

**BROSELEY TOWN COUNCIL
NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038**

REGULATION 15 BASIC CONDITIONS STATEMENT



**BASIC CONDITIONS STATEMENT FOR THE BROSELEY NEIGHBOURHOOD
DEVELOPMENT PLAN AS REQUIRED AT REGULATION 15**

1.0 INTRODUCTION

1.1 This Basic Conditions Statement has been produced to explain how the Broseley Neighbourhood Development Plan (NDP) and also referred to as the Plan, has been prepared in accordance with the Neighbourhood Planning General Regulations 2015 and how the Basic Conditions of neighbourhood planning and other considerations as prescribed by paragraph 8(2) of schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

1.2 The Statement addresses each of the Basic Conditions required by the Regulations and explains how the submitted NDP meets the requirements of paragraph 8(2) of schedule 4B to the Town and Country Planning Act 1990.

1.3 The Regulations state that a Neighbourhood Plan will be considered to have met the Basic Conditions if:

- * Having regard to national policies and advice 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
(as adopted by the UK government under the Environmental assessment of Plans and programmes Regulations 2004)

Supporting Documents and Evidence

1.4 The Neighbourhood Plan is supported by this Basic Conditions Statement, a Consultation Statement, a Strategic Environmental Assessment (SEA) Screening Statement, a Habitat Regulation (HRA) Screening Report prepared by Shropshire Council, an application for the designation of the NDP boundary and evidence gathered during consultation and early engagement. The evidence gathered together with supporting documents is included the Neighbourhood Plan first approved by Broseley Town Council on 10th. March 2020, with this Section 15 version approved by BTC on April 29th 2021.

Key Statements

1.5 Broseley Town Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own administrative area.

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

1.6 The Neighbourhood Plan includes the whole of the administrative area of Broseley Town Council, the boundaries being the same as shown on the map accompanying the Neighbourhood Area designation application.

1.7 The Broseley Neighbourhood Development Plan covers the period 2020 to 2038 in conformity with the Shropshire adopted Core strategy March 2011 and the adopted Shropshire Site Allocations and Management of Development Plan (SAMDev) December 2015 and the emerging Shropshire Local Plan Review 2016 to 2038.

1.8 The NDP does not relate to more than one Neighbourhood Area. It is solely related to the administrative area of Broseley Town Council as designated by Shropshire Council on 17th. September 2018.

2.0 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 The National Planning Policy Framework (NPPF) refers to Neighbourhood Plans in sections 2, 3, 5, 8, 12 and 13 and seeks that those plans have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act, which refers to “the adopted development plan”. The Broseley NDP was developed under the 2018, and 2019 versions of the NPPF, with paragraph references in this Statement updated to match the changes in the 2021 version of the NPPF.

2.2 This section of the Basic Conditions Statement demonstrates that the NDP has regard to the relevant policies in the NPPF in relation to:

- a) Achieving Sustainable Development
- b) Delivering a sufficient supply of homes
- c) Building a strong and competitive economy
- d) Ensuring the vitality of town centres
- e) Promoting healthy and safe communities
- f) Promoting sustainable transport
- g) Supporting high quality communications
- h)Making effective use of land Achieving well designed places
- i) Protecting Green Belt land
- j) Meeting the challenge of climate change, flooding and coastal change
- k) Conserving the natural environment
- l) Conserving the historic environment
- m) Facilitation the sustainable use of minerals

2.3 The Broseley Plan has ten policy objectives that form the basis for the planning policies set out in the Plan. The objectives focus on:

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

- a) Housing
- b) Employment and jobs
- c) Green spaces and green infrastructure
- d) Traffic and accessibility
- e) Conservation and heritage
- f) Community resources
- g) Sport leisure and recreation
- h) Supporting the visitor economy
- i) Sustainable development and climate change

2.4 Table 1 below summarizes the NDP objectives and which NPPF policy area each objective seeks to address.

Table 1. Neighbourhood Plan objectives and NPPF Policy Areas

Broseley NDP Objective	NPPF Policy Area
Housing – scale, mix, tenure, quality and location within the Broseley development boundary.	Achieving sustainable development. Delivering a sufficient supply of homes. Achieving well designed places.
Employment and jobs – Creating a prosperous and sustainable economy range of local jobs and retention of existing employment sites. Providing a range of local jobs and retention of existing employment land and premises. Supporting the visitor economy.	Building a strong competitive economy and making effective use of land. Achieving sustainable development.
Green spaces and green infrastructure- Supporting a valued green environment with accessible and protected green spaces. Protecting and where possible enhancing the landscape, the natural environment and wildlife. Promoting Broseley’s green infrastructure in association with new development and to support the visitor economy.	Promoting healthy and safe communities. Achieving well designed places. Conserving and enhancing the natural environment. Achieving sustainable development.
Traffic and accessibility – Promoting road safety and healthier life styles through improvements to walking and cycling routes in association with new development. Reducing the impact of HGV vehicles passing through Broseley to support	Promoting sustainable transport. Promoting healthy and safe communities. Achieving sustainable development.

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

the visitor economy and tourism and road safety.	
Conservation and heritage – Protecting and promoting the Conservation Area whilst allowing a vibrant community to flourish. Protecting the historic street layout of Broseley by making sure that development is sensitive to Broseley’s heritage and character.	Conserving and enhancing the natural and historic environment. Promoting healthy and safe communities. Achieving sustainable development.
Community resources – Protecting and retaining existing facilities. Supporting the provision of new facilities for the future in association with partners and new development.	Promoting healthy and safe communities. Achieving sustainable development.
Sport, leisure and recreation – Protecting and enhancing existing provision Seeking to develop sport and recreation facilities where there is a current shortfall	Promoting healthy and safe communities Achieving sustainable development
Supporting the visitor economy – Promoting Broseley as a location for visitors and tourists to enjoy the town and explore the surrounding area. Protecting and developing the High Street to secure investment and improvements. Avoiding development that would detract from the quality of Broseley’s rural setting.	Building a strong competitive economy Conserving and enhancing the natural and historic environment. Promoting healthy and safe communities. Achieving sustainable development.
Achieving sustainable development and responding to climate change – Supporting energy efficiency in new buildings. Supporting local renewable energy projects. Ensuring that water infrastructure meets the needs of the developing town.	Meeting the challenge of climate change, flooding and coastal change Achieving sustainable development
Implementing the Plan	Plan-making. Achieving sustainable development.

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

See next page

2.5 Table 2 below provides a summary of how each policy in the Broseley NDP conforms to the NPPF.

Table 2 Assessment of how each Broseley NDP Policy Conforms to the NPPF

Policy No.	Policy	NPPF	Comment
A1	Design Statement	Establishing design principles and a shared vision for the area, paragraphs 28 & 29 Supporting a prosperous rural economy paragraph 84a	This policy is concerned with how a planned development should be carried out, so that it is in harmony with its setting, and contributes to the conservation, and, where possible, to the enhancement of the local environment.
DS.1 – DS.5, and DS.7	Design Principles	Achieving well designed spaces paragraphs 126-127, 129	These policies aim to set out design principles based on the character of the area.
DS.6	External lights	Limiting the impact of light pollution paragraph 185c	This policy aims to mitigate the impact of light pollution.
DS.8	Conservation area shopfronts	Conserving and enhancing the historic environment paragraphs 190, 206	This policy aims to protect Broseley's heritage, particularly with reference to the distinctive shop fronts on the High Street.
DS.9 and DS.10	Street Furniture and Advertising Boards	Promoting Sustainable Transport paragraph 112c	These policies aim to promote walking by discouraging unnecessary street clutter.
H01, H02, H03, H04, H05, H06	Housing	Delivering a sufficient supply	Policies support new housing and

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

		of homes Achieving well designed places Achieving sustainable development	high quality place led design offering a choice of quality homes including affordable housing
H07	Housing within the Conservation Area	Conserving and enhancing the natural and historic environment. Achieving well designed places. Delivering a sufficient supply of homes. Achieving sustainable development.	Policy supports new housing that is in keeping with the form and materials that define Broseley's character and heritage.
EJ1, EJ2, EJ3, EJ4, EJ5, EJ6	Economy and Jobs	Building a strong and competitive economy. Ensuring the viability of town centres. Achieving sustainable development.	Policies support new industrial, business and commercial development. Policies protect existing employment land and premises and Broseley town centre.
GR1-7	Green Spaces and Infrastructure, Sport and Leisure	Promoting safe and healthy communities. Achieving well designed places. Conserving and enhancing the natural and historic environment. Promoting sustainable transport , in particular paragraph 104c. Achieving sustainable	These Policies protect public open spaces and support access to green open space, sport and recreation. The term, 'Valued Green Space' is synonymous with the NPPF term 'local green space'. The phrase 'valued green space' has been used in the Plan because this term was used in the predecessor

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

		development.	Town Plan and therefore has a local resonance.
CH1,	Conservation, Heritage, Landscape and the Environment	Conserving and enhancing the natural and historic environment. Achieving Well Designed Spaces	Policies protect the Conservation Area and the historic street layout, character and qualities that define Broseley's heritage and character.
CH.2	Conservation, Heritage, Landscape and the Environment	Making Effective Use of Land paragraph 120b, Achieving Well Designed Spaces paragraph 130c	Policies protect the landscape and rural environment.
WA.1	Water Infrastructure	Conserving and enhancing the natural environment paragraph 174e	This policy aims to mitigate the impact of new development on the water resources and infrastructure..
CR1, CR2	Community Resources	Promoting healthy and safe communities. Achieving sustainable development.	Policies protect existing community facilities and support the provision of new and/or improved facilities.
VE1	Supporting the visitor economy, tourism and leisure	Supporting a prosperous rural economy paragraphs 84, 85	Policies support tourism and leisure related development.
VE1, VE2, VE3, VE4, GR 1-7,	Supporting the Visitor Economy Tourism and Leisure	Supporting a prosperous rural economy. Building a strong and competitive economy. Ensuring the viability of town centres.	Policies support tourism and leisure related development. Policies promote sustainable tourism and a prosperous visitor economy that

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

		Achieving well designed places. Promoting healthy and safe communities. Achieving sustainable development.	provides local community benefit.
SD1, SD2, SD3, SD4,	Achieving Sustainable Development and Responding to the Challenge of Climate Change	Meeting the challenge of climate change, flooding and coastal change: paragraphs 153, 154b, 155a Achieving well designed places. Achieving sustainable development.	Policies support energy efficiency in new buildings and support local renewable energy projects.

3.0 MAKING A CONTRIBUTION TO ACHIEVING SUSTAINABLE DEVELOPMENT

3.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives. These are:

- a) An economic objective
- b) A social objective
- c) An environmental objective

Table 3 below summarizes how the Broseley Neighbourhood Development Plan contributes towards these objectives.

Table 3 Assessment of the contribution of the Broseley NDP towards the achievement of sustainable development

Delivering the Economic Objective
NDP Policies: A1, DS1-DS10, EJ1-6 and VE1-4 and SD1-4 <ul style="list-style-type: none"> a) Supporting new employment and investment b) Protecting existing employment land and premises c) Supporting new housing and place led design d) Promoting the viability of Broseley town centre e) Supporting energy efficient development and renewable energy

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

<p>Comments: The NDP supports the provision of new local jobs, local investment and innovation in business and local renewable energy projects together with supporting the viability of Broseley centre.</p>
<p>Delivering the Social Objective</p>
<p>NDP Policies: A1, DS1-DS10, HO1-7 and CR1-2 and GR1-7</p> <ul style="list-style-type: none"> a) Supporting the provision of new housing to meet local needs b) Supporting high quality place led design c) Protecting existing community resources and supporting the provision of new facilities d) Protecting public open spaces e) Supporting the provision of accessible green space, sport and recreation
<p>Comments: The NDP seeks to maintain a thriving community with the provision of new housing to meet local needs with a range of community facilities and local services, employment opportunities and accessible green spaces, sport and recreation.</p>
<p>Delivering the Environmental Objective</p>
<p>NDP Policies: A1, DS1-10, HO1-7, GR1-7, VE1-4, SD1-4, CH1-2 and WA1</p>
<p>Comments: The NDP recognizes the value of local green spaces. The protection of local biodiversity and the value of environmental assets for local health and well-being are also recognized. The NDP places emphasis on providing accessible pedestrian and cycle routes throughout Broseley. The NDP supports energy efficient development and local initiatives in renewable energy as a contribution to sustainable development and meeting the challenge of climate change. The NDP seeks to conserve the historic environment.</p>

3.2 The above table demonstrates that the Broseley NDP provides a balance of economic, social and environmental policies that conform to the requirements of the NPPF. A Strategic Environmental Assessment (SEA) was not required (screened-out) because the Plan is not likely to have a significant impact on the environment and was therefore screened-out.

4.0 GENERAL CONFORMITY WITH THE POLICIES OF THE LOCAL DEVELOPMENT PLAN

4.1 It is a requirement of the Basic Conditions that the Neighbourhood Development plan must be in general conformity with the strategic policies in any Development Plan that covers their area. The Development Plan for the Broseley Neighbourhood Area comprises the adopted Shropshire Core Strategy 2011, the adopted Shropshire Site Allocations and Management of Development Plan (SAMDev) 2015 and the emerging Shropshire Local Plan Review 2016-2038. The Broseley NDP has been prepared in conformity with these Plans and is therefore in conformity with the strategic policies in the Development Plan for its area. Any development plan policies that are not listed in the table below are

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

not considered relevant to the NDP because the Broseley Plan does not have any policies that directly relate to them.

Although a draft Neighbourhood Plan is not tested against an emerging Local Plan the reasoning and evidence informing the Local Plan is likely to be relevant to the consideration of the Basic Conditions against which the Neighbourhood Plan is tested.

Table 4 Conformity of the Broseley Neighbourhood Development Plan with the Shropshire Development Plan.

Shropshire Development Plan	Broseley NDP
CS3 Market Towns and Other Key Centres	<p>Policies: DS 1-110, HO1-7, EJ 1-7, VE 1-4 and GR 1-7</p> <p>The policies facilitate the provision of key services and facilities that support the viability Broseley town centre.</p> <p>The Policies support the provision of local employment and opportunities for investment and the visitor economy.</p> <p>The policies support new housing to meet local needs and ensure that the design of new development respects Broseley’s historic and distinctive character.</p>
CS8: Facilities, Services and Infrastructure Provision	<p>Policies: DS 1-10, VE 1-4, SD 1-4 and GR 1-7</p> <p>The policies protect existing community resource sand support new facilities.</p> <p>The policies protect existing leisure and sports facilities.</p> <p>The policies protect green infrastructure and valued green and open spaces</p> <p>The policies support the visitor economy and the viability of Broseley town centre.</p>
CS11: Type and Affordability of Housing	<p>Policies; HO 1-7, DS 1-10, CH 1-2</p> <p>The policies support new housing to meet local needs, including affordable housing.</p> <p>The policies support a range of housing types and place led design to provide quality homes.</p>

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

<p>CS13: Economic Development, Enterprise and Employment</p>	<p>Policies: DS 1-10, EJ 1-6, VE 1-4 and SD 1-4 The policies support new industrial, business and commercial development and encourage investment and enterprise. The policies seek to protect existing employment land and premises. The policies support the visitor economy and promote local tourism. The policies support the viability of Broseley town centre The Policies support energy efficient development and local renewable energy projects.</p>
<p>CS15 Town and Rural Centres</p>	<p>Policies: DS 1-10, EJ 1-6, VE 1-4 and GR 1-7 The Policies support Broseley town centre, the surrounding rural area and its landscape.</p>
<p>CS16: Tourism, Culture and Leisure</p>	<p>Policies: DS 1-10, VE 1-4 GR 1-7 and CH 1-2 The policies support and seek to enhance the visitor economy and support the viability of Broseley town centre The policies support green spaces and infrastructure, sport and recreation The policies support conservation, heritage, landscape and the environment The policies support Shropshire’s overall offer as a tourist destination.</p>
<p>MD2 Sustainable Design</p>	<p>Policies: A1, DS 1- 10, HO 1-7, GR 1-7, VE 1-4, SD 1-4 and WA1 The policies support the provision of well designed new housing that is in keeping with the character of Broseley and meet local needs. The policies promote high quality place led design. The policies protect the historic and natural environment. The policies protect valued green spaces, landscape sport and recreation</p>

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

	<p>facilities. The policies support energy efficient development and local renewable energy projects. The policies contribute to achieving sustainable development and meeting the challenges of climate change.</p>
<p>MD3: Managing Housing Development</p>	<p>Policies: A1, DS 1-10, HO 1-7, CH 1-2 and SD 1-4 The policies reinforce and complement Development Plan Strategic Policies for new housing, the quality of development and development within the Broseley Conservation Area. The policies promote place led design. The housing policies include the provision of affordable housing. The policies seek to manage housing development in the rural area around Broseley in conformity with the Development Plan.</p>
<p>MD4: Managing Employment Development</p>	<p>Policies: DS 1-10, EJ 1-7, VE 1-4 and SD 1-4 The policies support new industrial, business and commercial development allocating land for development and investment. The Policies protect existing employment land and premises. The policies support the viability of Broseley town centre. The policies support energy efficient new buildings and local renewable energy projects.</p>
<p>MD8: Infrastructure provision</p>	<p>Policies: DS 1-10, GR 1-7, CH 1-2, CR 1-2, VE 1-4 and WA1 The policies seek to protect the design and quality of new buildings and shape the form of development in Broseley. The policies protect green spaces and infrastructure and landscape sport and recreation facilities. The Policies seek to conserve the historic form and structures of Broseley. The policies support the visitor</p>

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

	economy and the infrastructure that it depends upon, including the viability of Broseley town centre.
MD9 Protected Employment Areas	Policies: EJ 1-7 The policies seek to protect existing employment land and premises and only support alternative uses where it can be demonstrated that the existing employment uses are no longer viable.
MD10a: Managing Town Centre Development	Policies: DS 1-10 and VE 1-4 The policies seek to protect the viability of Broseley town centre. The policies seek to preserve the historic street layout of Broseley and the quality, character and appearance of building materials used in any new development.
MD 11: Tourism Facilities and Visitor Accommodation	Policies: VE 1-4, CH 1-2, GR 1-7 and CR 1-2 The policies support the visitor economy, including the viability of Broseley town centre. The policies seek to manage tourist development and facilities in the rural area surrounding Broseley. The Policies conserve the heritage, landscape and the environment of Broseley. The policies protect green spaces and infrastructure, sport and recreation facilities for use by visitors and tourists. The policies support new tourism facilities in appropriate locations. The Policies protect Community resources for use by residents, visitors and tourists. The policies support the provision of new community facilities in association with new development.
MD 12 The Natural Environment	Policies: GR 1-7, CH 1-2, SD 1-4 and WA1 The policies seek to protect the natural

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

	<p>environment. The policies protect green spaces and infrastructure in Broseley. The policies protect the landscape, environment and countryside around Broseley.</p>
	<p>The Policies seek to address the Challenge of climate change</p>

<p>MD13 The Historic Environment</p>	<p>The Policies: A1, DS 1-10, CH 1-2 and VE 1-4 The policies seek to protect the historic character and qualities of Broseley. The policies protect the Conservation Area including its historic street layout. The design policies seek to manage the building form and materials, building design, boundary structures, architectural features, shop fronts, street furniture and advertising boards in order to maintain the overall quality and the historic character of Broseley.</p>
---	--

4.2 The above tables and assessment confirm that the Broseley Neighbourhood Development Plan has regard to national policy and advice and it is in general conformity with the strategic policies of the Development Plan for Shropshire (made up of the adopted Core Strategy 2011, the adopted Site Allocations and Management of Development Plan (SAMDev) 2015 and the emerging Local Plan Review 2016-2038). It can also be concluded from this assessment that the Broseley Neighbourhood Development Plan makes a contribution to the achievement of sustainable development as required in order to meet the Basic Conditions.

5.0 THE BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN DOES NOT BREACH AND IS COMPATIBLE WITH EU OBLIGATIONS (AS ADOPTED BY THE UK GOVERNMENT UNDER THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004) AND HUMAN RIGHTS REQUIREMENTS

5.1 The Broseley NDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

BROSELEY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038

5.2 In addition to this Basic Conditions Statement the Broseley Town Council has prepared a Consultation Statement, a Strategic Environmental Assessment (SEA) Screening Statement and a Habitat Regulations Assessment (HRA) Screening Statement. All of these documents have been published together with the Regulation 15 Submission Plan and may be viewed at the Town Council website and the Shropshire Council website.

5.3 Based on the Screening Statements the Town Council considers that the NDP does not require a Strategic Environmental Assessment under the SEA Directive and the Environmental assessment of Plans and Programmes Regulations 2010 (as amended). This is because there will be no significant environmental effects arising from the implementation of the NDP and the Plan is therefore screened-out of the SEA process. The NDP has been similarly screened under the Habitat Regulations Assessment (HRA) process and the Town Council has adopted infrastructure policies to take account of the matters raised.

5.4 Therefore, in accordance with Regulation 9 of the Strategic Environmental Appraisal Regulations 2004, the Town Council as the responsible body has determined that an Environmental Assessment (SEA) of the Broseley Neighbourhood Development Plan is not required as the Plan is unlikely to have significant environmental effects.

6.0 CONCLUSION

6.1 The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Broseley Neighbourhood Development Plan and all the policies therein. The Town Council therefore considers that the Broseley NDP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.