



Shenstone Parish Council

**Little Aston Neighbourhood
Plan Review, 2024-2040
Basic Conditions
Statement**

Draft report

Prepared by LUC

December 2024



Shenstone Parish Council

Little Aston Neighbourhood Plan Review, 2024-2040

Basic Conditions Statement

Project Number
13122

Version	Status	Prepared	Checked	Approved	Date
1.	Draft Report	L.Haddad	C. Bowden	M Kurihara	18.12.2024

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FS566056



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OHS627041



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Chapter 1

Introduction

1.1 This Basic Conditions Statement (BCS) has been produced to accompany the Little Aston Neighbourhood Plan Review 2024-2040 (LANPRR).

1.2 The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:

- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
- Planning and Compulsory Purchase Act 2004: ss 38A-C
- Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)

1.3 Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:

- (i) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- (ii) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- (iii) 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);
- (iv) The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- (v) 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. The prescribed condition is that 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.

1.4 This document sets out how the LANPR meets the Basic Conditions.

Key Statements

1.5 Shenstone Parish Council is a qualifying body and entitled to submit a neighbourhood plan for the wards within its own parish, including Little Aston ward. The LANPR expresses policies that relate to the development and use of land only within the neighbourhood area.

1.6 The neighbourhood area is contiguous with the ward boundary, as shown in the map accompanying the neighbourhood area designation application. This area is shown in **Figure 1.1**.

1.7 The LANPR covers the period from 2024 to 2040.

1.8 No provision for excluded development such as national infrastructure is contained within the LANPR.

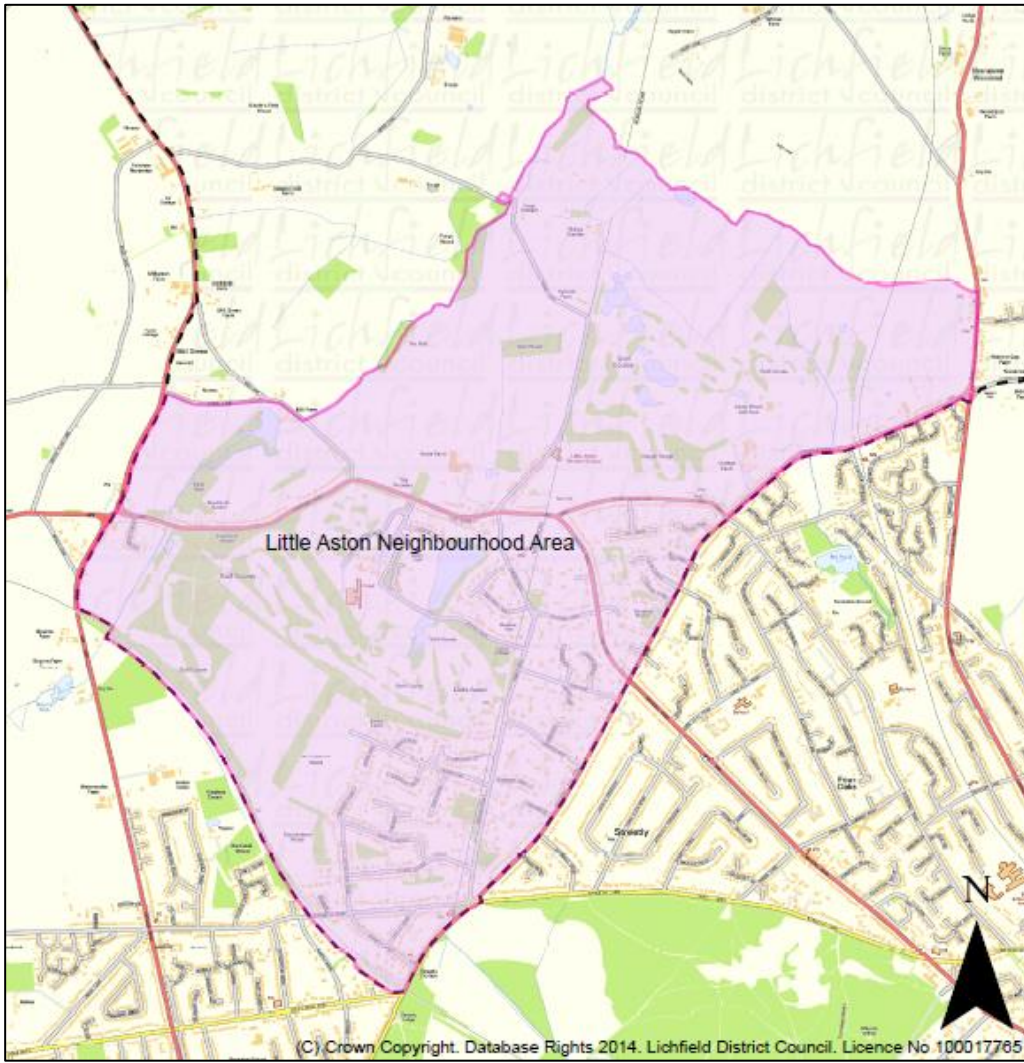
1.9 The LANPR does not relate to more than one neighbourhood area. It is solely related to the area of Little Aston as designated by Lichfield District Council on 19th February 2013.

1.10 There are no other neighbourhood plans in place for the Little Aston neighbourhood area.

Supporting documents and evidence

1.11 The LANPR is supported by a Consultation Statement, a Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report and this Basic Conditions Statement.

Figure 1.1 Little Aston Neighbourhood Plan (LANPR) Area



Chapter 2

Basic Conditions (i) – Conformity with National Planning Policy

2.1 To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').

National Planning Policy Framework

The NPPF has 13 chapters which outline how to achieve the objectives of sustainable development:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

2.2 This BCS explains how the LANPR contributes to securing sustainable development. It also explains how the policies within the LANPR intend to meet, support and supplement specific national policies.

2.3 The LANPR has identified three principal challenges which it seeks to address. We summarise them in **Table 2.1** below and which NPPF goals each challenge seeks to address.

2.4 **Table 2.2** then provides a summary of how each policy in the LANPR conforms specifically to the NPPF.

Table 2.1 Assessment of challenges that the LANPR addresses against NPPF goals

LANPR Challenge	Relevant NPPF goal
Maintaining Little Aston's identity as a distinct community that its residents enjoy living in	Conserving and enhancing the natural environment. Promoting healthy and safe communities.
Ensuring that development (particularly infill and backland development) maintains the character and density of the surrounding built form.	Achieving well-designed places
Addressing the problems caused by its busy, sometimes urban roads, particularly pedestrian safety and severance.	Promoting sustainable transport

2.5 Two other challenges were identified in the LANPR that, through the work on developing the plan, it was not possible to address. These are:

- An ageing population that has particular demands in terms of their accessibility to services.
- A declining population of working age, with many unable to afford the high house prices which are partly a function of the stock of large, detached properties.

Table 2.2 Assessment of how each policy in the LANPR conforms to the NPPF

No.	Policy title and reference	NPPF ref. (para.)	Commentary
1	Policy LAS1: Cannock Chase Special Area of Conservation	187, 188, 189, 192, 194	This policy contributes to the NPPF objective of preserving and enhancing the natural environment. The policy seeks to ensure the protection of the integrity of the Cannock Chase Special Area of Conservation.
2	Policy LAS2: Residential infill and backland development	75, 131, 132, 135	Seeks to resist the inappropriate development of sites in the built-up area where this would have an unacceptable impact on residential amenity. The policy contributes to the NPPF requirement of good design in the built environment, including reinforcing the uniformity of the street by reflecting the scale, mass, height, and form of neighbouring residential development.
3	Policy LAS3: Density of development in Little Aston Park	135, 187	Seeks to resist the inappropriate development of sites within a particular and unique part of the built-up area where this would have an unacceptable impact on residential amenity. The policy's focus on maintaining the woodland character and large plot sizes reflects the NPPF objectives of ensuring development is sensitive to and enhances the distinctive character and appearance of the local area.
4	Policy LAS4: Design of development in Little Aston Park	131, 135	To ensure that design is of the highest standard in a particular and unique part of the built-up area in order to protect its high quality environment. This aligns with the NPPF objectives of delivering well-designed places.
5	Policy LAS5: Provision of footpaths and cyclepaths	96, 109, 110, 111	The policy contributes to the NPPF objective of promoting sustainable transport. The policy seeks to improve access to both the built-up area and the countryside and ensure that non-car users have alternative routes to the existing road network.
6	Policy LAS6: Provision of new bus stops	109, 110, 111	The policy contributes to the NPPF objective of promoting sustainable transport. The policy seeks to improve access to the bus network which in turn seeks to improve modal choice and patronage
7	Policy LAS7: Provision of pedestrian safety improvements	109, 110, 111	The policy contributes to the NPPF objective of promoting sustainable transport. The policy seeks to ensure that Little Aston is a safe place for pedestrians where they come into contact with vehicular traffic.
8	Policy LAS8: Provision of additional community facilities	96, 98, 103, 143, 153, 154	The policy contributes to the NPPF objective of promoting healthy and safe communities, including provision of the social, recreational and cultural facilities and services the community needs. This policy seeks to provide additional community facilities on land north of Little Aston Lane. The policy also contributes to the NPPF objective of protecting Green Belt land, stating that proposals in relation to Little Aston Lane, which is in the Green Belt, must not conflict with the purposes of the Green Belt.

No.	Policy title and reference	NPPF ref. (para.)	Commentary
9	Policy LAS9: Wildlife-friendly development	187, 192	This policy contributes to the NPPF objective of enhancing the natural environment. In particular it seeks to encourage wildlife-friendly design features and ensure that biodiversity net gain is delivered.
10	LAS10: Low energy and energy efficient design	161, 164	This policy contributes to the NPPF objectives of meeting the challenge of climate change and conserving and enhancing the natural environment. The policy seeks to encourage a series of environmentally sustainable design features aimed at minimising energy and resource consumption and adapting to climate change.
11	LAS11: Renewable energy and energy efficiency measures affecting heritage	161, 164, 203	The policy supports the national objective of designing development to minimise its negative impact on climate change, by retrofitting historic buildings for energy efficiency. A key objective of the NPPF is also to conserve and enhance the historic environment. This policy seeks to conserve and enhance heritage assets by safeguarding the historic characteristics of listed buildings and buildings in Conservation Areas through sensitive retrofitting.
12	Policy LAS12: Light pollution	198	This policy contributes to the NPPF objectives of conserving and enhancing the natural environment, specifically in relation to ground conditions and pollution. The policy seeks to ensure that light pollution does not detract from the quality of the night sky in rural locations.

Chapter 3

Basic Condition (iv) – Contribution to Sustainable Development

3.1 The NPPF states in paragraph 10 that a presumption in favour of sustainable development is at the heart of the NPPF.

3.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals.

3.3 The **social** goals are to maintain a thriving community within Little Aston, recognising that the community and its needs may change over time. This it seeks to achieve by providing improved non-car movement and recreation within the local and wider community. Non-car movement is reflected through policies to improve footpaths and cycleways (Policy LAS5), access to bus stops (Policy LAS6) and pedestrian safety (Policy LAS7). Recreation is addressed through Policy LAS8 concerning the provision of additional community facilities.

3.4 The **economic** goals are to improve movement around Little Aston. This it seeks to achieve by supporting improvements to pedestrian safety (Policy LAS7) and access to public transport (Policy LAS6).

3.5 The **environmental** goals are to protect and enhance the environment and ensure that development recognises this in its design, landscaping and access. Environmental protection and enhancement is addressed through policies relating to protection of the Cannock Chase Special Area of Conservation (Policy LAS1), wildlife-friendly development (Policy LAS9) and light pollution (Policy LAS12). Related to this are policies addressing low energy development (Policy LAS10) and renewable energy/energy efficiency of heritage buildings (Policy LAS11). Design and related matters are addressed through policies on residential infill and backland development (Policy LAS2) and specific policies on density and design within Little Aston Park (Policies LAS3 and LAS4).

3.6 Lichfield District Council considered that a Strategic Environmental Assessment (SEA) was not required because the LANPR is not likely to have a significant impact upon the environment.

Chapter 4

Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

4.1 The development plan currently consists of the following:

- 2015 Lichfield District Local Plan
- 2019 Lichfield District Local Plan Allocations DPD
- 2017 Staffordshire Minerals Local Plan
- 2013 Staffordshire Waste Local Plan.

4.2 The policies of relevance are shown in **Table 4.1** below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the LANPR is in general conformity with them.

4.3 Any policy that is not identified in **Table 4.1** is not considered to be relevant to the LANPR because the LANPR does not have any policies that directly relate to it.

4.4 It is confirmed that there are no policies in the 2019 Lichfield District Local Plan Allocations DPD, the Staffordshire Minerals Local Plan, or the 2013 Staffordshire Waste Local Plan that the LANPR policies have any relevance to.

Table 4.1 Relevant policies in the 2015 Lichfield District Local Plan

District Local Plan Policy	LANPR Policy
Core Policy 5 – Sustainable Transport	Core Policy 5 seeks to improve accessibility and widen transport choice, particularly for walking, cycling and public transport. Policy LAS5 aligns with this by seeking to promote the provision of better walking and cycling facilities. Policy LAS6 does the same by seeking to improve the provision of facilities to support bus movements.
Core Policy 10 – Healthy & safe lifestyles	Core Policy 10 seeks to promote healthy and safe lifestyle by facilitating access to high-quality open spaces, sports and recreation facilities, and

District Local Plan Policy	LANPR Policy
	<p>cultural assets, while enhancing footpath and cycle links between urban areas and the countryside.</p> <p>Policy LAS7 aligns with this by seeking to improve the safety of pedestrians. Policy LAS8 does the same by seeking to encourage the provision of additional community facilities that will widen opportunities for healthy activities. Similarly, Policy LAS5 seeks to promote the provision of better walking and cycling facilities.</p>
Core Policy 11 – Participation in sport & physical activity	Core Policy 11 seeks to encourage, protect and enhance existing sport facilities, and other assets that support physical activity, ensuring they are safeguarded for the benefit of local communities. Policy LAS8 aligns with this by seeking to encourage the provision of additional community facilities that will widen opportunities for healthy activities.
Policy NR7 – Cannock Chase Special Area of Conservation	Policy NR7 seeks to ensure that new development does not harm the integrity of the SAC, by requiring compliance with criteria, including mitigation measures to address potential adverse impacts of development. Policy LAS1 aligns with this as it reinforces the protection of the SAC.
Policy BE1 – High quality development	Policy BE1 seeks to ensure that development provides a high-quality and sustainable built environment. This includes through incorporating ‘designing out crime’ principles, and preventing development that causes disturbances such as noise, or light pollution.

District Local Plan Policy	LANPR Policy
	<p>Policies LAS3 and LAS4 seeks to provide more context for this within the Little Aston Park area. Policy LAS2 does the same across the whole NP area.</p>
Policy NR3: Biodiversity, Protected Species and their Habitats	Policy NR3 seeks to ensure that development protects, enhances, restores, and manages biodiversity and geodiversity. The policy stipulates that development must deliver a biodiversity or geodiversity net gain. Policy LAS9 aligns with this as it requires biodiversity assets to be conserved and enhanced. It also states that new development will be required to deliver measurable biodiversity gain.
Policy SC1 – Sustainability standards for development	Policy SC1 establishes minimum sustainability standards for new and retrofitted developments to reduce environmental impacts, including lowering energy and water demand, using resources efficiently, and enhancing climate resilience. Policy LAS10 aligns with this as it establishes that development must demonstrate how they have designed to incorporate measures to adapt to climate change. The policy also identifies specific ways that the design of new development can achieve this.
Policy SC2: Renewable energy	Policy SC2 promotes renewable energy generation within Lichfield District, particularly through technologies such as solar, hydro, and energy from waste. Policy LAS11 aligns with this by encouraging the sensitive retrofitting of efficiency and renewable energy generation measures in historic buildings.

Chapter 5

Basic Condition (vi) – Conformity with EU Obligations

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

5.2 The LANPR Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) of the draft submission LANPR in September 2024. In October 2024, Lichfield District Council formally stated that neither an SEA nor an HRA was required. The formal opinion is provided as a separate supporting document.

Chapter 6

Conclusion

6.1 The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Little Aston Neighbourhood Plan Review 2024-2040 and all the policies therein. It is therefore respectfully suggested to the Examiner that the Little Aston Neighbourhood Development Plan Review complies with Paragraph 8(1)(a) of Schedule 4B of the Act.