

POCKLINGTON NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT
JUNE 2022



SECTION 1: INTRODUCTION

1.1. A Neighbourhood Plan can only be put to a referendum and be adopted as a 'made' plan if it meets each of a set of basic conditions. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make a 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.
- The making of the Neighbourhood Plan complies with other basic conditions, notably the Public Sector Equality Duty.

1.2 Pocklington Town Council is a "qualifying body" as defined by the Localism Act 2011. Throughout the process of developing the Pocklington Neighbourhood Plan, the Town Council has given consideration as to how it will meet the basic conditions that must be met if the plan is to be successful at independent examination. This Basic Conditions Statement has been prepared to demonstrate to East Riding of Yorkshire Council and the independent examiner that the submission draft Pocklington Neighbourhood Plan meets the basic conditions. It is set out in four sections as follows:

- Section 2 demonstrates conformity with the National Planning Policy Framework (NPPF) as updated in July 2021
- Section 3 shows how the draft PNP is in conformity with the strategic policies contained within East Riding Local Plan Strategy document (April 2016);
- Section 4 explains how the draft PNP policies will contribute to achieving sustainable development, and
- Section 5 demonstrates compliance with relevant obligations.

SECTION 2: NATIONAL PLANNING POLICY

2.1 The Neighbourhood Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. There is therefore an obligation for any Neighbourhood Plan to have regard to the National Planning Policy Framework (NPPF). The NPPF is the key document setting out the Government’s planning policies for England and how these are expected to be applied. The NPPF was first introduced in March 2012 and subsequently updated in July 2018, February 2019 and July 2021. Table 1 below sets out how the policies of the Pocklington Neighbourhood Plan have **appropriate regard to national policy**.

Table 1: Appropriate Regard to National Policy	
Pocklington Neighbourhood Plan Policies	How the PNDP policies support the policies and approach of the National Planning Policy Framework (NPPF)
Policy 1: Managing Pocklington’s Growth	<p>The policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 2 in helping to achieve sustainable development and achieve economic, social and environmental objectives (NPPF para 8) • NPPF section 8 “Promoting healthy and safe communities,” which aims to promote social interaction, promote safe and accessible places and enable and support healthy lifestyles, especially where this would address identified local health and well-being • NPPF Section 12 “Achieving well-designed places,” with the creation of high quality, beautiful and sustainable buildings and places fundamental to what the planning and development process should achieve.
Policy 2: Pocklington Design Principles	<p>The policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 12 “Achieving well-designed places,” with good design being a key aspect of sustainable development, helping to create better places in which to live and work and helping make development acceptable to communities. Being clear about design expectations, and how these will be tested, is explained as being essential for achieving this. Neighbourhood planning groups can play an important role in identifying the special qualities of each area. • The emphasis on the important role of Design Codes in NPPF Section 12 in providing maximum clarity about design expectations at an early stage, with codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.
Policy 3: Radial Routes	<p>The policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 12 “Achieving well-designed places,” as a special quality and feature of Pocklington and as reflecting local character and design preferences

	<p>established through a Design Code</p> <ul style="list-style-type: none"> • NPPF Section 15, “Conserving and enhancing the natural environment,” by taking a strategic approach to maintaining and enhancing networks of habitats and green infrastructure
Policy 4: Quality Housing	<p>The policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 5 “Delivering a sufficient supply of homes”, reflecting the national emphasis on meeting the different housing needs of different groups in the community; • NPPF Section 12 “Achieving well-designed places”, supporting the creation of high quality and sustainable buildings and helping to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
Policy 5: Environment	<p>The policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 12 “Achieving well-designed places”, helping to fulfil the role that Neighbourhood plans can play in identifying the special qualities of an area • NPPF Section 15 “Conserving and enhancing the natural environment”, in particular by minimising impacts on and supporting net gains for biodiversity and by identifying coherent ecological networks and local wildlife-rich habitats.
Policy 6: Integrated and Sustainable Transport	<p>This policy is consistent with:</p> <ul style="list-style-type: none"> • NPPF Section 9, “promoting sustainable transport” which promotes walking, cycling and public transport use, attractive and well-designed walking and cycling networks (drawing on Local Cycling and Walking Infrastructure Plans) and sets out that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
Policy 7: Economy & Employment	<p>The policy is consistent with</p> <ul style="list-style-type: none"> • NPPF Section 6 “Building a strong, competitive economy” which establishes that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt and positively and proactively encourage sustainable economic growth, and supports a prosperous rural economy. • NPPF Section 7 “Ensuring the vitality of town centres” which sets out that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. • NPPF Section 10 “Supporting high quality communications” which sets out that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.
Policy 8:	<p>The policy is consistent with:</p>

Important Community Amenities	<ul style="list-style-type: none">• NPPF section 8 “Promoting healthy and safe communities” which aims to provide the social, recreational and cultural facilities and services the community needs, including by guarding against the unnecessary loss of valued facilities and services, particularly if this would reduce the community’s ability to meet its day-to-day needs and supporting the designation of land as Local Green Space through local and neighbourhood plans which allows communities to identify and protect green areas of particular importance to them.
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SECTION 3: LOCAL PLAN CONFORMITY

- 3.1 NPPF Paragraph 13 states that: “Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”
- 3.2 Footnote 18 to NPPF paragraph 29 notes that: “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.” Table 2 below sets out how the policies of the submission draft PNP are in general conformity with the strategic policies of the East Riding of Yorkshire Local Plan (Strategy Document, Adopted April 2016). The submission draft PNP does not propose any site allocations involving new residential or commercial development. The PNDP policies aim to add value and Pocklington specific detail to East Riding Local Plan policies:

Table 2: Local Plan General Conformity	
Pocklington Neighbourhood Plan Policies	General Conformity with the East Riding Local Plan (ERLP) Strategy Document (Adopted April 2016).
Policy 1: Managing Pocklington’s Growth	<p>This Policy is in general conformity with the Pocklington Place Statement set out in the ERLP Strategy Document and particularly the following content of the Place Statement:</p> <ul style="list-style-type: none"> • By 2029 Pocklington will have continued to be a thriving market town. • New development will have respected its cultural and built heritage and the nearby Yorkshire Wolds Important Landscape Area. • The town will remain separate from the village of Barmby Moor, preserving the identity of each settlement. • Development will also have occurred in a way that respects and enhances the character of the market town, respecting important heritage assets, such as All Saints Church, and contributing to the sense of place.
Policy 2: Pocklington Design Principles	<p>This policy is in general conformity with:</p> <p>ERLP Policy ENV1, which includes that:</p> <ul style="list-style-type: none"> • Development will be supported where it achieves a high quality of design that optimises the potential of a site and contributes to a sense of place. • Development will be supported where it achieves a high quality of design that optimises the potential of a site and contributes to a sense of place & high-quality environment. <p>ERLP Policy ENV3, which includes that:</p> <ul style="list-style-type: none"> • Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area.

<p>Policy 3: Radial Routes</p>	<p>This policy is in general conformity with: ERLP Policy ENV1, which includes that:</p> <ul style="list-style-type: none"> • All development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. <p>ERLP Policy ENV5 on strengthening green infrastructure, which includes that:</p> <ul style="list-style-type: none"> • Development proposals within, or in close proximity to, a green infrastructure corridor should enhance the functionality and connectivity of the corridor
<p>Policy 4: Quality Housing</p>	<p>This policy is in general conformity with: ERLP Policy H1, which includes that:</p> <ul style="list-style-type: none"> • New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first-time buyers, current demand and existing housing stock. <p>ERLP Policy H2, which includes that:</p> <ul style="list-style-type: none"> • Affordable housing will be required as part of housing developments – Figure 8 conveys a 25% requirement for Pocklington where a proposal results in a net increase of 10 housing units or more, or the site area is 0.33 hectares (ha) or more. <p>ERLP Policy ENV1, which includes that:</p> <ul style="list-style-type: none"> • all development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use and seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.
<p>Policy 5: Environment</p>	<p>This policy is in general conformity with ERLP Policy ENV4, conserving and enhancing biodiversity and geodiversity, which includes a requirement to safeguard, enhance, create and connect habitat networks in order to:</p> <ul style="list-style-type: none"> • protect, strengthen, and reduce fragmentation of habitats. • create a coherent ecological network that is resilient to current and future pressures. • conserve and increase populations of species; and • promote and enhance green infrastructure
<p>Policy 6: Integrated and Sustainable Transport</p>	<p>This policy is in general conformity with: ERLP Policy S8, which includes that:</p> <ul style="list-style-type: none"> • Existing and disused public transport, cycling and footpath networks and facilities, including Public Rights of Way, will be enhanced and/or protected, particularly within and linking to the Major Haltemprice Settlements, Principal Towns, and Towns. • Proposals which facilitate integration between different modes of travel, especially walking, cycling and public transport, will be encouraged.

	<p>ERLP Policy EC4, which includes that:</p> <ul style="list-style-type: none"> • To increase overall accessibility, minimise congestion and improve safety, new development will be supported where it is accessible, or can be made accessible, by sustainable modes of transport and addresses its likely transport impact.
<p>Policy 7: Economy & Employment</p>	<p>This policy is in general conformity with:</p> <p>ERLP Policy EC1, which:</p> <ul style="list-style-type: none"> • seeks to strengthen and encourage growth of the East Riding economy. <p>The Pocklington Place Statement, which includes that:</p> <ul style="list-style-type: none"> • The town’s vibrant centre, with a range of shops and services, will continue to meet many of the needs of local residents and the surrounding rural areas. <p>ERLP Policy S7, which:</p> <ul style="list-style-type: none"> • identifies Pocklington as a District Centre. <p>ERLP Policy EC3, which includes that:</p> <ul style="list-style-type: none"> • Town and District Centres will function as the prime location for retail and other main town centre uses. <p>ERLP Policy EC2, which includes that:</p> <ul style="list-style-type: none"> • Tourism developments including attractions, facilities and accommodation, particularly those helping to meet existing deficiencies, will be encouraged to help strengthen and broaden the tourism offer across the East Riding. <p>ERLP Table 6.2, which includes to:</p> <ul style="list-style-type: none"> • Develop the Yorkshire Wolds into a recognisable and coherent short-break visitor destination that blends the pleasant countryside character, quaint rural villages and the historic character of its market towns, through increased provision in leisure, recreation and appropriate accommodation. <p>ERLP Policy A6, Vale of York Sub Area, B, Economy which:</p> <ul style="list-style-type: none"> • promotes employment development at the Pocklington Industrial Estate.
<p>Policy 8: Important Community Amenities</p>	<p>This policy is in general conformity with:</p> <p>ERLP Policy S3, which states that:</p> <ul style="list-style-type: none"> • Towns will provide the local focus for housing, economic development, shopping, leisure, transport, education, health, entertainment, tourism, recreation and cultural activities (for the town and its rural hinterland). <p>ERLP Policy C1, which states that:</p> <ul style="list-style-type: none"> • Proposals for new and/or improved infrastructure and facilities will be supported, where they enhance the quality and range of services and facilities. <p>ERLP Policy C2, which states that:</p> <ul style="list-style-type: none"> • Proposals will be supported that retain or enhance existing services and facilities; and/or provide for new services and facilities, which meet the needs of residents and in appropriate circumstances visitors.

	<p>The Pocklington Place Statement, which includes that:</p> <ul style="list-style-type: none">• Other facilities and attractions, including the Arts Centre, Burnby Hall and the various sports and recreational facilities, will also continue to serve residents and attract visitors to the town, which will be complemented by appropriate recreational opportunities along Pocklington Canal and Canal Head.
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SECTION 4: CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

- 4.1 The central theme throughout the NPPF is the presumption in favour of sustainable development which is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.2 Three overarching objectives for the planning system, in contributing to the achievement of sustainable development, are identified in the NPPF. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
 - a **social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an **environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, help to improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.3 Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives: "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area." NPPF Paragraph 13 highlights the role of neighbourhood plans in supporting the delivery of strategic policies.

Table 3: Sustainable Development

Draft Pocklington Neighbourhood Plan Policies	Contribution to Sustainable Development
Policy 1: Managing Pocklington's Growth	The development principles for Pocklington have economic, social and environmental dimensions. Supporting the town's market town and rural service centre role, a sense of place, and encouraging social interaction all help to promote a vital and viable town and local economy. Similarly, these have an important social role in meeting the needs of the local community. The emphasis on character, heritage and setting helps to protect and enhance the environment and the promotion of walking, cycling and bus use helps to reduce emissions and encourages healthy lifestyles.
Policy 2: Pocklington Design Principles	Good design is a key aspect of sustainable development, helping to create better places in which to live and work and helps make development acceptable to communities – as reflected by the National Design Guide and Code. Good design also supports sustainable economic growth, inclusive and healthy places and environmentally and climate friendly resilient places.
Policy 3: Radial Routes	The radial routes are environmentally important and the emphasis placed on greening the corridors looks to further reinforce this. As key routes and gateways into the town the radial routes are important in social and economic terms to the town. A more attractive built and natural environment helps to stimulate investor and business confidence in the town and encourage visitors, which is important for the local economy. Radial routes provide a key focus for the local community to access the town centre and to connect different parts of the town.
Policy 4: Quality Housing	Meeting the different needs of the community for housing brings social benefits and increases the opportunities for people to live and work in the area, and to remain living in the area. This is important for the local community and for all ages, and for the local economy. High quality designs and standards help to promote more climate friendly development and improve the visual appearance and function of local living environments – bringing environmental and social benefits.
Policy 5: Environment	Supporting nature recovery and biodiversity has significant environmental benefits. Biodiversity also helps to improve climatic conditions, improve air quality, support healthier lifestyles & nature experiences, provides social opportunities for volunteering and employments and supports resilience and economic activity.
Policy 6: Integrated and Sustainable	Enhancing opportunities for walking, cycling and bus use helps residents and visitors to access local services and facilities and promotes healthier lifestyles. Reducing the need

Transport	to travel and promoting sustainable modes of travel brings positive environment effects through the reduction of emissions and improvement of air quality.
Policy 7: Economy & Employment	The policy focuses on supporting the town's key economic assets – the town centre and the industrial estate. Retaining and providing car and coach parking enables customers and visitors to access Pocklington's 'offer' to the benefit of local traders and businesses. Support for the tourism sector also helps to promote local employment opportunities. Better local digital infrastructure promotes social inclusion with wider access to services and education and employment opportunities. An increased digital capability to work from home and access services also reduces the need to travel, benefitting the environment.
Policy 8: Important Community Amenities	Safeguarding and providing local facilities has positive social effects for residents and visitors, maintaining and enhancing services that are important for people's day to day lives. Such provision helps to reduce the amount of travel that people have to make out of the Town. Local facilities, including tourism related, stimulate expenditure in the local economy and boost the attractiveness of the Town as a destination. Green spaces provide an important environmental resource.

SECTION 5: MEETING ENVIRONMENTAL OBLIGATIONS

- 5.1 A **Strategic Environmental Assessment (SEA)** Screening Opinion was prepared by East Riding of Yorkshire Council and concluded that the proposals in the Draft Pocklington Neighbourhood Plan are not likely to have significant environmental effects.
- 5.2 A **Habitats Regulation Assessment (HRA)** Initial Screening Opinion was prepared by East Riding of Yorkshire Council and concluded that the proposals in the Draft Pocklington Neighbourhood Plan are unlikely to have significant environmental effects on any European sites.
- 5.3 No further Conventions, Obligations, Regulations or Directions are, or are likely to be, breached as a result of the policies and guidance set out in the Pocklington Neighbourhood Plan.