



**Wooburn and Bourne End Parish
Neighbourhood Development Plan (6th draft)
Basic Conditions Statement**

Dated 9 August 2022

Statement of conformity with NPPF requirements and basic conditions for Neighbourhood Plans

1. Introduction

- 1.1. This statement has been prepared by Wooburn and Bourne End Parish Council (WBEPC) to accompany the submission to the local planning authority, Buckinghamshire Council of the WBEPC Neighbourhood Plan (NDP) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2. The NDP has been prepared by WBEPC (as the qualifying body) for the Neighbourhood Area covering the whole of the Parish area, as designated by Wycombe District Council (the Planning Authority prior to the formation of the Unitary Authority, Buckinghamshire Council) on 9 February 2015. The policies set out in Sections 7 & 8 of the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. There are no policies relating to ‘excluded development’ in accordance with the Regulations. The plan period of the Neighbourhood Plan is from 2022 to 2033 and is concurrent with the Local Plan adopted by Wycombe District Council (WDC) in August 2019
- 1.3. The Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

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

- 1.3.1 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;
- 1.3.2 The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- 1.3.3 The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of authority (or any part of that area); and

- 1.3.4 The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligation¹
- 1.4 The decision to proceed with a Neighbourhood Development Plan (NDP) was made by the Parish Council in April 2014. The key driver of that decision continues to be our desire to set out a vision for the Parish that not only addresses the issues that arise from new developments and our growing population, but embraces the opportunities to make the neighbourhood area a better place.
- 1.5. WBEPC has worked closely with officers of WDC and Buckinghamshire Council during the preparation of the NDP and its positioning in respect of the adopted Local Plan.
- 1.6. This is the Sixth Draft of the WBEPC NDP reflecting comments from the community, Buckinghamshire Council and other stakeholders from local consultations on the earlier drafts. An explanation of the local consultations and changes is laid out in detail in the separate Consultation Statement, which is published as part of the submission documentation.
- 1.7. This Neighbourhood Plan contains Policies covering planning and community amenities. The Parish Council focus has been to develop policies on local issues that are important to the local community.
- 1.8. Once made, the Neighbourhood Plan should be considered alongside the Wycombe District Local Development Plan and any other material considerations in determining planning applications.

2. Supporting the Wycombe District Local Plan (WDLP)

The Wycombe District Local Plan (WDLP) sets out 8 Key Objectives, which are listed below.

The NDP endorses these objectives and the Wycombe Local Plan strategic policies to achieve them.

However, there is inevitable conflict and trade-offs between development and achieving these objectives. The WDLP aims to be consistent with the objectives in its Development Briefs for the Strategic Sites. The WBEPC draft NDP supports the concept of Development Briefs for the strategic sites and proposes certain additional Policies to address the local issues and concerns

¹ Please paragraph 4.4.1 The Local Planning Authority, the former Wycombe District Council completed the screening (prior to the change to the Unitary Authority) to identify if a SEA is necessary for the Neighbourhood Area/NDP and **concluded that it is not required.**

that arise from these and other developments that are not covered by WDLP's strategic policies.

This Basic Conditions Statement aims to reconcile the Neighbourhood Plan objectives (see paragraph 4 below), with the WDLP objectives and local policies; this is explained in Table A below. The Neighbourhood Development Plan explains why each Policy has been proposed and the objective of the Policy.

Summary of Wycombe District Local Plan Objectives

1. **Cherish the Chilterns** - enhance their natural beauty
2. **Strengthen the Sense of Place** - protect natural and built environment, (historic and cultural assets); maintain place using **Greenbelt** to keep separation of main settlements; secure high quality developments
3. **Foster economic growth**
4. **Improve strategic connectivity** - Improve transport connectivity
5. **Facilitate local infrastructure** - facilitate timely investments in local infrastructure and secure appropriate benefits from new development
6. **Deliver housing**- contribute fair share, including affordable housing and other specific housing needs including catering for a growing aging population
7. **Champion town centres**- champion thriving town and business centres to provide the focus of social and economic activity
8. **Mitigate Climate Change - reduce CO2 emissions** by reducing the need to travel by private car and aid through public transport viability.....and by clustering to achieve high quality walking, cycling and public transport provision

To meet these objectives the Wycombe Local Plan identifies sites for both residential and commercial development and established Policies for their development. The Local Plan includes two sites in the Neighbourhood Area for residential development and has established a Development Brief for the reserve site (Policy BE1: Slate Meadow) and a Development Brief for the Strategic site (Policy BE2: Hollands Farm). These two sites account for some 617 new homes from a target allocation of 800 homes (of which the balance is already believed to have been built at the time of this submission).

3. Neighbourhood Plan objectives

The **WBEPN Neighbourhood Plan** is an opportunity to establish policies and actions that will shape the future development of the Parish in accordance

with our Vision to ensure that the impact of a growing population is planned for and that we address some of the critical infrastructure issues. Wooburn and Bourne End Parish Council's key objectives to realise our Vision are as follows:

- A. Protect the distinct character of our villages and to maintain the separation between them.
- B. Protect landscapes and extend our open spaces for recreation and community well-being.
- C. Support sympathetic and sustainable development which will enhance the area and offer housing, social and economic opportunities for current and future generations within our historic environment.
- D. Promote amenities that support the economic health of the Green, the Parade and local businesses that are the heartbeat of our villages.
- E. Road safety, traffic management and the provision of facilities and services are priorities to ensure the whole parish is a pleasant place to live, work and visit.

4. Meeting the four basic conditions set out in paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

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

4.1 "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;"

4.1.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The table in paragraph 5.2 below cross references the NPPF sections that the Policies consider.

4.1.2 The following NPPF sections provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

NPPF Section 8 - Promoting healthy and safe communities.

NPPF Section 16 - Conserving and enhancing the historic environment.

- 4.1.3 Note: NPPF Section 14 - Planning & Flood risk. Although there are significant parts of the neighbourhood area in flood risk zone 2, the Wycombe Local Plan incorporates Policy 39 Flood risk and the NDP cannot add any value by setting a policy on this subject.
- 4.1.4 It is therefore the opinion of WBEPC that the draft Wooburn and Bourne End Neighbourhood Plan meets this condition.
- 4.2 “The making of the neighbourhood development plan contributes to the achievement of sustainable development;”
- 4.2.1. The WDLP contains two policies BE1 and BE2 directing development of a reserve and strategic sites that result in a very significant increase in dwellings within the Parish (circa 16% increase in homes).
- 4.2.2 The WBEPC Neighbourhood Plan supports sustainable development and does this by setting Policies to achieve the objectives set out in the Delivery & Monitoring section – please see an extract of Appendix 3 of the NDP which contains a table of how the objectives will be achieved.
- 4.2.3. The WBEPC Neighbourhood Plan aims to plan positively for the safety of residents, to enhance open space, walking and cycling opportunities. Please refer to NDP Policy WBE/PD8 Designation Of Local Green Spaces And Separation Of Settlements In Wooburn&Bourne End Neighbourhood Area.
- 4.2.3. WBEPC believes the Neighbourhood Plan is planning positively to address the impacts of these developments and future backland and infill development in its settlements and conservation areas and through the designation of Local Green Spaces. Please refer to NDP Policies:
- WBE/PD1 Conservation Areas And Heritage Assets;
- WBE/PD2 Residential Infill And Quality Design;
- WBE/PD5 Conservation Area Character Assessments
- WBE/HH1 Preserving The Character Of Hawks Hill And Harvest Hill Area.
- 4.3 “The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of authority (or any part of that area); “

- 4.3.1 The NDP supports the strategic policies of the Local Plan and has referenced these where applicable, for example Community & Heritage Assets which have been designated in the draft neighbourhood plan under the applicable Local Plan policy. Please refer to NDP Policy WBE/PD7 Safeguarding Community Assets and WBE/PD8 Designation Of Local Green Spaces And Separation Of Settlements In Wooburn&Bourne End Neighbourhood Area
- 4.4 “The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligation.”
- 4.4.1 The Local Planning Authority, the former Wycombe District Council completed the screening (prior to the change to the Unitary Authority) to identify if a SEA is necessary for the Neighbourhood Area/NDP and **concluded that it is not required.**

5. Conclusion

In conclusion, Wooburn and Bourne End Parish Council believes the draft Neighbourhood Plan is in conformity with all the relevant policies of the adopted Wycombe District Local Plan 2013 to 2033 and Delivery and Site Allocations Plan July 2013 - 'The Consolidated Plan' and the guidance provided by the NPPF as shown in the Table below which cross references the Neighbourhood Plan objectives and policies to relevant WDLP Policies and NPPF Sections/paragraphs.

5.1 WBEPC confirm that the draft Neighbourhood Development Plan (NDP) shows a map of the Neighbourhood Area (the map submitted with its application to Wycombe District Council for designation of a neighbourhood area [dated 27/11/2014]) and maps are incorporated to make clear the application of the Policies contained in the draft NDP.

5.2. Table of Conformity with Basic Conditions:

NDP Objective (in bold) and POLICY (in capitals)	Wycombe District Local Plan Policy (WDLP) and NPPF section
A. Protect the distinct character of our villages and to maintain the separation between them.	WDLP: CP9
WBE/PD1 CONSERVATION AREAS AND HERITAGE ASSETS WBE/PD2 RESIDENTIAL INFILL AND QUALITY DESIGN WBE/PD5 CONSERVATION AREA CHARACTER ASSESSMENTS WBE/PD8 DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA WBE/HH1 PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA	NPPF: Section 3 (28-30) Neighbourhood Plan non-strategic policies Section 8 (92-103) Promoting healthy and safe communities Section 12 (126-136) Achieving well designed places Section 16 Conserving and enhancing the historic environment

<p><i>B. Protect landscapes and extend our open spaces for recreation and community well-being.</i></p>	<p>WDLP: CP8, CP, CP10</p>
<p>WBE/PD6 DEVELOPMENT IMPACT ON WATERCOURSES, HEDGEROWS AND BATS WBE/PD8 DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p>	<p>NPPF: Section 3 (28-30) Neighbourhood Plan non-strategic policies Section 8 (92-103) Promoting healthy and safe communities</p>
<p><i>C. Support sympathetic and sustainable development which will enhance the area and offer housing, social and economic opportunities for current and future generations within our historic environment.</i></p>	<p>WDLP: CP1, CP2, CP6d), CP7, CP9, CP11</p>
<p>WBE/PD1 CONSERVATION AREAS AND HERITAGE ASSETS WBE/PD2 RESIDENTIAL INFILL AND QUALITY DESIGN WBE/PD5 CONSERVATION AREA CHARACTER ASSESSMENTS</p>	<p>NPPF: Section 3 (28-30) Neighbourhood Plan non-strategic policies Section 12(126-136) Achieving well designed places Section 16 Conserving and enhancing the historic environment</p>
<p><i>D. Promote amenities that support the economic health of the Green, the Parade and local businesses that are the heartbeat of our villages.</i></p>	<p>WDLP: CP6</p>
<p>WBE/PD7 SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES WBE/PD8 DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p>	<p>Section 3 (28-30) Neighbourhood Plan non-strategic policies Section 8 (92-103) Promoting healthy and safe communities</p>

	Section 16 Conserving and enhancing the historic environment
<p><i>E. Road safety, traffic management and the provision of facilities and services are priorities to ensure the whole parish is a pleasant place to live, work and visit.</i></p>	
<p>WBE/PD3 ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS</p> <p>WBE/PD4 PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES</p> <p>WBE/HF1 NEW LINK ROAD WIDTH AND BUS SERVICE</p> <p>WBE/SM1 SLATE MEADOW SITE ENTRANCE</p>	<p>Section 3 (28-30) Neighbourhood Plan non-strategic policies</p> <p>Section 8 (92-103) Promoting healthy and safe communities</p> <p>Section 9 (104-113) Promoting sustainable transport</p>

Extract of:
Wooburn and Bourne End Parish Council
Neighbourhood Development Plan 6th Draft
Delivery and Monitoring: Appendix 3

This document forms part of the Neighbourhood Plan and should be read in conjunction with it. It explains how we will monitor the effectiveness of all the Plan Policies, and applies for the whole

Objective	Policy	Delivery mechanism
Promote amenities that support the economic health of the Green, the Parade and local businesses that are the heartbeat of our villages.	WBE/PD7 SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES WBE/PD8 - DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately and in the context of the following Statement of Intent objectives:

Objective	Policy	Delivery mechanism
Road safety, traffic management and the provision of facilities and services are priorities to ensure the whole parish is a pleasant place to live, work and visit.	WBE/PD3 - ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS WBE/PD4 - PARKING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES WBE/SM1 – SLATE MEADOW SITE ENTRANCE	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately.

Objective	Policy	Delivery mechanism
Protect landscapes and extend our open spaces for recreation and community well-being	WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately

Objective	Policy	Delivery mechanism
Support sympathetic and sustainable development which will enhance the area and offer housing, social and economic opportunities for current and future generations within our historic environment.	<p>WBE/PD2 - RESIDENTIAL INFILL AND QUALITY DESIGN</p> <p>WBE/PD3 - ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS</p> <p>POLICY WBE/PD5 - PARKING STANDARDS FOR ALL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES</p> <p>WBE/PD8 - DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p> <p>WBE/HH1 – PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA</p>	Review of planning applications and engagement with Planning Authority to ensure Policies applied appropriately

Objective	Policy	Delivery mechanism
Protect the distinct character of our villages and to maintain the separation between them	<p>WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA</p> <p>WBE/PD1 CONSERVATION AREAS AND HERITAGE ASSETS</p> <p>WBE/PD2 RESIDENTIAL INFILL AND QUALITY DESIGN</p> <p>WBE/PD5 CONSERVATION AREA CHARACTER ASSESSMENTS</p> <p>WBE/HH1 – PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA</p>	<p>Prevent further coalescence of the settlements of Wooburn Green, Wooburn Town and Bourne End, through:</p> <ol style="list-style-type: none"> Engagement with Planning Authority during update of Local plan Careful review of planning applications in PH&L committee meetings to ensure they comply with Local plan Policy DM12, WBE Policies and Development Briefs where they have been approved by the Planning Authority <p>To review all planning applications and address adverse impacts of development by engagement with the Planning Authority to seek agreement on conditions that would make the planning application acceptable.</p>

The table below summarises the various NDP Policies and their objectives

Policy Number	Name/description	Objective – Ensure that...
WBE/PD1	CONSERVATION AREAS AND HERITAGE ASSETS	the significance of heritage assets is considered in the planning application determination
WBE/PD2	RESIDENTIAL INFILL AND QUALITY DESIGN	the design of infill and backland developments are consistent with the look and character of the area concerned
WBE/PD3	ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS	new developments incorporate sufficient parking
WBE/PD4	PARKING APPLICATIONS FOR NEW DEVELOPMENTS AND EXISTING PROPERTIES	new developments incorporate sufficient parking
WBE/PD5	CONSERVATION AREA CHARACTER ASSESSMENTS	Development Control Advice from the Conservation Area character assessments is followed
WBE/PD6	DEVELOPMENT IMPACT ON WATERCOURSES, HEDGEROWS AND BATS	the protection and enhancement of water courses and hedgerows and that the adverse impacts of lighting in developments are minimised.
WBE/PD7	SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES	our Community Facilities, Pubs and Clubs are safeguarded.
WBE/PD8	DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA	the separation and prevention of further encroachment between the existing settlements is maintained and... designated green space and infrastructure that is important to residents maintains the separation between settlements to prevent further encroachment/ribbon development
WBE/HF1	NEW LINK ROAD WIDTH AND BUS SERVICE	planning applications consider the impact of car ownership, so that any changes to existing properties limit the loss of on-street parking and that new developments plan for adequate on-street and in-curtilage parking
WBE/SM1	SLATE MEADOW SITE ENTRANCE	the safety risks associated with traffic entering and leaving the Slate Meadow site are mitigated.
WBE/HH1	PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA	the character of Hawks hill and Harvest hill area is preserved.