

WELFORD-ON-AVON NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

1. Introduction

- 1.1 This statement has been prepared by Welford-on-Avon Parish Council to accompany the submission of its Neighbourhood Development Plan (hereafter called the Welford Plan) to Stratford-on-Avon District Council.
- 1.2 In accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, this statement explains how the proposed Neighbourhood Development Plan meets the basic conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

2. Legal Requirements

- 2.1 The Welford Plan has been prepared by Welford-on-Avon Parish Council, the qualifying body for the Neighbourhood Area.
- 2.2 The application to designate the Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2 S6) was submitted to Stratford-on-Avon District Council on 11 March 2013. The application was approved by the District Council on 17 June 2013.
- 2.3 A copy of:
 - the Decision Notice in respect of the Neighbourhood Area application is attached as Appendix 1; and
 - a map showing the boundary of the Neighbourhood Area is attached as Appendix 2.
- 2.4 The whole of the parish of Welford-on-Avon is included within the designated Neighbourhood Area.
- 2.5 The Welford Plan contains policies relating to the development and use of land within the Neighbourhood Area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.6 The Welford Plan covers the plan period from 2011 to 2031. The plan period has been chosen to align with the dates of the emerging Core Strategy being prepared by Stratford-on-Avon District Council.
- 2.7 The draft plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.8 The Welford Plan relates only to the parish of Welford-on-Avon. It does not relate to more than one neighbourhood area.
- 2.9 There are no other neighbourhood development plans in place within the Neighbourhood Area.

3. The Basic Conditions

- 3.1 The Neighbourhood Planning (General) Regulations 2012 state that this statement needs to set out how the Neighbourhood Development Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.
- 3.2 There are five basic conditions that are relevant to a neighbourhood plan. These are:
- 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 does not breach, and is otherwise compatible with EU obligations
 - prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Welford Plan

- 3.3 This statement thereby sets out how the Welford Plan has addressed each of these basic conditions.
- 3.4 Having regard to national policies and advice contained in guidance
- 3.5 The Welford Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF). It is also mindful of the Planning Practice Guidance published by the Government in April 2014.
- 3.6 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Table 1: General conformity with the NPPF on neighbourhood planning

NPPF Paragraph Reference	Comment
<i>16 - The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should: develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.</i>	The Parish Council believes that the Welford Plan is planning positively to support the strategic development needs of the district by supporting housing development for which there is objectively assessed local need - which in itself supports economic development. It also seeks to protect and enhance leisure and community assets for the benefit of both the local community and visitors. It finally seeks to ensure that that development enhances and sustains the historic character of Welford-on-Avon and the distinctive rural environment whilst at the same time reducing the harmful impact of road traffic on local health and heritage assets.
<i>183 - Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:</i> <ul style="list-style-type: none"> <i>• set planning policies through neighbourhood plans to determine decisions on planning applications; and</i> <i>• grant planning permission through Neighbourhood Development Orders and</i> 	<p>The Parish Council, through regular consultation with residents, believes the Welford Plan establishes a compelling vision for Welford-on-Avon up until 2031 together with a series of objectives and related policies which reflect the views of the majority of the local community.</p> <p>When adopted, these policies – which align with relevant saved policies of the development plan and developing strategic policies in the Stratford District</p>

<i>Community Right to Build Orders for specific development which complies with the order.</i>	Local Plan - will allow residents to have a major role in determining future planning applications.
<i>184 - Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</i>	<p>The Parish Council believes the Welford Plan is in general conformity with all the relevant saved policies of the development plan but also anticipates the emerging Stratford District Local Plan, with its strategic housing and other policies.</p> <p>More specifically, the Welford Plan makes provision for further housing development. Whilst approvals for new housing development since the inception of the Plan Period in 2011 already exceed by a significant margin the proposed allocation for local service villages, this Plan sets out a series of criteria by which any future development proposals should be assessed.</p> <p>The Welford Plan also reflects the significant social and environmental – both natural and heritage – constraints within the plan area.</p>
<i>Para 185 - Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</i>	<p>The Welford Plan avoids duplicating saved and proposed Stratford District development plan policies. It does this through a series of policies which, whilst being in conformity with the NPPF and the District's policies, focus specifically on development within the Welford-on-Avon Neighbourhood Plan area.</p> <p>Once made, the Welford Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.</p>

3.7 The draft plan includes a specific NPPF conformity reference for each policy in the supporting justification.

3.8 Set out in Table 2 below is a brief summary of how each policy conforms to 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 2: Conformity of neighbourhood plan policies to the NPPF

Policy No	NPPF: Specific Neighbourhood Plan Reference: para(s)	NPPF: General Reference para(s)	Comments
HE1	17, 58	109, 113	Protects key views of and around Welford
HE2	17, 58, 76, 78	64, 109, 114, 118	Protects green spaces that are special to the community from inappropriate development
HE3	17, 58, 76, 77, 78	64, 109, 126	Sets out criteria by which development adjacent to green spaces would be permitted
HE4	17, 58, 76, 77, 78	53, 64, 126, 129-141	Protects designated and undesignated heritage assets from unnecessary loss or inappropriate development
HE5	17, 58	112, 113	Ensures that prime farming land is not used for development and the two historic settlements maintain their individual identities
HE6	17, 28, 58	55, 109, 111-3,	Identifies development permitted in open

		129-141	countryside balancing economic and environmental factors
HE7	17, 58	109, 113, 118	Ensures that development protects and enhances the local landscapes
HE8	17, 58	73, 74	Protects the village allotments as public, recreational space
HE9	17, 58	94, 100-104	Ensures that development in the flood plain of the River Avon does not increase flood risk either in the locality or further downstream
INF1	17, 58	42, 125	Maintains the present level of ambient street lighting whilst at the same time reducing energy consumption
INF2	17	21, 177	Ensures that development takes place at a pace compatible with the provision of key infrastructure services
INF3	17, 58, 69	37, 38, 70, 72	Ensures that access to local primary education provision is in step with development
HLU1	17, 58	32, 47, 48, 66	Provides criteria with which further development should conform
HLU2	17, 58	47	Set out phasing of development in conformity with the proposed Local Plan
HLU3	17, 58, 97	55, 60, 64, 69, 126	Establishes design criteria to ensure that all development is of the highest architectural standard and respects the particular character of the neighbourhood
HLU4	17, 58, 69	35, 69, 70	Reduces unnecessary car journeys and promotes social cohesion by increasing the network of footpaths and cycle-ways
HLU5	17, 58	50	Ensures that future housing development meets the identified needs of the community
HLU6	17, 58	53, 66	Guards against inappropriate back-land or garden development
HLU7	17, 58	109, 112, 113, 126	Provides guidelines for development at the edge of the village which balance the provision of new homes whilst protecting and maintaining the distinctiveness of the natural environment
HLU8	17, 58	60, 61	Ensures that new building is of a size compatible with the local character
HLU9	17, 58	50, 66	Ensures that further site development has been fully discussed with the community and meets objectively assessed local need

- 3.9 It is thereby concluded that the Welford Plan has appropriate regard to the National Planning Policy Framework. The Parish Council is not aware of any other relevant national policies and advice that the Neighbourhood Development Plan should have had regard to.

Contributes to the achievement of sustainable development

- 3.10 A Sustainability Appraisal has not been undertaken as this is not a statutory requirement for a Neighbourhood Development Plan. However the Welford Plan has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver economic, social and environmental benefits for Welford-on-Avon.
- 3.11 The objectives of the Welford Plan promote sustainable development by supporting a balance of social, economic and environmental goals. Its economic goal is to provide a balance of housing types and size which, through objectively assessed housing need, ensures the sustainability of local business and services.

Its social goal is to secure the long term future of our valued community, education and cultural facilities by ensuring that development is in accordance with the ability of these local services to meet increased demand. Its environmental goal is to ensure that development enhances and sustains the historic character of Welford-on-Avon and the distinctive rural environment; to minimise energy consumption; to enhance local green spaces; and to reduce the harmful impact of road traffic on local health and heritage assets.

- 3.12 The Table below has assessed the Welford Plan's policies in terms of how they will deliver sustainable development in terms of the economic, social and environmental implications.

Table 3: Assessment of sustainability of neighbourhood plan policies

Policy No	Economic Factors	Social Factors	Environmental Factors	Comment
HE1	+	+	++	The Policy will have a very positive environmental impact by maintaining the distinctive nature of the landscape around Welford-on-Avon and views into the village. This will also generate positive economic and social impacts.
HE2	+	++	++	The Policy will have a very positive environmental impact by protecting a wide range of green infrastructure assets that are enjoyed by the local community,
HE3	+	++	++	The Policy will have a very positive environmental impact by protecting a wide range of green infrastructure assets that are enjoyed by the local community,
HE4	+	++	++	The Policy will have a very positive social and environmental impact by encouraging the protection of a wide range of local heritage assets from unnecessary loss or inappropriate development. In doing so, there will also be economic benefits. .
HE5	0	++	+	The Policy will have a very positive environmental and social impact by ensuring that the individual identities of the two historic settlements are maintained.
HE6	+	+	++	The Policy will have a very positive environmental impact by ensuring that development in open countryside is only permitted once positive economic and/or social impact can be demonstrated. There is a further environmental impact by encouraging the use of brownfield sites.
HE7	+	+	++	The Policy will have a very positive environmental impact by ensuring that development protects and enhances the local landscapes
HE8	+	++	++	The Policy will have a very positive environmental and social impact by ensuring that the village allotments are protected as public, recreational space
HE9	0	+	++	The Policy will have a very positive environmental impact by ensuring that development in the flood plain does not increase flood risk either in the locality or further downstream
INF1	0	+	++	The Policy will have positive environmental and social impacts by ensuring that ambient street lighting is at a level preferred by the community
INF2	+	++	+	The Policy will have a very positive social impact by ensuring that development does not cause a diminution of infrastructure services to existing residents

INF3	++	++	++	The Policy will have a very positive environmental and social impact by ensuring that there is access to primary school education within the locality reducing the need to travel and enhancing social integration
HLU1	+	+	+	The Policy will have a positive impact on sustainability by ensuring that future housing development meets meet the objectively assessed needs of the community
HLU2	+	+	+	The Policy will have a positive impact on sustainability by ensuring that future housing development is phased in accordance with the objectively assessed needs of the community
HLU3	+	++	++	The Policy will have a very positive environmental and social impact and positive economic benefit by ensuring that the highest levels of design and that developments complement the character of the neighbourhood.
HLU4	+	++	++	The Policy will have a very positive environmental and social impact and positive economic benefit by reducing unnecessary car journeys and promoting social cohesion by increasing the already extensive network of footpaths and cycle-ways
HLU5	0	++	0	The Policy will have a very positive social impact by ensuring that future housing development meets the objectively assessed needs of the community
HLU6	0	+	++	The Policy will have a very positive environmental impact by guarding against inappropriate back-land or garden development
HLU7	+	+	++	The Policy will have a positive impact on sustainability by ensuring that any new housing development on the edge of the village protects and maintains the distinctiveness of the natural environment
HLU8	0	0	+	The Policy will have a positive environmental impact by ensuring that new buildings are of a size compatible with the local character
HLU9	0	+	+	The Policy will have a very social and environmental impact by ensuring that further site development has been discussed with the community and meets the objectively assessed needs of the community

Key

++	very positive impact
+	positive impact
0	neutral
-	negative impact
--	very negative impact

- 3.13 The table shows that overall the plan's policies positively contribute to the achievement of sustainable development.

General conformity with the strategic policies of the development plan

- 3.14 The Welford Plan has been prepared to ensure its general conformity with the development plan for the area.

- 3.15 The District Local Plan sets out the District Council's policies and proposals for the development and use of land in Stratford District. It is used as a basis for considering all planning applications, including those for new housing, industrial and commercial development.
- 3.16 The current Local Plan Review was adopted on 14 July 2006. However the Local Plan Review expired on 14 July 2009. Most of the policies and proposals it contained have been 'saved' and continue to be applied together with the provisions of the National Planning Policy Framework (NPPF). They will remain in force until they are replaced by a new Development Plan – the Stratford Core Strategy.
- 3.17 The Welford Plan has thereby been prepared to ensure its general conformity with the development plan for the area. The following Table sets out how each policy is in general conformity with the appropriate strategic policies in the development plan.

Table 4: Conformity of neighbourhood plan policies with the strategic policies in the development plan

Relevant saved policy in Local Plan Review	Policy Ref	Comment on general conformity
STR1	HLU1	Welford is now defined as a Local Service Village equivalent to a Local Centre Village under policy STR1
STR2	HLU1	The total number of houses is now significantly higher than envisaged under the saved policies.
STR2A	HLU2	The Welford Plan conforms to the phasing proposals from the local plan.
STR2B	HLU3, HLU6, HLU7	The Welford Plan balances the general requirement for efficient use of land with the extant densities in different parts of the village.
STR3	N/A	Not relevant, industrial development
STR4	HE6	Supports development on brownfield sites but has not undertaken any site allocation in the Welford Plan.
PR1	HE1-HE9, INF1, INF3 HLU1-HLU9	Full conformity throughout the Welford Plan
PR2	N/A	Welford does not have any Green Belt
PR5	HE1-HE9, INF2, HLU1, HLU2, HLU6, HLU7	The Welford Plan takes the conservation of our physical resources very seriously.
PR6		The policies are neutral but the plan is supportive of renewables.
PR7	HE9	The Welford Plan is supportive of the Environment Agency recommendations on development within the area which is congruent with PR7.
PR8	INF1, INF2	The Welford Plan is strongly against light pollution and proactively encourages infrastructure management to avoid potential pollution or contamination.
PR9	N/A	Hazardous substances are not specifically covered in the Welford Plan over and above the saved policies.
PR10	N/A	There are no proposals to develop any safeguarded land particularly the old Stratford – Cheltenham railway line
PR11	N/A	The Welford Plan is neutral on this policy
EF1	N/A	Not applicable we are outside the Cotswold AONB
EF3	N/A	Not applicable to our area.
EF4	HE4	Welford Plan protects all heritage assets
EF5	N/A	Not applicable to our area.
EF6	HE2	The Welford Plan fully supports protection of SSSI and Local Wildlife spaces.
EF7	HE2	The Welford Plan fully supports protection of SSSI and Local Wildlife spaces and now QEII Fields in Trust scheme.

EF9	HE7, HLU7	The Welford Plan supports the protection of woodland
EF10	HE4, HE7, HLU4, HLU7	The Welford Plan supports the preservation of woodland and hedgerows.
EF11	HE4	The Welford Plan protects all archaeological and heritage assets
EF11A & EF11B	N/A	This section is not specifically covered in the Welford Plan over and above the saved policies.
EF12	HE4	The Welford Plan does not recommend any extension or alteration to the currently extensive Conservation Area in the village.
EF13	HE4, HLU3	The Welford Plan makes specific policies to address the preservation and enhancement of the Conservation Area
EF14	HE4	The Welford Plan supports the preservation and enhancement of Listed Buildings and the immediate environment around them.
DEV1	HLU1, HLU3-HLU9	The Welford Plan is extensively supportive of this policy
DEV2	HE7, HLU3, HLU6, HLU7	The Welford Plan is extensively supportive of this policy
DEV3		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV4	HLU4	The Welford Plan is supportive of this policy
DEV5		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV6	INF2, HLU2	The Welford Plan is supportive of this policy
DEV7	INF2, HE7	The Welford Plan is supportive of this policy
DEV8		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV9		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV10		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV11		This section is not specifically covered in the Welford Plan over and above the saved policies.
DEV12	INF2	The delivery of broadband is supported by INF2, The construction of masts and other equipment is supported subject to them conforming to the development policies in the Welford Plan.
DEV14		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM1	HLU1	The Welford Plan is supportive of this policy
COM2		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM3		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM4		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM5		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM6	HE8	The Welford Plan is supportive of this policy
COM7		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM8		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM8A		This section is not specifically covered in the Welford Plan over and above the saved policies.

COM9	HLU4	The Welford Plan is supportive of this policy
COM10		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM11A		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM12		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM13		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM14	HLU5	The Welford Plan is supportive of this policy
COM15	HLU3	The Welford Plan is supportive of this policy through its call for adherence to 'Building for Life 12'.
COM16		This section is not specifically covered in the Welford Plan over and above the saved policies
COM17	HE6	The Welford Plan is supportive of this policy to encourage appropriate development in the countryside to support business.
COM18	See Economic Development Section	The Welford Plan is supportive of this policy
COM19		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM21		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM22		This section is not specifically covered in the Welford Plan over and above the saved policies.
COM23		This section is not specifically covered in the Welford Plan over and above the saved policies.
ALL SUA, MRC, BID, HEN, KIN, SOU, STUD, WELL,	N/A	These apply to specific locations in the District and are not relevant to Welford-on-Avon Neighbourhood Plan Area.
CTY1	HE6	The Welford Plan is supportive of this policy
CTY2	HE6	The Welford Plan is supportive of this policy
CTY2A	HE6	The Welford Plan is supportive of this policy
CTY3		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY4A		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY4		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY5		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY7		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY8	HLU9	The Welford Plan is supportive of this policy
CTY9	HLU9	The Welford Plan is supportive of this policy
CTY10	HE6	The Welford Plan is supportive of this policy
CTY12		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY13	HE6	The Welford Plan is supportive of this policy
CTY14	HE6	The Welford Plan is supportive of this policy
CTY16		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY18		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY19		This section is not specifically covered in the Welford Plan

		over and above the saved policies.
CTY20		This section is not specifically covered in the Welford Plan over and above the saved policies.
CTY.F		This section is not specifically covered in the Welford Plan over and above the saved policies.
IMP.1		This section is not specifically covered in the Welford Plan over and above the saved policies.
IMP.2		This section is not specifically covered in the Welford Plan over and above the saved policies.
IMP.3		This section is not specifically covered in the Welford Plan over and above the saved policies.
IMP.4	INF2, INF3	The Welford Plan is supportive of this policy
IMP.5		This section is not specifically covered in the Welford Plan over and above the saved policies.
IMP.6	HLU1	The Welford Plan is supportive of this policy
IMP.7		This section is not specifically covered in the Welford Plan over and above the saved policies.

- 3.18 The above demonstrates that the policies in the Welford Plan are in general conformity with the saved policies in the District Council's Local Plan Review.
- 3.19 This basic condition does not require the draft plan to also be tested against the policies in the emerging Core Strategy. Nevertheless the Parish Council has been mindful of the emerging Core Strategy, especially the up-to-date evidence base that has supported its preparation and the draft policies. The Core Strategy underwent examination in January 2015. The Inspector published his Interim Conclusions in March 2015 requesting that further be undertaken work on the Objective Assessment of Housing Need, the Sustainability Appraisal and the housing supply trajectory. The District Council is currently undertaking this additional work and it is intended that the examination will be resumed around 23 October 2015. Throughout the draft plan reference is thereby made to the latest draft of the emerging Core Strategy. In particular the appropriate policies in the emerging Core Strategy are cross referenced in the justification to the neighbourhood plan policies.

The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations

- 3.20 Attached as Appendix 3 is a letter dated 7th May 2015 from Stratford-on-Avon District Council confirming that the Welford Plan is unlikely to have significant environmental effect. The preparation of a Strategic Environmental Assessment was therefore not deemed necessary. SDC's full screening document is included as Appendix 4.
- 3.21 This letter also confirmed that the Neighbourhood Area did not include or was not close to any European designated nature site and therefore did not require an Appropriate Assessment under the EU Habitats Regulations.
- 3.22 The Welford Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

4. Conclusion

- 4.1 This Statement demonstrates that the Welford Plan prepared by Welford-on-Avon Parish Council meets all the legal requirements and the basic conditions described in Schedule 4B to the Town and Country Planning Act 1990.

Decision Notice in respect of the Welford-on-Avon application to Stratford-on-Avon District Council to designate a Neighbourhood Area

Direct Line : 01789 260 333
e-mail : Fiona.blundell@stratford-dc.gov.uk
My ref :
Your ref :
Date : 9 July 2013



Vanessa Lowe
Welford-on-Avon Parish Council
The Headland
Headland Road
Welford-on-Avon
CV37 8ER

9 July 2013

Dear Vanessa,

DECISION REGARDING DESIGNATION OF WELFORD-ON-AVON NEIGHBOURHOOD AREA UNDER SECTION 61G (1) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

This letter confirms that Stratford-on-Avon District Council Cabinet agreed, at a meeting on 17 June 2013, to designate the area shown on Map 1 below as the 'Welford-on-Avon Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by Welford-on-Avon Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H (1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Welford-on-Avon
- b) Map of neighbourhood area: see attached
- c) Relevant body: Welford-on-Avon Parish Council

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dave Nash'.

Dave Nash
Policy Manager (Planning and Policy)

Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX

telephone 01789 267575

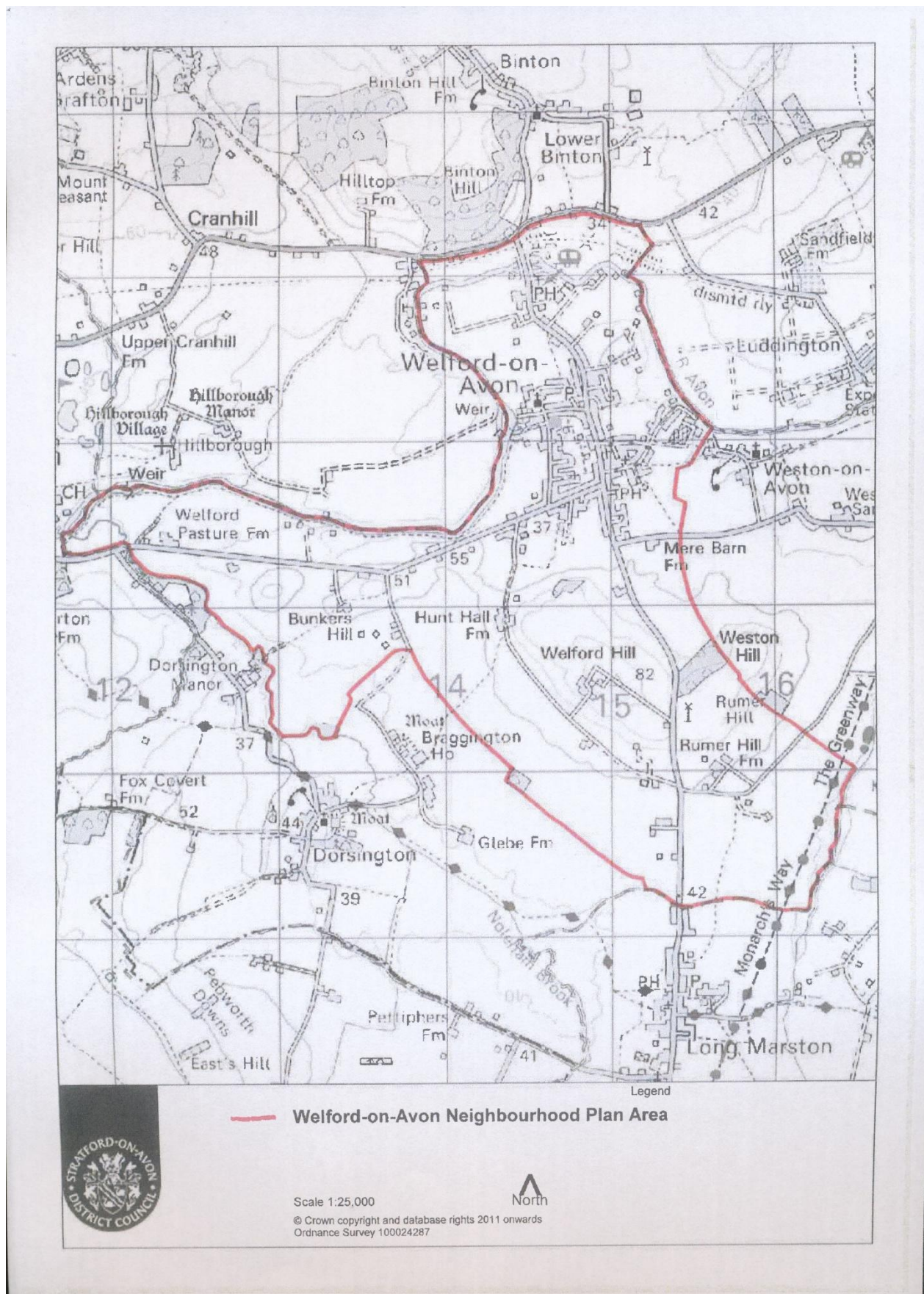
minicom 01789 260747

website www.stratford.gov.uk

DX700737 STRATFORD-ON-AVON 2

Stratford-on-Avon District Council

Map of Welford-on-Avon Neighbourhood Area



Decision Notice in respect of the Strategic Environmental Assessment Screening Determination undertaken by Stratford-on-Avon District Council

Direct Line : 01789 260320
e-mail : Matthew.neal@stratford-dc.gov.uk
My ref : Welford-on-Avon NDP
Your ref :

Date : 7 May 2015

Welford-on-Avon Neighbourhood
Development Plan Steering Group
c/o Mr P. White
(e-mail only)



Dear Mr White,

WELFORD-ON-AVON NEIGHBOURHOOD DEVELOPMENT PLAN SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

In accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 and The Conservation of Habitats & Species Regulations 2010, the District Council prepared a screening report in March this year to determine whether the Welford-on-Avon Neighbourhood Development Plan (WANDP) should be subject to a Strategic Environmental Assessment (SEA).

The screening report explored the potential effects of the proposed WANDP and concluded that on the basis of the SEA Screening Assessment, the WANDP would not result in significant environmental effects in relation to criteria set out in the SEA Regulations or the Habitats and Species Regulations.

This screening document was subsequently submitted to the statutory environmental bodies of English Heritage, Environment Agency and Natural England for comment, in accordance with the SEA Regulations. The three consultees concurred with the Council that the preparation of a Strategic Environmental Assessment was currently unlikely to be required.

Copies of the SEA Screening Document and replies of the statutory consultees have been passed to you for your records.

I hope this is sufficient for your needs. However, should you have any queries please do not hesitate to contact Matthew Neal, whose details are at the top of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dave Nash'.

Dave Nash
Policy Manager (Planning and Policy)

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**Strategic Environmental Assessment and Habitats Regulations Assessment Screening
Document (attached as a separate PDF file)**