



# CASTLE CARY & ANSFORD

## Neighbourhood Plan 2016–2028

---

### Basic Conditions *Statement*

Submitted to South Somerset District Council  
under Regulation 15 of the Neighbourhood Plan Regulations  
September 2018

# Castle Cary & Ansford Neighbourhood Plan 2016–2028

## Basic Conditions Statement

October 2018

### 1. Legal Requirements

1.1 This Statement has been prepared by the Castle Cary & Ansford Neighbourhood Plan working group on behalf of Castle Cary Town Council and Ansford Parish Council to accompany their submission to the local planning authority, South Somerset District Council (SSDC), of the Castle Cary & Ansford Neighbourhood Plan (the NP) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations).

1.2 The Neighbourhood Plan has been prepared jointly by the Castle Cary Town Council and Ansford Parish Council, each a qualifying body, for the Neighbourhood Area covering the parishes of Castle Cary and Ansford, as designated by SSDC on 4 June 2015.

1.3 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 is from 2016 to 2028 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four ‘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.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- a. having regard to national policies and advice contained in guidance issued by the secretary of state, it is appropriate to make the neighbourhood development plan;
- b. the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- c. the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- d. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

### 2. National Planning Policy and Guidance

2.1 The NP has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) published in April 2012, and in accordance with guidance set out in National Planning Practice Guidance published in April 2014.

2.2 In August 2018, after the completion of the NP, the government published a revised NPPF (NPPF2). However, para 214 of NPPF2 indicates that for plans submitted on or before 24 January 2019 the policies in the previous (2012) NPPF will continue to apply for the

purposes of examination. Consequently this document is not required to address the policies and guidance of NPPF2.

2.3 The table below sets out a summary of how each policy of the NP has regard to the NPPF of April 2012. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

<b>NP policy</b>	<b>Policy Title</b>	<b>NPPF paras</b>	<b>Commentary</b>
DP1	Designing for the neighbourhood	56, 57, 58, 60, 61, 63, 64, 66	Policy seeks high quality design in conjunction with local distinctiveness
HOU1	Housing development within the settlement area	47, 49, 111	Encouraging use of previously developed land
HOU2	Housing development within the direction of growth	47, 50	In circumstances of an apparent over-supply of permissions, seeking a better balance between greenfield and brownfield development and between housing and employment development in the interests of sustainability
EMP1	Delivery of further employment land	18, 19, 20, 28	Positive approach to supporting sustainable economic growth
EMP2	Expansion of existing employment premises	18, 19, 20, 28	Positive approach to supporting sustainable economic growth
TOU1	New and enhanced tourist facilities and visitor accommodation	28	Positive approach to rural tourism as an aspect of economic growth
TC1	Loss of retail or similar premises	23, 70	Recognising the town centre as the heart of the community and guarding against loss of significant town centre uses and activities
TC2	Town centre parking	39, 40	Maintaining parking for town centre visitors
TRA1	Opportunities to improve the transport network	29, 35, 41	Encouraging sustainable forms of transport
TRA2	HGV traffic at local highway hotspots	32	Guarding against loss of residential amenity and supporting highway safety
INF1	Expanding primary school provision	34, 35, 37, 38, 72	Encouraging school provision at a location which minimises travel distances and encourages trips linked to the town centre

INF2	Youth facilities provision	69, 70	Encouraging a healthy community and guarding against the loss of valued facilities
INF3	Community hall provision	69, 70	Encouraging a healthy community and guarding against the loss of valued facilities
INF4	Protection of important social and community facilities	69, 70	Encouraging a healthy community and guarding against the loss of valued facilities
ENV1	Protection of green corridors and natural environment	75, 109	Protecting rights of way and enhancing the rural environment
ENV2	Local green spaces	73, 74, 76, 77	Encouraging a healthy community and maintaining open spaces for sport, recreation and public enjoyment

### 3. General conformity with the strategic policies of the development plan

3.1 The development plan relevant to Castle Cary and Ansford is the South Somerset Local Plan 2006-2028 adopted in March 2015.

3.2 The NP has been prepared to ensure its general conformity with the development plan, by translating district-wide policy into a plan which provides locally specific detail based on local distinctiveness and aspirations. The table below sets out how each NP policy is in general conformity with the relevant policies of the adopted Local Plan.

<b>NP policy</b>	<b>Policy Title</b>	<b>Local Plan policy</b>	<b>Commentary</b>
DP1	Designing for the neighbourhood	EQ2 General development	Applying LP policy in a form which relates to local needs and distinctiveness
HOU1	Housing development within the settlement area	SS1 Settlement Strategy SS4 District wide housing provision SS7 Phasing of previously developed land HG2 Use of previously developed land for new housing development	Encouraging use of previously developed land
HOU2	Housing development within the direction of growth	SS1 Settlement Strategy SS4 District wide housing provision SS5 Delivering new housing growth LMT1 Ansford/Castle Cary direction of growth and link road HG3 Provision of affordable housing	In circumstances of an apparent over-supply of permissions within the direction of growth, seeking a better balance between greenfield and brownfield development and between housing and employment development in the interests of sustainability
EMP1	Delivery of further employment land	SS1 Settlement Strategy SS3 Delivering new employment land	Positive approach to supporting sustainable economic growth and development of new employment land
EMP2	Expansion of existing employment premises		Positive approach to supporting and retaining local employment
TOU1	New and enhanced tourist facilities and visitor accommodation	EP8 New and enhanced tourist facilities	Locally distinctive approach to rural tourism as an aspect of economic growth

TC1	Loss of retail or similar premises	EP9 Retail hierarchy EP13 Protection of retail frontages EP15 Protection and provision of local shops, community facilities and services	Recognising the town centre as the heart of the community and guarding against loss of significant town centre uses and activities
TC2	Town centre parking	TA6 Parking standards	Prioritising parking for town centre visitors
TRA1	Opportunities to improve the transport network	TA1 Low carbon travel	Encouraging sustainable forms of transport
TRA2	HGV traffic at local highway hotspots	TA5 Transport impact of new development	Guarding against loss of residential amenity and supporting highway safety
INF1	Expanding primary school provision	SS6 Infrastructure delivery	Encouraging school provision at a location which minimises travel distances and encourages trips linked to the town centre
INF2	Youth facilities provision	SS6 Infrastructure delivery	Encouraging a healthy community and guarding against the loss of valued facilities
INF3	Community hall provision	SS6 Infrastructure delivery	Encouraging a healthy community and guarding against the loss of valued facilities
INF4	Protection of important social and community facilities	EP15 Protection and provision of local shops, community facilities and services	Encouraging a healthy community and guarding against the loss of valued facilities
ENV1	Protection of green corridors and natural environment	HW1 Provision of open space, outdoor playing space, sports, cultural and community facilities in new development EQ5 Green infrastructure	Protecting rights of way and enhancing the rural environment
ENV2	Local green spaces	EQ5 Green infrastructure	Encouraging a healthy community and identifying locally significant open spaces for sport, recreation and public enjoyment

#### 4. Contribution to the achievement of sustainable development

4.1 There is no specific requirement for neighbourhood plans to undertake their own Sustainability Appraisal, and in this instance the screening opinion issued by the SSDC in December 2017 confirms that no Strategic Environmental Assessment is required. Nevertheless, the NP has been prepared with sustainability issues as a central consideration, the over-riding vision of the plan being expressed on the opening page: *to allow for sustainable growth in housing and employment, together with community facilities to meet local needs, whilst promoting an attractive environment that continues to protect and enhance the unique character and heritage of the town.*

4.2 The NPPF confirms and that planning needs to contribute to each of the economic, social and environmental roles within the overall definition of sustainability. The NP contributes to:

- a. the economic role, by encouraging the retention of existing and the provision of new economic development in the industrial, tourism, education and retail sectors (EMP1, EMP2, TOU1, INF1, TC1, INF4)
- b. the social role, by encouraging housing development which includes social and affordable housing (HOU1, HOU2), seeking to enhance community facilities for all age groups (INF1, INF2, INF3, INF4), promoting health and well-being by protecting local green spaces(ENV2), encouraging safe and sustainable walking and cycle routes (TRA1) and encouraging the delivery of highway safety (TRA2)
- c. the environmental role, by promoting good design (DP1) and the protection of the natural environment (ENV1).

4.3 The table below demonstrates how the policies contribute to different aspects of sustainability, using the following symbols:

- ++ strongly support
- + support
- / not applicable or neutral
- not support

NP policy	Policy Title	Economic	Social	Environmental
DP1	Designing for the neighbourhood	/	+	++
HOU1	Housing development within the settlement area	/	+	+
HOU2	Housing development within the direction of growth	/	+	/

EMP1	Delivery of further employment land	++	+	/
EMP2	Expansion of existing employment premises	+	+	/
TOU1	New and enhanced tourist facilities and visitor accommodation	+	/	+
TC1	Loss of retail or similar premises	+	+	/
TC2	Town centre parking	+	/	/
TRA1	Opportunities to improve the transport network	/	+	+
TRA2	HGV traffic at local highway hotspots	/	+	+
INF1	Expanding primary school provision	/	+	/
INF2	Youth facilities provision	/	++	/
INF3	Community hall provision	/	++	/
INF4	Protection of important social and community facilities	/	++	/
ENV1	Protection of green corridors and natural environment	-	+	++
ENV2	Local green spaces	-	+	++

## 5. Compatibility with EU obligations and legislation

5.1 The NP has been the subject of a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening by SSDC in December 2017. The screening report concluded that, in the light of responses from consultees and the council's own findings, there was no requirement for a full SEA or HRA to be undertaken.

5.2 The NP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The Plan has been produced with full regard to national policy guidance, which is compatible with the convention. The Plan has been produced in full consultation with the local community and wider stakeholders. The Plan does not contain policies that would infringe the human rights of residents or other stakeholders over and above existing strategic policies at national or local level.