“Yatton Neighbourhood Plan” or “the Neighbourhood Plan”) under section 15 of the Neighbourhood Planning Regulations 2012.

The Neighbourhood Plan has been prepared by Yatton Parish Council, a qualifying body, for the Yatton Neighbourhood Development Plan Area that was designated by North Somerset Council on April 24th 2015 (see <http://consult-ldf.n-somerset.gov.uk/consult.ti/ycna/consultationhome>).

The plan proposal relates to the use and development of land in the designated neighbourhood area and covers the period from 2017 to 2026. This time period has been chosen to align with North Somerset Council’s Core Strategy. It does not contain policies relating to excluded development as laid out in the Regulations.

The Neighbourhood Plan meets the requirements of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act, because it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area;
- Is compatible with European Union and European Convention on Human Rights obligations.

The Neighbourhood plan has been prepared having regard to the policies set out in the National Planning Policy Framework of April 2012. It is also in line with the twelve core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance published by the Government in April 2014 in relation to the formation of neighbourhood plans.

The Neighbourhood Plan is supported by a Statement of Community Involvement, which is submitted together with the Neighbourhood Plan and this Basic Conditions Statement.

This document contains two key tables. Table 1 shows how the policies in the Neighbourhood Plan conform with North Somerset’s Core Strategy; Table 2 shows how the Neighbourhood Plan conforms with the twelve key planning principles laid out in the National Planning Policy Framework.



Yatton Neighbourhood Development Plan Policy Evidence References

References are made in Table 1 to North Somerset’s Core Strategy. Text from the Core Strategy has been selected to illustrate conformity and excerpts have been kept brief: in some cases this has meant editing the text, but in a way that does not alter the meaning. The Table shows how the policies in the Neighbourhood Plan conform with and support the North Somerset Core Strategy.

Table 1: Conformity with the North Somerset Core Strategy

Business Policy BP 1

Policy	Development proposals will have to demonstrate that footways, bicycle routes and car and bicycle parking contribute to provision of convenient access for all users to customer-facing businesses.		
Public Support	In favour: 91.4%	Neutral: 6.0%	Against: 2.6%
Core Strategy Conformity	<p>CS1: Addressing climate change and carbon reduction “Opportunities for walking, cycling and use of public transport should be maximised through new development and in existing areas emphasising the aim to provide opportunities that encourage and facilitate modal shift towards more sustainable transport modes.” Our policy supports this Core Strategy aim by seeking to increase the number of journeys to businesses and services in the village that are made on foot or by bicycle.</p> <p>CS10: Transportation and movement “Transport schemes should: enhance the facilities for pedestrians, including those with reduced mobility, and other users such as cyclists: reduce the adverse environmental impacts of transport and contribute towards carbon reduction; mitigate against increased traffic congestion.” Our policy supports this Core Strategy aim by seeking to increase the number of journeys to businesses and services in the village that are made on foot or by bicycle. Good footways will also facilitate use by those with reduced mobility, being accessible to wheelchairs and mobility scooters.</p> <p>CS20: Supporting a successful economy “The overall approach is employment-led in order to achieve a more sustainable alignment between jobs and the economically active population across towns and villages in North Somerset. This seeks to increase their sustainability, self-containment, decrease out-commuting, provide for a range of local jobs and reduce carbon emissions from unsustainable car use.” Our policy supports this Core Strategy aim by seeking to increase the use of businesses within Yatton, by improving ease of access to them for residents.</p> <p>CS26: Supporting healthy living and the provision of health care facilities “Encouraging development that promotes active living through creating places that are easily accessible, attractive and safe to move around by walking or cycling.” Our policy supports this Core Strategy aim by seeking to make it easier for residents to move around the village on foot or by bicycle.</p>		



Business Policy BP 2

Policy Development proposals should contribute to clear definition of the central part of the village, from Cherry Grove to Well Lane. This can be achieved by such measures as distinctive design features and creation of convenient crossing points, so that this section of Yatton High Street becomes a social space where people shop, do business and spend time.

Public Support In favour: 77.5% Neutral: 11.3% Against: 11.3%

Core Strategy **CS12: Achieving high quality design and place-making**

Conformity “Local character and distinctiveness may be established through existing building layouts, urban grain, materials, and predominant styles. The recognition, protection and enhancement of these features are essential ingredients to creating environments that provide people with a connection to history and support a social identity.”

Our policy supports this Core Strategy aim by seeking to enhance the village character of Yatton.

CS15: Mixed and balanced communities

“Balanced communities consisting of a range of services and housing types can help to achieve a sustainable community by fostering community spirit by an increased sense of belonging, identity and pride of place.”

Our policy supports this Core Strategy aim by seeking to make the centre of Yatton a clearly identified area with its own look and feel.

CS21: Retail hierarchy and provision

“Elsewhere in the district the council will resist the loss of small-scale shops including neighbourhood and village stores, eating and drinking establishments that support the needs of local communities, and support self-containment.”

Our policy supports this Core Strategy aim by seeking to increase trade for village centre businesses and services; increasing footfall in this area will improve the commercial viability of eating and drinking establishments.



Environment Policy EP 1

Policy Where appropriate, development proposals should contribute to improved access from the residential parts of Yatton to local footpaths, and to the upkeep and maintenance of new and existing local footpaths.

Public Support In favour: 88.1% Neutral: 7.9% Against: 4.0%

Core Strategy CS9: Green infrastructure

Conformity “Priority will be given to the management, maintenance, upgrading and extension of the public rights of way network.”

Our policy supports this Core Strategy aim by seeking to improve access to local footpaths. In some cases this will involve clearing and improving existing footpaths.

CS10: Transportation and movement

“Shared priorities within the Sustainable Community Strategy identify the following aims in relation to transport: improved highways and pedestrian access. Layouts and land use distributions must be based on a network of cycleways/footpaths and public transport routes that ensure safe, convenient and direct access to local services.”

Our policy supports this Core Strategy aim by seeking to improve the networking of local footpaths with existing routes within the village, making it easier to access local businesses and services.



Environment Policy EP 2

Policy New development proposals should not harm the local distinctive landscape. To this end, Local Green Space status will be proposed for the areas listed below, which are in addition to those listed in the North Somerset Site Allocations Plan. Local Green Space designation means that development will not be approved in these areas.

- a. Horsecastle Park.
- b. An area off Grange Farm Road.
- c. The Orchard at The Grange, off Kenn Moor Road.
- d. The Gang Wall ancient flood defence and path.
- e. Two areas near the north end of Stowey Road.
- f. Derham Park green.
- g. An area off Heathgate.

(N.B. This policy has altered slightly as a result of comments received during public consultation and during consultation with North Somerset Council: some of the specific areas selected for designation were changed.)

Public Support In favour: 89.4% Neutral: 5.3% Against: 5.3%

Core Strategy CS1: Addressing climate change and carbon reduction

Conformity

“A network of multifunctional green infrastructure will be planned for and delivered through new development. They should be located throughout and in adjacent developments and demonstrate a functional relationship to the proposed development and existing area including the potential to relate to the Area of Outstanding Natural Beauty. This would include not only green spaces but also the creation and enhancement of woodland areas. The importance of a network of green space for wildlife and habitat protection, recreation and environmental reasons cannot be understated and should be actively enhanced through new development. The Core Strategy approach seeks to encourage a network of green spaces through built-up areas including a range of scales of green space from large multipurpose areas to green ‘stepping stones’, corridors, gardens and green roofs. As well as habitat creation this will also contribute to urban cooling and the capturing of carbon emissions.”

Our policy supports this Core Strategy aim by seeking to maintain green areas in Yatton that together form a green network through the village.



Environment Policy EP 3

Policy New development proposals must incorporate amenity areas for planting with appropriate indigenous trees.

Public Support In favour: 89.4% Neutral: 7.3% Against: 3.3%

Core Strategy **CS1: Addressing climate change and carbon reduction**

Conformity “This would include not only green spaces but also the creation and enhancement of woodland areas. The importance of a network of green space for wildlife and habitat protection, recreation and environmental reasons cannot be understated and should be actively enhanced through new development.”

Our policy supports this Core Strategy aim by seeking to increase the total wooded area within the village.

CS4: Nature conservation

“The biodiversity of North Somerset will be maintained and enhanced by promoting native tree planting.”

Our policy supports this Core Strategy aim by stressing the need to plant indigenous trees.

CS9: Green infrastructure

“Priority will be given to the protection and planting of trees in woodlands and urban areas, particularly native trees, for public amenity and climate change mitigation and benefits to biodiversity, health and recreation.”

Our policy supports this Core Strategy aim by stressing the need to plant indigenous trees.



Environment Policy EP 4

Policy Development proposals must help to maximise “dark skies” by ensuring that all new or replacement external lighting (including street lights and floodlights) uses “full cut-off” designs that do not emit light above the horizontal, and that it is dimmed or switched off late at night.

Public Support In favour: 83.4% Neutral: 9.9% Against: 6.6%

Core Strategy CS1: Addressing climate change and carbon reduction

Conformity “Development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design.”

Our policy supports this Core Strategy aim by indicating the desirability of dimmed or switched off lighting late at night, with a consequent reduction in energy usage. It is in line with the recommendations of the Commission for Dark Skies: “If light is needed, then shielded lighting should be used, of minimum brightness, lowest colour temperature and minimum duration. Remember that lighting, a comfortable night-time environment and dark skies need not be mutually exclusive. The use of modern better directed lights means lit areas are more satisfactory and attractive for all law-abiding people, with the likelihood of an optimum night sky.”



Housing Policy HP 1

Policy A Strategic Gap will be proposed to the north of Yatton in order to maintain the distinctive identities of the separate villages of Yatton, Kenn and Kingston Seymour, and also to protect the character and setting of the northern gateway to Yatton.

Public Support In favour: 83.4% Neutral: 10.6% Against: 6.0%

Core Strategy CS19: Strategic gaps

Conformity “Strategic gaps are defined as important open areas between settlements or parts of settlements and will be identified, and their boundaries defined in detail, in the Sites and Policies Development Plan Document. This list is not exhaustive and other areas might be designated through more detailed planning policy documents. In many locations strategic gaps between particular settlements or distinct parts of settlements play an important role in maintaining local character and distinctiveness. The identification of these gaps will help to prevent their erosion by incremental development which would be detrimental to the settlements’ separate identities, individual character and/or landscape setting. Such protection is particularly important where such erosion could potentially cause coalescence of the settlements. Reliance on countryside policies alone would be unlikely to provide sufficient protection against the reduction or loss of the important gaps to development, particularly in the long term. Without the added protection of strategic gap designation, it is likely that incremental development would eventually erode the gaps with the detrimental effects identified above.”

Our policy supports this Core Strategy aim by designating a further Strategic Gap. It also supports the Core Strategy aims of maintaining village distinctiveness, preventing incremental development and preventing coalescence with neighbouring villages.



Housing Policy HP 2

Policy HP 2: The currently derelict brownfield site off Mendip Road should be designated for housing. It has good transport links and is within easy walking distance of the main village amenities.

(N.B. This policy has altered slightly as a result of comments received during consultation with North Somerset Council: the original policy stipulated two development areas, but one has now been removed.)

Public Support **In favour: 79.5%** **Neutral: 12.6%** **Against: 8.0%**

Core Strategy **CS14: Distribution of new housing**

Conformity “At service villages there will be opportunities for small-scale development of an appropriate scale either within or abutting settlement boundaries or through site allocations. Priority will be given to the re-use of previously developed land.”

Our policy supports this Core Strategy aim by identifying for development a brownfield site that abuts the Yatton settlement boundary.



Housing Policy HP 3

Policy Any housing designated as “affordable” should, as a condition of planning, remain as rented housing association accommodation or be part of a shared ownership scheme.

Public Support In favour: 67.5% Neutral: 17.9% Against: 14.6%

Core Strategy Conformity **CS15: Mixed and balanced communities**
“Balanced communities consisting of a range of services and housing types can help to achieve a sustainable community by encouraging stability and community cohesion through allowing residents to move house but remain in the same area.”
Our policy supports this Core Strategy aim by seeking to make it easier for the children of Yatton residents to buy homes within the village.

CS16: Affordable housing
“On-site affordable housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more. One of the key elements of sustainable development is to ensure the creation of mixed and balanced communities, including an appropriate supply of affordable housing.”
Our policy supports this Core Strategy aim by making it more likely that affordable housing provision will be retained within the village.



Housing Policy HP 4

- Policy** Sustainable Urban Drainage systems are encouraged for minor development schemes. Pumped schemes for surface water drainage are strongly discouraged and will not be accepted for schemes with more than nine dwellings without full on-line back-up equipment and standby power supplies to ensure continued drainage in the event of mains failure. Furthermore, if a site and its pumped drainage are to be in multiple ownership (i.e. a series of freeholds), a long-term maintenance-funding scheme and a plan for the lifetime of the development is to be provided. The drainage scheme submission for outline applications for schemes, or parts thereof, ultimately larger than minor developments, should include:
- A preliminary drainage layout drawing sufficient to demonstrate that drainage of the site is feasible;
 - A ground investigation report (for infiltration);
 - Evidence of a third party agreement for discharge to their system in principle.

(N.B. This policy was added as a result of comments received during public consultation, but this occurred too late for it to be included in the online and hard copy surveying of opinion.)

Public Support In favour: not applicable Neutral: not applicable Against: not applicable

Core Strategy CS1: Addressing climate change and carbon reduction

Conformity “Areas will be enhanced to be resilient to the impacts of climate change including flood defence.”

Our policy supports this Core Strategy aim by encouraging the use of Sustainable Urban Drainage systems.

CS2: Delivering sustainable design and construction

“When considering proposals for development the council will require the application of best practice in Sustainable Drainage Systems to reduce the impact of additional surface water run-off from new development. Such environmental infrastructure should be integrated into the design of the scheme and into landscaping features, and be easily maintained.”

Our policy supports this Core Strategy aim by encouraging the use of Sustainable Urban Drainage systems.

CS3: Environmental impacts and flood risk assessment

“Sustainable drainage systems are the preferred approach to dealing with surface water run-off. Planning for major developments should explore possibilities for sustainable drainage systems, especially as part of multi-functional green infrastructure.”

Our policy supports this Core Strategy aim by encouraging the use of Sustainable Urban Drainage systems.



Transport Policy TP 1

Policy New housing developments should contribute to the aim of making travel along Yatton High Street safer for all users.

Public Support In favour: 92.7% Neutral: 2.6% Against: 4.6%

Core Strategy CS10: Transportation and movement

Conformity “Transport schemes should improve road and personal safety and environmental conditions.”

Our policy supports this Core Strategy aim by emphasising the need for safe routes through and within the village.

CS11: Parking

“New developments must ensure that the road network is safe for all users.”

Our policy supports this Core Strategy aim by emphasising the need for safe routes through and within the village.



Transport Policy TP 2

Policy Acceptable plans and designs of any new infrastructure, community facility, development, or traffic management scheme in Yatton will:

- a. Include measures for pedestrians and cyclists that offer positive provision that reduces delay, diversion and danger;
- b. Ensure permeability and future-proofing, to maximise the ability of residents to use convenient and attractive pedestrian and bicycle routes through the village.

Public Support In favour: 82.1% Neutral: 9.9% Against: 7.9%

Core Strategy **CS1: Addressing climate change and carbon reduction**

Conformity “Opportunities for walking, cycling and use of public transport should be maximised through new development and in existing areas emphasising the aim to provide opportunities that encourage and facilitate modal shift towards more sustainable transport modes.”

Our policy supports this Core Strategy aim by seeking to make walking and bicycling more attractive options for travelling within the village.

CS10: Transportation and movement

“Travel management policies and development proposals that encourage an improved and integrated transport network and allow for a wide choice of modes of transport as a means of access to jobs, homes, services and facilities will be encouraged and supported.”

Our policy supports this Core Strategy aim by seeking to make walking and bicycling more attractive options for travelling within the village.



Transport Policy TP 3

Policy Design and highways proposals that mitigate the impact of through traffic will be supported. Proposals may include:

- a. Use of on-street parking as a traffic calming measure for through traffic where appropriate;
- b. Street design that discourages parking that would obstruct the passage of those on foot or bicycle, or public transport and service vehicles

Public Support In favour: 70.9% Neutral: 10.6% Against: 18.5%

Core Strategy CS10: Transportation and movement

Conformity “Transport schemes should mitigate against increased traffic congestion. Through the development management process planning applications will need to address how they can deliver a choice of transport modes which could provide a realistic alternative to the car.”

Our policy supports this Core Strategy aim by seeking to make walking and bicycling more attractive options for travelling within the village.

CS11: Parking

“New developments must seek to maximise off street provision, assess where on-street provision may be appropriate, demonstrate that buses, service and emergency vehicles are not restricted, and ensure that the road network is safe for all users.”

Our policy supports this Core Strategy aim by discouraging parking that would obstruct essential service and emergency vehicles.



The National Planning Policy Framework lays out twelve core land-use planning principles that should underpin both plan-making and decision-taking. Table 2 shows how the objectives and policies in the Neighbourhood Plan conform with these twelve principles.

Table 2: Conformity with National Planning Policy Framework Principles

National Planning Policy Framework Principle 1 Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

Neighbourhood Plan Conformity The Neighbourhood Plan provides eight Objectives and thirteen Policies. These all support the Plan's vision of allowing Yatton to continue to thrive as a vibrant and distinct village with a rural character, and through sustainable development become an increasingly attractive place for current and future generations to live, work, study, create, do business and spend their leisure time. They have been developed after extensive public surveying and consultation and are supported by Yatton Parish Council.

National Planning Policy Framework Principle 2 Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

Neighbourhood Plan Conformity Our Neighbourhood Plan is intended to be a constructive document that outlines positive measures that should be taken, as well as pointing out things that need to be avoided.

Conforming Objectives:

Business Objectives	1, 2
Environment Objectives	1, 2
Transport Objective	1

Conforming Policies:

Business Policies	1, 2
Environment Policies	1, 2, 3, 4
Housing Policies	1, 2
Transport Policies	1, 2, 3



National Planning Policy Framework Principle 3 Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

Neighbourhood Plan Conformity Our Neighbourhood Plan includes measures specifically designed to support local businesses. It also specifies land suitable for housing development, within the settlement boundary.

Conforming Objectives:

Business Objectives	1, 2
Housing Objective	1

Conforming Policies:

Business Policy	2
Housing Policy	2

National Planning Policy Framework Principle 4 Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Neighbourhood Plan Conformity Our Neighbourhood Plan includes measures that secure and improve the amenity value of land within the village.

Conforming Objectives:

Environment Objectives	1, 2, 3
Housing Objective	1

Conforming Policies:

Environment Policies	1, 2, 3, 4
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National Planning Policy Framework Principle 5 Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Neighbourhood Plan Conformity Our Neighbourhood Plan includes measures that protect and improve the rural nature of the village and its distinctive landscape setting.

Conforming Objectives:

Environment Objectives	1, 2, 3
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Conforming Policies:

Environment Policies	2, 3, 4
Housing Policy	1



National Planning Policy Framework Principle 6 Planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

Neighbourhood Plan Conformity Our Neighbourhood Plan includes specific measures to guard against flooding.

Conforming Objectives:

Housing Objective 2

Conforming Policies:

Housing Policy 4

National Planning Policy Framework Principle 7 Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.

Neighbourhood Plan Conformity Our Neighbourhood Plan includes a number of measures designed to protect the natural environment within Yatton, as well as a recommendation for development of a brownfield site within the village for housing. There are also polices that promote walking and cycling, reducing pollution by encouraging a mode shift away from cars.

Conforming Objectives:

Environment Objective 1

Conforming Policies:

Environment Policies 2, 3, 4
Housing Policy 2
Transport Policies 2, 3

National Planning Policy Framework Principle 8 Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Neighbourhood Plan Conformity Our Neighbourhood Plan includes a recommendation for development of a brownfield site within the village for housing.

Conforming Objectives:

None

Conforming Policies:

Housing Policy 2

National Planning Policy Framework Principle 9 Planning should promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

Neighbourhood Plan Conformity Our Neighbourhood Plan specifies a number of sites within the village to be proposed as Local Green Spaces. These would serve as wildlife habitats and corridors as well as areas for recreation and play.

Conforming Objectives:

Environment Objectives 1, 2

Conforming Policies:

Environment Policies 2, 3, 4
Housing Policy 2



National Planning Policy Framework Principle 10 **Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.**

Neighbourhood Plan Conformity Our Neighbourhood Plan aims to protect and maintain the local distinctive landscape, preserving the rural nature of the village.

Conforming Objectives:

Environment Objectives 1, 2

Conforming Policies:

Environment Policy 2
Housing Policy 1

National Planning Policy Framework Principle 11 **Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.**

Neighbourhood Plan Conformity Our Neighbourhood Plan focusses strongly on improving the safety and utility of walking and bicycling routes in and around the village.

Conforming Objectives:

Environment Objective 2
Transport Objective 1

Conforming Policies:

Business Policy 1
Environment Policies 1, 2
Transport Policies 2, 3

National Planning Policy Framework Principle 12 **Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.**

Neighbourhood Plan Conformity Our Neighbourhood Plan seeks to make the centre of the village more distinctive and attractive, so that it can serve as a hub for social and cultural activities.

Conforming Objectives:

Business Objective 2

Conforming Policies:

Business Policy 2