

**STRENSALL WITH TOWTHORPE NEIGHBOURHOOD PLAN
2020-2033**

BASIC CONDITIONS STATEMENT

**PREPARED ON BEHALF OF
STRENSALL WITH TOWTHORPE PARISH COUNCIL**



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1. LEGAL REQUIREMENTS

This Statement has been prepared by Strensall with Towthorpe Parish Council to accompany its submission to the local planning authority, City of York Council (CYC), of the Strensall with Towthorpe Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan has been prepared by Strensall with Towthorpe Parish Council, a qualifying body, for the Neighbourhood Area covering the parish of Strensall with Towthorpe, together with a small area of the parish of Stockton on the Forest, as designated by CYC on 14th June 2018.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of 2033 and it does not contain policies relating to excluded development in accordance with the Regulations.

This Statement addresses each of the five ‘basic conditions’ required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & 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 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 of the authority (or any part of that area);
- The making of the Neighbourhood Plan is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations;
- The making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.¹

¹ On 28 December 2018, the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amended the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

2. Introduction and Background

In July 2015, Strensall with Towthorpe Parish Council took the decision to produce a Neighbourhood Plan in order to give the local community more of a say in the future development of the local area. A Neighbourhood Area application was made, in September 2015, and a Neighbourhood Area covering the whole parish designated by CYC on January 6th 2016. Following announcements regarding the possible development of Ministry of Defence sites in the parish, an application to vary the Neighbourhood Area boundary, to include the entirety of Towthorpe Moor Lane and its junction with the A64 (NB both within the neighbouring parish of Stockton on the Forest) was made, with the agreement of Stockton on the Forest Parish Council, in April 2017. The amended Neighbourhood Area was designated by CYC on 14th June 2018.

A Neighbourhood Plan Steering Group was formed, comprising parish councillors and local community volunteers, and met for the first time in August 2015. From 2016 to 2019, extensive community engagement was undertaken, involving questionnaires, community drop-ins and public meetings, together with consultation with CYC, the Ministry of Defence and a range of statutory and non-statutory bodies. The key engagement stages were:-

- Initial community-wide questionnaire;
- Consultation on a 1st draft plan.

Based on the results of this engagement, a Pre-Submission Draft Neighbourhood Plan was produced during late 2018/early 2019 and a Regulation 14 consultation undertaken from July until August 2019.

Responses from this consultation have been considered, and some changes made to the policies, evidence and supporting text in the plan as a result. It is now ready to be submitted to CYC, the Local Planning Authority, for further publicity and independent examination.

3. Regard to National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of July 2018 (last updated 19/6/19) and to guidance subsequently issued by the Secretary of State. It is also mindful of the National Planning Practice Guidance (NPPG), published by the Government in November 2016 and last updated 25th September 2020, in respect of preparing Neighbourhood Plans.

Table 1 below, is a summary of how each Neighbourhood Plan policy has regard to the policies of the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Neighbourhood Plan Policies Regard to NPPF Policies

NDP Policy	NPPF paragraph	Comment on regard to policies
CP1: Safeguarding Existing Car Parking	80, 81	The maintenance of existing car parking capacity is in line with para 80 (creating the conditions in which businesses can invest, expand and adapt; allowing each area to build on its strengths); and para 81 (seeking to address potential barriers to investment such as inadequate infrastructure).
CP2: Increased Public Car Parking	80, 81, 106, 127	The encouragement of additional public car parking is in line with para 80 (creating the conditions in which businesses can invest, expand and adapt; allowing each area to build on its strengths); para 81 (seeking to address potential barriers to investment such as inadequate infrastructure); para 106 (setting of maximum parking standards where there is clear and compelling justification that they are necessary for managing the local road network); and para 127 (ensuring that developments function well...over the lifetime of the development).
CF1: Protection of Community Facilities & Services	92, 83	The policy to protect existing facilities and services is in line with para 92 (guarding against the unnecessary loss of valued facilities and services; ensuring that established facilities and services are able to develop and modernize and are retained for the benefit of the community) and 83 (retaining and developing accessible local services and community facilities in rural areas).
CF2: Local Green Space	99, 101, 143-7, 83, 91, 92, 97	The designation of areas of Local Green Space is supported and guided by paras 99 and 101 (see

NDP Policy	NPPF paragraph	Comment on regard to policies
		<p>Neighbourhood Plan Appendix 2). It is regulated by paras 101, together with 143-47. It is also in line with para 83 (retaining accessible local services and community facilities such as sports venues and open space in rural areas). Local Green Space enhancement is in line with para 91 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through green infrastructure, sports facilities, allotments, layouts that encourage walking and cycling); para 92 (planning positively for use of open space); and para 97 (access to high quality open spaces is important for the health and well-being of communities).</p>
<p>DH1: Promotion of Local Distinctiveness</p>	<p>192, 184, 185, 195, 196, 197, 200, 170, 127, 91, 92, 97, 102</p>	<p>The expectation that development should respect documented character in different parts of the Neighbourhood Area is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character and distinctiveness). Encouraging appropriate signage, particularly within conservation areas, is in line with para 127 (policies ensuring developments are sympathetic to local character). Green Space enhancement is in line with para 91 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through green infrastructure, sports facilities, allotments, layouts that encourage walking and cycling); para 92 (planning positively for use of open space); and para 97 (access to high quality open spaces is important for the health and well-being of communities). Para 91 also supports policy provisions re greater accessibility/connectivity via new footpaths. The policy’s highways provision is in line with para 102 a),b) & c) (considering transport issues at an early stage). The specific provision relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).</p>

NDP Policy	NPPF paragraph	Comment on regard to policies
DH2: General Design Principles	192, 184, 185, 195, 196, 197, 200, 175, 91, 92, 97	The setting out of characteristics based on a character area appraisal which development is expected to respect is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character and distinctiveness). Provisions re habitat connectivity and native tree/hedge planting are in line with para 175 re securing net biodiversity gains. Layout provisions re green spaces are in line with para 91 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged; para 92 (planning positively for use of open space); and para 97 (access to high quality open spaces is important for the health and well-being of communities).
DH3: General Shopfront Design	127	Encouraging traditional shopfront design, particularly within conservation areas, is in line with para 127 (policies ensuring developments are sympathetic to local character).
DH4: Shopfront Signage	127	Encouraging appropriately designed shopfront signage and lighting, particularly within conservation areas, is in line with para 127 (policies ensuring developments are sympathetic to local character).
DG1: Strensall Park	192, 184, 185, 195, 196, 197, 200, 170	The setting out of area characteristics which development is expected to respect and complement is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character and distinctiveness). The specific provision relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).
DG2: Alexandra Road	192, 184, 185, 195, 196, 197, 200, 170	The setting out of area characteristics which development is expected to respect and complement is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character and distinctiveness). The specific provision

NDP Policy	NPPF paragraph	Comment on regard to policies
		relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).
DG3: Howard Road	192, 184, 185, 195, 196, 197, 200, 170	The setting out of area characteristics which development is expected to respect and complement is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character and distinctiveness). The specific provision relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).
DG4: Queen Elizabeth Barracks	192, 184, 185, 195, 196, 197, 200, 170	The setting out of area characteristics which development is expected to respect and complement is in line with paras 184, 185, 192, 195, 196, 197 & 200 (re design and what should be taken account of in determining planning applications in terms of local character, distinctiveness and heritage assets). The specific provision relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).
DG5: Development Brief for the Redevelopment of the Queen Elizabeth Barracks	170, 102, 104, 92, 91, 97, 83, 61, 94, 170	The setting out of various detailed matters to be taken account of in the preparation of a masterplan or submission of a planning application for Queen Elizabeth Barracks is in line with:- paras 102 c) & 104 d) (re promoting sustainable transport); para 102 a) & d) (considering transport issues at an early stage); para 92 (planning positively for the provision of community facilities – such as meeting places – and other local services to enhance the sustainability of communities and residential environments); para 91 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through sports facilities, layouts that encourage walking and cycling); para 92 (planning positively for use of open space); and para 97 (access to high quality open spaces is important for the health

NDP Policy	NPPF paragraph	Comment on regard to policies
		<p>and well-being of communities); para 83 (retaining accessible local services and community facilities such as sports venues and open space in rural areas); para 61 (reflecting in planning policies the size, type and tenure of housing needed for different groups in the community); para 94 (the importance of having a sufficient choice of school places available to meet the needs of existing and new communities and the need to take a proactive, positive and collaborative approach to meeting this requirement; para 170e) (policies should contribute to and enhance the natural and local environment by preventing new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. Development should, wherever possible, help to improve local environmental conditions such as water quality). The specific provision relating to the Strensall Common SAC/SSSI is in line with para 170a) (protecting.....sites of biodiversity..... in a manner commensurate with their statutory status).</p>
<p>DG6: Affordable Housing</p>	<p>62</p>	<p>The expectation that that affordable housing provision should reflect an understanding of local need is in line with para 62 (where a need for affordable housing is identified, planning policies should specify the type of affordable housing required).</p>

In conclusion, it can be seen that all of the policies of the Neighbourhood Plan have clear regard to national planning policy as it relates to those policies.

4. General Conformity with the Strategic Policies of the Development Plan

There is currently no adopted Local Plan for the City of York. The City of York Draft Control Local Plan incorporating the 4th set of Changes (April 2005) is currently a material consideration for development control decisions. A Draft Local Plan was produced for consultation in October 2014 but was subsequently revoked; since which time the City of York have been working on a revised Local Plan. Two public consultations on the Preferred Sites Consultation 2016 and the Pre-Publication Draft Consultation (August 2017) have provided a reference for the strategic policies of the emerging Local Plan.

In the absence of a formally adopted Local Plan, the City of York Publication Draft 2018, together with the Local Plan Proposed Modifications (2019), define the strategic and detailed policies of the emerging Plan and as such can reasonably be used as the vehicles against which to assess the general conformity of the Strensall with Towthorpe Neighbourhood Plan.

The Neighbourhood Plan has been prepared to ensure its general conformity with the above applicable components of the emerging City of York Local Plan.

Table 3 below sets out how each policy is in general conformity with the emerging plan.

Table 3: Conformity of Neighbourhood Plan Policies with ‘Development Plan’

NDP Policy	Development Plan Policy	Comment on Conformity
CP1: Safeguarding Existing Car Parking	N/A	Both Publication Draft and Proposed modifications are silent on the subject of retaining existing car parking capacity.
CP2: Increased Public Car Parking	CYPD: T8	The requirements and expectations regarding increased car parking provision are in conformity with Policy T8 (Demand Management) as well as the agreed parking standards as contained in the Sustainable Transport for Development Supplementary Planning Document. Para 14.55 of the supporting text for Policy T8 states, “Development will be expected to comply with the Parking Standards that will be set out in the ‘Sustainable Transport for Development’ SPD. These may be amended to suit local conditions”.
CF1: Protection of Community Facilities & Services	CYPD: HW1	The protection of named community facilities and services of benefit to the community is in conformity with Policy HW1 (Protecting Existing Facilities) which amongst other things, states,

NDP Policy	Development Plan Policy	Comment on Conformity
		<p>“That the Council will work with local communities and voluntary sector organisations to help preserve and re-use existing community assets”. Policy CF1 provides greater local detail and certainty as it identifies those local community facilities and buildings that are of greatest importance to the community.</p>
CF2: Local Green Space	CYPD: G11, G13, G15	<p>The designation of Local Green Spaces and support for their enhancement is in conformity with Policy G11 (Green Infrastructure) which seeks to conserve and enhance Green Infrastructure; Policy G13 (Green Infrastructure Network) that seeks to maintain and enhance the integrity and management of York’s green infrastructure network, including its green corridors and open spaces; and Policy G15 (Protection of Open Space and Playing Fields). Policy CF2 puts flesh on the bones of G13 by identifying the open spaces in the Neighbourhood Area which contribute locally to the overall network.</p>
DH1: Promotion of Local Distinctiveness	CYPD: DP3, D1, D4, G12, G13, T1	<p>The expectation that development should respect local character is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii); Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design; and Policy D4 (Conservation Areas – clause i), by promoting design that contributes to local distinctiveness, character and high quality design. The provisions re green spaces is in conformity with Policy G13 (Green Infrastructure Network) that seeks to maintain and enhance the integrity and management of York’s green infrastructure network, including its green corridors and open spaces. The provisions re highways and public rights of way are in conformity with Policy T1 (Sustainable Access), specifically clause b) i)-iv). The specific provision relating to the Strensall Common SAC/SSSI is in conformity with Policy G12 (Biodiversity and Access to Nature), specifically Clause ii. that aims to ensure the retention, enhancement and</p>

NDP Policy	Development Plan Policy	Comment on Conformity
		appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.
DH2: General Design Principles	CYPD: DP3, D1, D4, GI2, GI3	The expectation that development should respect local character is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii); Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design; and Policy D4 (Conservation Areas – clause i), by promoting design that contributes to local distinctiveness, character and high quality design. The provisions re habitat connectivity and native species are in conformity with Policy GI2 (Biodiversity and Access to Nature), specifically Clause iv. Development should result in net gain to, and help to improve, biodiversity. The provisions re green spaces is in conformity with Policy GI3 (Green Infrastructure Network) that seeks to maintain and enhance the integrity and management of York’s green infrastructure network, including its green corridors and open spaces.
DH3: General Shopfront Design	CYPD: DP3, D1, D4	Encouraging traditional shopfront design, particularly within conservation areas, is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii); Policy D1 (Placemaking) and Policy D4 (Conservation Areas – clause i), by promoting design that contributes to local distinctiveness, character and high quality design.
DH4: Shopfront Signage	CYPD: DP3, D1, D4	Encouraging appropriately designed shopfront signage and lighting, particularly within conservation areas, is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii); Policy D1 (Placemaking); and Policy D4 (Conservation Areas – clause i) by promoting design that contributes to local distinctiveness, character and high quality design.

NDP Policy	Development Plan Policy	Comment on Conformity
DG1: Strensall Park	CYPD: DP3, D1, GI2	The setting out of area characteristics which development is expected to respect and complement is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii) and Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design. The specific provision relating to the Strensall Common SAC/SSSI is in conformity with Policy GI2 (Biodiversity and Access to Nature), specifically Clause ii. that aims to ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.
DG2: Alexandra Road	CYPD: DP3, D1, GI2	The setting out of area characteristics which development is expected to respect and complement is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii) and Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design. The specific provision relating to the Strensall Common SAC/SSSI is in conformity with Policy GI2 (Biodiversity and Access to Nature), specifically Clause ii. that aims to ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.
DG3: Howard Road	CYPD: DP3, D1, GI2	The setting out of area characteristics which development is expected to respect and complement is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii) and Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design. The specific provision relating to the Strensall Common SAC/SSSI is in conformity with Policy GI2 (Biodiversity and Access to Nature), specifically Clause ii. that aims

NDP Policy	Development Plan Policy	Comment on Conformity
		to ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.
DG4: Queen Elizabeth Barracks	CYPD: DP3, D1, D7, GI2	The setting out of area characteristics which development is expected to respect and complement is in conformity with principles established in Policy DP3 (Sustainable Communities – clause iii); Policy D1 (Placemaking) by promoting design that contributes to local distinctiveness, character and high quality design; and Policy D7 (The Significance of Non-Designated Heritage Assets), which requires that the significance of non-designated heritage assets and their settings should be assessed in development proposals. The specific provision relating to the Strensall Common SAC/SSSI is in conformity with Policy GI2 (Biodiversity and Access to Nature), specifically Clause ii. that aims to ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.
DG5: Development Brief for the Redevelopment of the Queen Elizabeth Barracks	CYPD: HW1, HW2, T1, DP3, H3, G12,	The setting out of various detailed matters to be taken account of in the preparation of a masterplan or submission of a planning application for Queen Elizabeth Barracks is in conformity with:- Policy HW1 (Protecting Existing Facilities) which amongst other things, states, “That the Council will work with local communities and voluntary sector organisations to help preserve and re-use existing community assets”, Policy HW2 (New Community Facilities) requiring new provision where there is an existing deficit and/or additional demand, and Policy HW3 (Built Sports Facilities) supporting development that enables residents to enjoy and make use of built sports facilities; Policy T1 (Sustainable Access) which supports development which maximizes the use of more sustainable transport modes; and Policy T7

NDP Policy	Development Plan Policy	Comment on Conformity
		<p>(Minimising and Accommodating Generated Trips) re its travel plan requirements; Policy DP3 (Sustainable Communities - clause v re the need for future housing needs to provide a mix of housing, types, size and tenure specifically to meet local needs); and Policy H3 (Balancing the Housing Market – re requirement to balance the housing market by including a mix of types of housing which reflects the diverse mix of need across the city. This includes flats and smaller houses for those accessing the housing market for the first time, family housing of 2 to 3 beds and homes with features attractive to older people); and Policy GI2 (Biodiversity and Access to Nature), specifically Clause ii. that aims to ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan.</p> <p>Both Publication Draft and Proposed modifications are silent on the subject of foul water strategies.</p>
DG6: Affordable Housing	CYPD: H10	<p>The expectation that that affordable housing provision should reflect an understanding of local need is in conformity with Policy H10 (Affordable Housing) which seeks to help maximise affordability across the housing market.</p>

In conclusion, it can be seen that all of the policies of the Neighbourhood Plan are clearly in general conformity with the strategic policies of the ‘development plan’ as they relate to its policies.

5. Contribution to Achieving Sustainable Development

Although a formal sustainability appraisal is not a requirement for a Neighbourhood Plan, an informal sustainability assessment has been undertaken (March 2020 – see separate Sustainability Assessment document) in order to take account of the need for the Neighbourhood Plan to contribute to the achievement of sustainable development.

The policies of the Neighbourhood Plan are derived directly from the aims and objectives of the plan which have sustainability at their heart. The sustainability assessment assesses each of the plan's fourteen policies against twelve benchmark criteria derived from the plan's aims and objectives and covering the three dimensions of sustainability, namely environmental, social and economic. The assessment 'scores' the impact of each policy against the criteria, on a scale from 'significant positive impact' through 'some positive or negative impact' or 'no overall impact/non-applicability' to 'significant negative impact'. It also records uncertainty as to impact.

Table 4 below, reproduced from the sustainability assessment, summarises:-

- The impact/contribution of policies as a whole in relation to the twelve individual benchmark criteria;
- The impact/contribution of individual policies on sustainability/benchmark criteria as a whole.

It shows that there will be positive impacts overall, in terms of policies and benchmark criteria collectively. It further shows no negative impacts in relation to either individual policies or benchmark criteria.

The overriding conclusion is that the policies of the Neighbourhood Plan will make Strensall with Towthorpe a more sustainable area.

6. Compatibility with EU Obligations and Legislation

A Neighbourhood Plan must have regard to, and be compatible with, the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (ECHR).

Regarding Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening, the report prepared on behalf of the parish council by its Neighbourhood Plan consultants (Directions Planning Consultancy Ltd), originally in September 2019 and subsequently updated in January 2021, in respect of the Strensall with Towthorpe Neighbourhood Plan (see separate Screening Report and Determination document) advised that, in respect of SEA screening:-

The assessment indicates a range of possible minor positive environmental effects as a result of the draft plan policies. No likely significant environmental effects have been identified.

And in respect of HRA screening:-

The assessment undertaken concludes the draft NDP is not likely to have a significant effect on a European site either alone or in combination with other plans or projects. This was the preliminary view reached prior to consulting Natural England. Feedback from the consultees received has resulted in changes and updates to the HRA screening work but the overall conclusions remain the same.

Comments received during statutory Regulation 14 consultation on the Pre-Submission NDP resulted in a number of changes to the wording of NDP policies. However none of the changes were considered material in respect of either SEA or HRA screening and the conclusions of the updated screening report remain unchanged.

7. CONCLUSIONS

This Strensall with Towthorpe Neighbourhood Plan Basic Conditions Statement addresses each of the four 'basic conditions' required by the Regulations and demonstrates that the Strensall with Towthorpe Neighbourhood 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 Strensall with Towthorpe Neighbourhood 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 'development plan' for York;
- Contributes to the achievement of sustainable development;
- Does not breach and is otherwise compatible with EU obligations.

It is therefore respectfully suggested that the Strensall with Towthorpe Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act and subject to Examination can proceed to a Referendum.