

Neighbourhood Development Plan

2011 – 2031

Basic Conditions Statement

The Parishes of
Down Hatherley,
Norton and
Twigworth

Keeping our rural character, improving the quality of life



***No man is good enough to govern another man
without the other's consent.***

Abraham Lincoln

Down Hatherley, Norton and Twigworth Neighbourhood Development Plan

Basic Conditions Statement

1. This Document demonstrates that the preparation of the Down Hatherley, Norton and Twigworth Neighbourhood Development Plan (DNT NDP) was carried out in accordance with the proper procedures and requirements as laid down in the guidance provided. In particular Statutory Instrument number 637 of 2012 for Town and Country Planning in England entitled " The Neighbourhood Planning (General) Regulations 2012 " as amended. It also conforms with Paragraph 8 of Schedule 4B to the 1990 act.
2. The joint application for designation of a neighbourhood area was made to Tewkesbury Borough Council (TBC) by the three parishes on the 10th June 2013. The document and map of the designated area can be viewed at the end of this document under ref1 link.
3. This NDP is submitted by Down Hatherley, Norton and Twigworth Parish Councils, with Down Hatherley recognised as the qualifying body as defined by the Localism Act 2011.
4. Confirmation that the policies do not relate to 'excluded development'. The neighbourhood plan proposal 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.
5. The draft plan identifies the period to which it relates as 2011 to 2031. The period has been chosen to align with the dates of the Tewkesbury Borough Draft Plan 2011-31, now the Statutory Development Plan.
6. Compliance with the key objectives of the NPPF ensures that the Neighbourhood Plan promotes Sustainable Development.
7. The Plan has regard to relevant policies within the NPPF in relation to:

NPPF	Policy
Supporting a prosperous rural economy	EMP1
Promoting sustainable transport	CAP 1 to 3
Supporting high quality communications infrastructure	NR
Delivering a wide choice of high quality homes	H1 & H2
Requiring good design	H1, H2 and H CAP
Promoting healthy communities	All
Meeting the challenge of climate change, flooding and coastal change	FP1
Conserving and enhancing the natural environment	E1, E2, E3, E4, E5 & E6
Conserving and enhancing the historic environment	E5
Protecting Green Belt land	Para 18 to 22

8. The draft Plan relates only to the parishes of Down Hatherley, Norton and Twigworth. There are no other neighbourhood development plans in place within this designated area.
9. The three parishes are linked by the A38 trunk road and development in one area has a knock-on effect on the others. The joint NDP was hatched by the then Down Hatherley parish council in 2013 to share knowledge, expertise and to alleviate impact on each of the parishes by developments in each other's area.
10. The first press report released in November 2013 stated that: 'Three parishes unite to plan their future', the intention being that 'the three parishes' plan will identify what matters about the environment and quality of life in the area, and set out how other plans and policies should take note. It will also steer and influence any future changes which take place within the three parishes.'
11. Advice and guidance was sought from the Gloucestershire Rural Community Council (GRCC) in May 2013, leading to the steering group being set up and meeting in July 2013, (ref2). A meeting in September 2013 set up the aims of the group and the strategy to achieve those aims, (ref3). Both the chairman and vice chairman were drawn from the community members of the group.
12. The terms of reference (TOR) for the steering committee was drawn up with assistance from the GRCC.
13. Workshops were held to brainstorm ideas and to plan future strategy, (ref4; ref5).
14. The steering committee commissioned and received professional advice and inputs as follows:
 - Land-use planning advice from Planning Aid and from URS planning.
 - Landscape assessment advice from Toby Jones Associates.
 - Hydrology and flood protection advice from Professor Carolyn Roberts and from Professor Ian Cluckie.
 - Transport and traffic advice from the Centre for Transport and Community at the University of the West of England.
 - Traffic surveys were commissioned from Rob Snijders.
 - Caravan and chalet site policy advice from PJS Development Solutions Ltd.
 - The Twigworth settlement boundary advice from PJS Development Solutions Ltd.
15. The Steering Group's work and outputs were communicated to local people and organisations in the three parishes through the following measures:

- Newsletters - hand delivered, emailed to residents and posted on village web sites.
 - Norton News (parish newsletter).
 - e-mail: an email list of participants at NDP events.
 - Facebook (ref6).
 - Community events comprising briefings, information displays, workshops, and opportunities for feedback to steering group members were provided at:
 - Autumn 2013 drop-in sessions on the Joint Core Strategy at Innsworth and at Churchdown.
 - drop in event to update parishioners and to identify key assets in the communities (ref7).
 - an information stand during the June 2014 opening of the Norton Multi Use Games Area.
 - the 2014 Norton and Leigh Horticultural Show (a significant and well attended event at Norton village hall, attracting residents from the three parishes).
 - the 2014 Down Hatherley Harvest Supper (a well-attended community event in Down Hatherley).
 - Spring 2015: Drop-in events in Norton and in Down Hatherley to act as a focus for the consultation on the draft of the NDP.
16. Regular consultation took place with officers from the local planning authority and their feedback and advice was adopted into the plan (ref8; ref9).
17. Both Norton and Twigworth were identified as service villages in the Tewkesbury Borough document 'Approach to Rural Sites 2014'. In January 2017 Twigworth's service village status was removed. Down Hatherley was not defined as a service village in the document.
18. The draft plan was checked in the summer of 2017 to see whether a strategic environmental assessment (SEA) and habitat regulations assessment (HRA) was required. The report concluded that neither a SEA or a HRA was required. Comments by the consulted bodies can be read in ref11 at the end of this document. Responses by DNT NDP can be read in ref12.
19. Open consultations, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) was carried out in the Autumn of 2017, extending for 6 weeks from the 3rd of November to the 15th of December. The list of consultees can be read in the consultation statement.
20. A letter from the chairman of the steering committee was circulated to all parishioners. A copy can be viewed from the supporting information below, as well as a copy of the consultation form and a screen capture of the website page. Hard copies were provided for those who were not

on line or those who preferred to read a paper copy. Reminders were posted in parish newsletters and websites.

Supporting information

- Ref1. 2013 – [Designation form and map](#) also at TBC [approved applications](#)
- Ref2. 2013 – [NDP Steering Group, 31st July 2013](#)
- Ref3. 2013 - [NDP Steering Group, 10th September 2013](#)
- Ref4. 2013 – [NDP workshop 14th November 2013](#)
- Ref5. 2014 - [NDP workshop 6th March 2014](#)
- Ref6. Facebook - <https://www.facebook.com/NeighbourhoodDevPlan>
- Ref7. 2014 - [NDP May drop in session](#)
- Ref8. 2016 - [Planning Policy Officer TBC Dec 2016](#)
- Ref9. 2017 - [Planning Policy Officer TBC March 2017](#)
- Ref10. 2017 – [SEA/HRA screening report 2017](#)
- Ref11. 2017 - [SEA/HRA screening report 2017 responses](#)
- TOR - [Steering Committee Terms of Reference](#)
- [Chairman’s letter](#)
- [Parish Newsletter](#)
- [Response Form](#)
- [Website screen](#)

Further information with regards to the process can be seen on www.nortonparish.com under the NDP tab - supplementary information.