



STAPLEHURST **NEIGHBOURHOOD** **PLAN**

BASIC CONDITIONS STATEMENT
JULY 2015

Staplehurst
Parish
Council

**STAPLEHURST NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT**

July 2015



This report has been prepared by:

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Digital copies of this document can be downloaded from:

**www.staplehurstvillage.org.uk
www.maidstone.gov.uk**



This report needs to be read in conjunction with the
Staplehurst Neighbourhood Plan (Submission Plan).
Please send all comments and responses to:

**Maidstone Borough Council, Maidstone House,
King Street, Maidstone, ME15 6JQ.**



HOW DOES THE PLAN MEETS THE BASIC CONDITIONS?



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BASIC CONDITIONS STATEMENT



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The neighbourhood plan seeks to effectively integrate new development with the established village areas, a principle of good planning and enshrined in the NPPF.

MEETING THE CONDITIONS

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Staplehurst Parish Council considers that its neighbourhood plan meet the basic conditions as required by the legislation. The neighbourhood plan is in accordance with the Neighbourhood Plans (General) Regulations 2012, the National Planning Policy Framework and with Maidstone Borough Council planning policies.

The neighbourhood plan does not simply repeat the local or national planning policies. The Localism Act 2012 enables communities to create a plan that reflects the needs of the local population and future residents. A collaborative approach, led by Staplehurst Parish Council and involving local residents and other interest groups, including developers and neighbouring communities, has created a plan that broadly reflects local aspirations.

GENERAL CONFORMITY

The planning context for the production neighbourhood plans are set out in the Localism Act 2011, the Town and Country Planning Act 1990 (as amended), the National Planning Policy Framework (NPPF) and the Neighbourhood Planning (General) Regulations 2012. For a neighbourhood plan to be approved, it must demonstrate that it:

- is in compliance with national planning policy as set out by the NPPF
- contributes to sustainable development
- is in general conformity with the spatial policies of the development plan for the local area
- is compatible with European policies
- reflects best practice in terms of quality urban design and sustainable planning principles.

The Staplehurst Neighbourhood Plan also:

- contains a mix of uses that meets the need of the local community
- has been developed through widespread local consultation
- has general support from the residents of Staplehurst
- has general support of the various land owners/developers on whose land new development is being proposed
- provides development that will add to the village without unnecessarily infringing upon protected countryside
- creates a welcoming environment for residents, tourists and business interests alike
- promotes sustainable development through a holistic approach to development in the village
- enhances pedestrian and cycle routes in the village
- encourages a strong village economy through extra retail and employment opportunities to support the local jobs and reduce the need to travel.

CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

This neighbourhood plan is in conformity with the National Planning Policy Framework (NPPF) which has been taken into consideration at all stages of the plan's development.

Paragraphs 1 and 2 of the NPPF make clear that neighbourhood plans need to take the policies in the NPPF into account and that these policies are a material consideration in the determination of planning applications, alongside local documents such as the Local Plan and neighbourhood plans.

Paragraph 16 of the NPPF states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

Staplehurst Parish Council considers that this neighbourhood plan supports both of these objectives. The range of policies in this neighbourhood plan both addresses the strategic growth agenda in the Maidstone Local Plan and helps shape and support development in response to the local context.

Paragraph 28 of the NPPF states that neighbourhood plans should include a policy on economic growth in the rural areas. This neighbourhood plan contains such a policy, PW3. Paragraph 58 of the NPPF requires neighbourhood plans to include policies that encourage good design in their areas and this is met through neighbourhood plan policies H1 and H2.

Paragraphs 150 — 157 of the NPPF set out how development plans should be aspirational but practical and should spatially address the economic, social and environmental dimensions of sustainable development. This neighbourhood plan has been generated to address all of these aspects while remaining flexible in order to respond to change in the parish.

Paragraphs 183 — 185 of the NPPF provide some general guidance on the production of neighbourhood plans in addition to the requirements of paragraph 16. In particular, paragraph 184 makes it clear that "... neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic policies".

This neighbourhood plan accepts the principle of development within the housing allocations as set out in the (Regulation 18) draft Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. It should also be noted that paragraph 185 of the NPPF states that once approved, the policies in the neighbourhood plan will take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.

Staplehurst Parish Council acknowledges that there is no up to date and adopted Local Plan in place at Maidstone Borough Council. It therefore wishes to move quickly, but thoroughly, towards the adoption of this neighbourhood plan in order to give the community that lives and works in the parish the certainty and control it needs over its future.

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SUSTAINABILITY MATTERS

Paragraphs 7 and 14 of the NPPF identify the components of sustainable development, and how planning applications and Local Plans can meet these requirements. It is considered that the Staplehurst Neighbourhood Plan fills an economic, social and environmental role in planning positively to shape the future development and needs of the parish. In addition, the neighbourhood plan is in general conformity with the policies set out in the emerging Maidstone Local Plan. This neighbourhood plan has been produced with the requirements of paragraph 14 of the NPPF in mind.

The policies in the Staplehurst Neighbourhood Plan have been produced in general conformity with the strategic policies of the emerging Maidstone Local Plan. These Local Plan policies have been subject to a Sustainable Appraisal (SA) in line with the relevant European directives. The policies in the neighbourhood plan therefore supplement and help to implement these strategic policies. They are therefore considered sustainable in line with these regulations.

This neighbourhood plan is a sustainable plan that incorporates employment, key services and new facilities together with a range of access and movement options that help reduce the need to travel.

As part of the evidence base for the preparation of the neighbourhood plan, the parish council has undertaken a housing needs survey to understand local need to inform an appropriate mix of house types and tenures in Staplehurst. It has also held collaborative design and planning workshops to determine the most appropriate locations for new development that can contribute to the overall sustainability of the village while minimising any negative impact upon attractive areas of countryside.

Maidstone Borough Council has undertaken two screenings of the Staplehurst Neighbourhood Plan (in October 2014 and again September 2015) and concluded that the plan does not require a Strategic Environmental Assessment (SEA) (European Directive 2001/42/EC).

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BEST PRACTICE IN RURAL DESIGN

To ensure that the design and layouts of new development are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. This plan seeks to integrate new development with the necessary social and physical infrastructure. Paragraphs 47 — 55 in the NPPF expect the delivery of high quality homes to match appropriate housing needs through sensitively designed new places. This plan indicates appropriate housing sites in the context of the wider village. In terms of design, a positive relationship between existing built areas and the new will be critical to the successful assimilation of new development.

The selection of the indicated development sites has been based on striking the right balance between the need for more housing and the protection of the countryside environment. Paragraph 58 of the NPPF states that new developments “... will function well and add to the overall quality of the area, not just for the short term”. The parish council considers this draft plan to be a long-term strategy that will enhance the village through high quality architectural form and layout.

CONFORMITY WITH THE STRATEGIC SAVED POLICIES FROM THE MAIDSTONE BOROUGH LOCAL PLAN

A draft neighbourhood development plan must be in general conformity with the strategic policies contained in the development plan for the area of the relevant authority. For the Staplehurst Neighbourhood Plan, the relevant authority is Maidstone Borough Council. The development plan for the borough currently comprises

- the saved policies from Maidstone Borough-wide Local Plan, 2000;
- the Open Space DPD, 2006 and
- the Affordable Housing DPD, 2006.

It is understood that the borough council has assessed the currently adopted policies to identify those which are strategic in nature. Strategic policies have been defined as those policies important to the supply of land for strategic uses to meet strategic needs such as housing, employment and transport; the provision or retention of key services and facilities to help achieve sustainable development across the borough; the protection and/or enhancement of strategic environmental assets important to a borough-wide population; and those supporting specific policies identified in the National Planning Policy Framework which the Government identifies as strategically important in restricting development.

The National Planning Policy Framework (NPPF) was introduced in March 2012 after the adoption of the borough’s development plan policies. The NPPF provides new national planning guidance on a wide range of planning issues. The NPPF is a material consideration in planning decisions which local planning authorities should take into account.

For the purposes of decision-taking, saved Local Plan policies should not be considered out of date simply because they were adopted prior to the publication of the NPPF. However, from March 2013, due weight should be given to saved policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).



The neighbourhood plan aims to deliver sustainable growth and high quality designs.

In assessing the adopted strategic policies of the development plan, their consistency with the NPPF and emerging Local Plan has been examined. Where a strategic policy no longer remains consistent, it should no longer be given weight.

For this reason, the Staplehurst Neighbourhood Plans is not expected to be consistent with such policies and consequently they are not included in the schedule of strategic policies contained in this Basic Conditions Statement.

It is the considered view of Staplehurst Parish Council, the qualifying body responsible for the preparation of the neighbourhood plan, that the Staplehurst Neighbourhood Plan is in general conformity with both the NPPF and the strategic (saved) policies set out, right. The neighbourhood plan is also in conformity with Policy OS1 from the Open Space DPD, 2006 and Policy AH1 from the Affordable Housing DPD, 2006

SCHEDULE OF STRATEGIC SAVED POLICIES FROM MAIDSTONE BOROUGH-WIDE LOCAL PLAN, 2000

ENV23	Loss of Open Space and Recreation Facilities
ENV24	Site Specific Public Open Space Allocations
ENV27	New Footpath, Cycleway and Bridleway Proposals
ENV28	Development In the Countryside
ENV33	Kent Downs Area of Outstanding Natural Beauty
ENV35	Areas of Local Landscape Importance
ENV41	Ponds, Wetlands and Marshlands
ENV44	Conversion of Rural Buildings for Commercial, Industrial, Recreation and Tourism Purposes
ENV45	Conversion of Rural Buildings for Residential Purposes
H1	Housing Land Allocations
H16	Oliver Road, Staplehurst
H27	Rural Settlements (Minor Development)
H28	Rural Settlements (Allocations)
ED1	Allocations of Employment Land
ED2	Retention of Employment Sites
T2	Bus and Hackney Carriage Corridors
T7	Safeguarding Railway Lines
T18	Highways Construction, Widening and Junction Improvements
T21	Accessibility of New Development
T23	Need for Highway/Public Transport Improvements
R1	Maintaining and Enhancing Existing Retail Facilities
R2	Major Retail Proposals Exceeding 500 sq. m.
R10	Local Centres
R11	Local Convenience Shops, Post Offices and Pharmacies
CF1	Seeking New Community Facilities
CF2	Re-Using Public Land and Community Facilities
CF3	Loss of Community Facilities
CF8	Primary Schools

The Staplehurst Neighbourhood Plan is considered to be conformity with the above schedule of saved policies. This schedule has been prepared by Maidstone Borough Council and it has stated that each neighbourhood plan in the borough will be tested for its general conformity with the strategic policies set out above.

CONFORMITY WITH THE EMERGING REPLACEMENT MAIDSTONE BOROUGH LOCAL PLAN

In the adopted Maidstone Borough-wide Local Plan, 2000 policies were designed to be relevant up to 2006, when the South East Plan was adopted) whereas the Neighbourhood Plans are now being produced to extend to 2031. Maidstone Borough Council is preparing a new Local Plan to cover the period to 2031. The Maidstone Borough Local Plan has reached the consultation (Regulation 18) stage (March 2014).

Maidstone Borough Council states that while general conformity to an emerging local plan is not a legal requirement set out in the Act, the emerging strategic policies can provide some additional clarity to the neighbourhood plan making process. Furthermore, in order to future-proof a neighbourhood plan, those preparing the plan should ensure, through close dialogue with the borough council, that the plan is appropriately in line with up to date evidence of any strategic needs identified for the area and takes account of the strategic priorities of the emerging local plan.

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It is for this reason that the Staplehurst Neighbourhood Plan has aligned itself with the Maidstone Borough Local Plan consultation (Regulation 18) version (March 2014) in order to be as up to date as possible.

Maidstone Borough Council also states in its guidance note on matters of conformity, that where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the parish council and the borough council is critical, sharing evidence and information and ensuring the neighbourhood plan fits with any relevant up-to-date evidence of strategic needs.

Staplehurst Parish Council has therefore made every effort to engage Maidstone Borough Council in the preparation of its neighbourhood plan and has kept officers and members of the borough council informed at every stage in its preparation.



The neighbourhood plan contains an assessment of the qualities that make Staplehurst special.

RURAL SERVICE CENTRE

This neighbourhood plan positively supports development by accepting the village's strategic role as a designated Rural Service Centre (RSC). The parish council acknowledges that Policy SP3 in the draft Maidstone Borough Council (Regulation 18) Local Plan designates Staplehurst a Rural Service Centre — that is, a larger rural settlement deemed suitable by MBC for additional houses.

This neighbourhood plan is in general conformity with the policy themes and growth agenda as set out by Maidstone Borough Council. In this respect, the parish council firmly believes it meets the general conformity test for neighbourhood planning with respect to the borough or district level planning policies.

Staplehurst Parish Council recognises the importance of new development and the significant role the village can play in accommodating this development as a designated Rural Service Centre. This neighbourhood plan gives the community in Staplehurst the control and confidence it needs to help it develop as a prosperous and attractive Kentish village.

SUPPORTING NEW DEVELOPMENT

This plan supports new development in a sustainable way. Development is located and designed so as to create a compact and balanced settlement that enhances connections across the village. This will help create a sustainable settlement that will connect residential neighbourhoods with services through the increased use of non-car modes of travel. The sites identified for development are informed by their immediate context. This is a direct response to paragraph 47 of the NPPF on delivering high quality homes in a rural environment; this plan identifies key sites in the village that reflect locations suitable for the long term success of the village.

MEETING THE NEEDS OF THE LOCAL COMMUNITY

The parish council believes that this neighbourhood plan supports the needs of the wider community by addressing the social, economic and environmental aspects of village life. This has been expressed through the identification of new areas of housing, new retail opportunities, together with a sustainable access and movement network across the village. The specific policy themes within the plan will benefit all elements of the community.

EFFECTIVE LOCAL CONSULTATION

As set out in Section 14 (a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the plan and the plan-making process must be brought to the attention of the people who live or work in the village. Staplehurst Parish Council has ensured that this is a plan that reflects local opinions and local needs. To ensure that public engagement and consultation were effective, input from the community has been sought at every stage and has been invaluable to the production of the plan. Throughout the process, members of the community have been able to shape discussions and form dialogues with fellow residents, with land owners and with other interest groups. The result has been that different groups have been able to find shared outcomes.

There has been a series of consultation and engagement events that have directly influenced the drafting of the plan. All consultation material relating to these events (e.g. slideshows, reports and posters) have been published online during the plan preparation. Please see the accompanying Consultation Statement for full details on the consultation process undertaken as part of the preparation of this neighbourhood plan.

BROAD LOCAL SUPPORT

From the outset, Staplehurst Parish Council has tried to ensure that a broad cross-section of the local community has been involved in the plan-making process. The consultation and engagement process has been open and transparent and interest groups such as land owners, local developers and school representatives have all been included in the process. All these groups are considered appropriate consultation bodies to include, as defined in the neighbourhood planning (General) Regulations Schedule 1.

This approach towards finding shared solutions to resolve issues in the village has the support from the various interest groups and from those on whose land development is being proposed. It is hoped that this support for the process will also translate into support for this submission plan.

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ESTABLISHING THE SHARED VISION

The results of the local consultation and the parallel work to ensure the plan meets the basic conditions have been combined to establish an shared vision, bringing the plan in line with paragraph 183 of the NPPF. This vision is expressed in the form of eight key vision points. These points have structured the neighbourhood plan and informed the development of the individual policies and objectives.

GENERAL CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Presumption in favour of sustainable development

The National Planning Policy Framework (NPPF, 2012) sets out a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations. So sustainable development is about high quality growth that improves the quality of life for those that it affects, helping contribute to economic, environmental and social well-being for current and future generations.

Responding to local context

The National Planning Practice Guidance (NPPG, 2014) provides further advice on how development should be sustainable and respond to climate change. Paragraph 10 of the NPPF requires that plans and decisions take account of local circumstances so that they can respond in a positive manner to the various opportunities to create sustainable development in different parts of the country. This is an acknowledgement that what constitutes sustainable development may well be different from place to place.

Practical + deliverable

The NPPF refers variously to positively seeking development opportunities, providing a practical framework for planning decisions and taking a positive approach to sustainable new development

The NPPF requires that neighbourhood plans be practical and deliver the sustainable development that communities need. This emphasis on deliverability is important because it links plan-making to a realistic understanding of the development process.

A neighbourhood interpretation of policy

The NPPF states that neighbourhood planning provides a powerful set of tools for local people to ensure they receive the right types of development for their community. The proposed policies in the Staplehurst Neighbourhood Plan do not seek to replace policies within Maidstone Borough Council's existing and draft Local Plans. Instead, the policies seek to implement the main aims and objectives of the Local Plan at a neighbourhood level to respond to the local context in order that development is delivered efficiently and to the benefit of local people.

Neighbourhood development plan policies need to meet the basic conditions in the opinion of the examiner. They will be subject to a public referendum if they meet the basic conditions. Set out in the table (page 13) is a summary of the most relevant paragraphs from the National Planning Policy Framework (NPPF) together with an explanation about how the Staplehurst Neighbourhood Plan conforms with these national planning policies.

NPPF Paragraph	Summary	Explanation of General Conformity
Paragraphs 1 & 2	Makes clear that neighbourhood plans need to take the policies of the NPPF into account in their preparation.	The neighbourhood plan contains a range of policies, all of which conform with national policy.
Paragraph 16	Neighbourhood plans should develop policies that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods “plan positively” to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.	The neighbourhood plan allocates land for housing (H4 and H5), helping to “plan positively” to support local development. The neighbourhood plan also contains policy PW1 (Infrastructure), PW3 (Renewable Energy) and H6 (Employment) to address economic development across the parish.
Paragraph 28	Neighbourhood plans should include a policy on economic growth in the rural areas.	This neighbourhood plan contains policy PW1 (Infrastructure), PW3 (Renewable Energy) and H6 (Employment) to address economic development across the parish.
Paragraphs 47 — 55	An expectation the delivery of high quality homes to match appropriate housing needs through sensitively designed new places.	To ensure that the design and layouts of new development are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. This plan seeks to integrate new development with the necessary social and physical infrastructure.
Paragraph 58	Neighbourhood plans to include policies that encourage good design.	This is addressed in the neighbourhood plan through the design aspects of policies H1 and H2.
Paragraphs 150 — 157	Sets out how development plans should be aspirational but practical and should spatially address the economic, social and environmental dimensions of sustainable development.	The neighbourhood plan has been generated to address all of these aspects while remaining flexible in order to respond to change in the parish.
Paragraphs 183 — 185	General guidance on the production of neighbourhood plans. In particular, paragraph 184 makes it clear that “... neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic policies”.	The Staplehurst neighbourhood plan accepts the principle of development as a Rural Service Centre (RSC) within the housing allocations as set out in the (Regulation 18) draft Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. It should also be noted that paragraph 185 of the NPPF states that once approved, the policies in the neighbourhood plan will take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.

GENERAL CONFORMITY WITH THE POLICIES OF THE MAIDSTONE LOCAL PLAN

Set out in the table below is a summary of the “saved” policies from the Maidstone Local Plan (2000) together with an explanation about how the Staplehurst Neighbourhood Plan conforms with these local planning policies. There is also a column setting out the links with the emerging policies in the revised Local Plan, in this instance the Regulation 18 draft (March 2014) which was the most up to date version of the Maidstone Local Plan at the time the Staplehurst Neighbourhood Plan was submitted.

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
ENV23 Loss of Open Space and Recreation Facilities	Policy C5 Maintain and enhance facilities at Jubilee Field as the village’s centre for sports and recreational activities.	There are no proposals within the neighbourhood plan that will result in a loss of open space or recreational land. The neighbourhood plan supports the retention and enhancement of open space and recreational land in Staplehurst, in particular at Jubilee Field.	Policy DM11 Open space and recreation
ENV24 Site Specific Public Open Space Allocations	Not applicable to the Staplehurst Neighbourhood Plan as the site specific public open space allocations listed in saved policy ENV24 are not in the parish.	—	Policy DM11 Open space and recreation

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
ENV27 New Footpath, Cycleway and Bridleway Proposals	<p>Policy E1 All new development sites on the edge should integrate positive planting and recreational routes along their boundaries and within their layouts to help define a long term edge to the village and respond to the needs of residents on the existing village edge.</p> <p>Obj. 01 There is a need to safeguard access points for new railway bridge crossings to the west of the current high street bridge link.</p> <p>Obj. 02 Ensure the network of footpaths and footways throughout the village is safe, convenient and comfortable, with wider footways where necessary.</p> <p>Obj. 03 The proposed layout for new development sites must deliver a series of connected streets and lanes that will ensure a choice of routes for new and existing residents.</p> <p>Obj. 04 Create a series of on-street and off-street cycling routes that are safe, convenient and comfortable and will encourage people to cycle for short trips in and around the village.</p> <p>Obj. 08 Ensure better and more connected routes between the library, primary school, health centre, village centre, youth club and church through safe, comfortable and convenient walking routes.</p>	<p>The Staplehurst Neighbourhood Plan proposes a series of specific plan objectives (Obj. 01, 02, 03, 04 and 08) and policy (E1) that will enhance the experience of walkers, cyclists and horse riders.</p> <p>These aspects of the neighbourhood plan will help meet the Local Plan policy objectives contained within saved policy ENV27 at a neighbourhood level across Staplehurst parish.</p>	<p>Policy DM2 Sustainable design standards</p> <p>Policy DM4 Principles of good design</p> <p>Policy DM13 Sustainable transport</p> <p>Policy DM30 Design principles in the countryside</p>

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
ENV28 Development In the Countryside	<p>Policy PW2 New development will not be permitted in the open countryside beyond the extended village envelope other than in exceptional circumstances such as the provision of essential infrastructure where the benefit clearly outweighs the harm and it can be demonstrated that no suitable alternative sites are available. the biodiversity of the natural environment on land within and beyond the village envelope will also be maintained and enhanced.</p> <p>Obj. 10 Safeguard the green and rural feel to the approach to Staplehurst from the south.</p> <p>Policy E1 All new development sites on the edge should integrate positive planting and recreational routes along their boundaries and within their layouts to help define a long term edge to the village and respond to the needs of residents on the existing village edge.</p>	<p>The neighbourhood plan contains a local interpretation of the saved policy designed to protect the countryside from intrusive development (PW2).</p> <p>There are supporting policies and objectives to strengthen the green approach (Obj. 10) and green edges of the village settlement (E1).</p>	<p>Policy SP5 Countryside</p> <p>Policy DM4 Principles of good design</p> <p>Policy DM30 Design principles in the countryside</p>
ENV33 Kent Downs Area of Outstanding Natural Beauty	Not applicable to the Staplehurst Neighbourhood Plan as the parish is some distance from the AONB.	—	Policy SP5 Countryside
ENV35 Areas of Local Landscape Importance	Not applicable to the Staplehurst Neighbourhood Plan as the areas of local landscape importance listed in saved policy ENV35 are not in the parish.	—	Policy SP5 Countryside

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
ENV41 Ponds, Wetlands and Marshlands	<p>Policy H4 Develop land at Hen and Duckhurst farm for up to 250 housing units subject to the planning and design criteria listed in the Staplehurst Neighbourhood Plan.</p> <p>Policy H5 Develop land at Fishers Farm for up to 400 housing units subject to the planning and design criteria listed in the Staplehurst Neighbourhood Plan.</p>	The design criteria for both these allocations, as contained within the neighbourhood plan, require sufficient space to be included within the site to meet obligations linked to ecological requirements, such as the retention of mature hedgerows and trees and the creation of wetland habitats, linked to a SUDs implementation plan. This is considered to be conformity with saved Policy ENV41.	Policy DM2 Sustainable design standards
ENV44 Conversion of Rural Buildings for Commercial, Industrial, Recreation and Tourism Purposes	<p>Policy H6 Protect the existing employment facilities at Lodge Road and enhance and expand the area as a mixed-use residential and employment area subject to the criteria listed in the Staplehurst Neighbourhood Plan.</p> <p>Obj. 12 Support for a strong local economy with good access to jobs and employment opportunities.</p>	The Staplehurst Neighbourhood Plan does not contains specific policies directly linked to saved policy ENV44 but does have provision for employment land through H6 and through plan Objective 12.	Policy DM32 Conversion of rural buildings
ENV45 Conversion of Rural Buildings for Residential Purposes	<p>Policy H6 Protect the existing employment facilities at Lodge Road and enhance and expand the area as a mixed-use residential and employment area subject to the criteria listed in the Staplehurst Neighbourhood Plan.</p> <p>Obj. 12 Support for a strong local economy with good access to jobs and employment opportunities.</p>	The Staplehurst Neighbourhood Plan does not contains specific policies directly linked to saved policy ENV45 but does have provision for employment land through H6 and through plan Objective 12.	Policy DM32 Conversion of rural buildings

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
H1 Housing Land Allocations	Not applicable to the Staplehurst Neighbourhood Plan as the Staplehurst housing sites listed in saved policy H1 (i.e. land north of Marden Road and land at Oliver Road) have been delivered on site since the policy was saved.	<p>The Staplehurst Neighbourhood Plan allocates two major housing sites (H4 and H5) in general accordance with the emerging Local Plan, if not the saved policies of the adopted Local Plan. The neighbourhood plan accepts the need to plan positively, as per the NPPF.</p> <p>These two sites, lying east and west of the northern part of the settlement, are closely related to the railway station and existing areas of employment. It was therefore considered that these sites needed to be successfully integrated and assimilated into the built area, through coordination and guidance of the neighbourhood plan.</p>	<p>Policy SP3 Rural service centres</p> <p>Policy H1 Housing allocations</p> <p>Policy H2 Housing densities</p> <p>Policy H3 Future locations for housing growth</p> <p>Policy DM2 Sustainable design standards</p> <p>Policy DM4 Principles of good design</p> <p>Policy DM23 Housing mix</p> <p>Policy DM24 Affordable housing</p> <p>Policy DM25 Local needs housing</p>
H16 Oliver Road, Staplehurst	Not applicable to the Staplehurst Neighbourhood Plan as this housing site has been delivered on site since the policy was saved.	—	N/A
H27 Rural Settlements (Minor Development)	Not applicable to the Staplehurst Neighbourhood Plan as the village is not listed in the schedule of settlements as contained within the saved policy.	—	Policy DM30 Design principles in the countryside

Saved Policy from the MBC Local Plan (2000)		Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
H28	Rural Settlements (Allocations)	Not applicable to the Staplehurst Neighbourhood Plan as this Staplehurst housing site (Land north of Marden Road) has been delivered on site since the H28 policy was saved.	—	Policy DM30 Design principles in the countryside
ED1	Allocations of Employment Land	Not applicable to the Staplehurst Neighbourhood Plan as the allocations of employment land listed in saved policy ED1 are not in the parish.	—	Policy RMX1 Retail and mixed use allocations Policy EMP1 Employment allocations
ED2	Retention of Employment Sites	Policy H6 Protect the existing employment facilities at Lodge Road and enhance and expand the area as a mixed-use residential and employment area subject to the criteria listed in the Staplehurst Neighbourhood Plan.	The neighbourhood plan seeks to protect existing employment land at Lodge Road (H6) in the parish, as listed in saved policy ED2.	Policy DM18 Retention of employment sites
T2	Bus & Hackney Carriage Corridors	Obj. 07 Improvements to bus services and bus waiting facilities.	The neighbourhood plan supports better bus and taxi services through neighbourhood plan objective (Obj. 07). Furthermore, Policy GW1 seeks to deliver a better arrival at the station, inc. taxi provision.	Policy DM13 Sustainable transport Policy DM14 Public transport

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
T7 Safeguarding Railway Lines	<p>Obj. 01 There is a need to safeguard access points for new railway bridge crossings to the west of the current high street bridge link.</p> <p>Policy GW1 Redevelopment of the station area to create a positive new approach to the village for those arriving by train and by road from the north; including a new landscaped civic space and small-scale retail and commercial opportunities.</p>	<p>While the neighbourhood plan does not contain specific policies for railway line safeguarding, it does contain two railway-related policies and objectives (Obj. 01 and GW1) to enhance the station arrival and to ensure that the housing layouts are “future-proofed” for new links and crossings, should these be required at a later date. These two policies and objectives conform with saved policy T7.</p>	<p>Policy DM13 Sustainable transport</p> <p>Policy DM14 Public transport</p>
T18 Highways Construction, Widening and Junction Improvements	<p>Not applicable to the Staplehurst Neighbourhood Plan as the highways construction, widening and junction improvements listed in saved policy T18 are not in the parish.</p>	—	<p>Policy DM13 Sustainable transport</p>

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Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
T21 Accessibility of New Development	<p>Obj. 01 There is a need to safeguard access points for new railway bridge crossings to the west of the current high street bridge link.</p> <p>Obj. 03 The proposed layout for new development sites must deliver a series of connected streets and lanes that will ensure a choice of routes for new and existing residents.</p> <p>Obj. 04 Create a series of on-street and off-street cycling routes that are safe, convenient and comfortable and will encourage people to cycle for short trips in and around the village.</p> <p>Policy H4 Develop land at Hen and Duckhurst farm for up to 250 housing units subject to the planning and design criteria listed in the Staplehurst Neighbourhood Plan.</p> <p>Policy H5 Develop land at Fishers Farm for up to 400 housing units subject to the planning and design criteria listed in the Staplehurst Neighbourhood Plan.</p>	<p>The neighbourhood plan is keen to ensure that the cul-de-sac dominated layouts adopted by many of the more recent residential developments in the parish are avoided in future. This is a key objective of the access and movement sections of the plan and the design aspects of policies H4 and H5.</p> <p>The location of new development and investment in existing facilities and services is planned in a coordinated way through the neighbourhood plan to ensure easy movement by foot and cycle and minimise the need for use of the private car.</p>	<p>Policy DM4 Principles of good design</p> <p>Policy DM13 Sustainable transport</p>

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
<p>T23 Need for Highway/Public Transport Improvements</p>	<p>Obj. 02 Ensure the network of footpaths and footways throughout the village is safe, convenient and comfortable, with wider footways where necessary.</p> <p>Obj. 04 Create a series of on-street and off-street cycling routes that are safe, convenient and comfortable and will encourage people to cycle for short trips in and around the village.</p> <p>Obj. 05 Create better and more frequent pedestrian crossings, including along the A229 as the road passes through the village.</p> <p>Obj. 06 Improvements to the Marden Road – Headcorn Road – Station Road – High Street crossroads, to ease traffic flow and improve conditions for pedestrians and cyclists while retaining the village character that is special to Staplehurst.</p> <p>Obj. 07 Improvements to bus services and bus waiting facilities.</p> <p>Obj. 11 Create defined and welcoming gateways to the village when approached from the west, via the Marden Road and from the east, via the Headcorn Road.</p>	<p>The neighbourhood plan is keen to ensure that the parish has a robust and flexible network of streets and spaces. This is a key objective of the access and movement sections of the plan and the design aspects of policies H4 and H5.</p> <p>The neighbourhood plan is keen to ensure that the cul-de-sac dominated layouts adopted by many of the more recent residential developments in the parish are avoided in future. This is a key objective of the access and movement sections of the plan and the design aspects of policies H4 and H5.</p> <p>The location of new development and investment in existing facilities and services is planned in a coordinated way through the neighbourhood plan to ensure easy movement by foot and cycle and minimise the need for use of the private car.</p>	<p>Policy DM13 Sustainable transport</p> <p>Policy DM14 Public transport</p>

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
R1 Maintaining and Enhancing Existing Retail Facilities	<p>Policy VH1 Existing retail and ancillary facilities in the village heart to be retained and enhanced to the standard required for a rural service centre.</p> <p>Policy GW1 Redevelopment of the station area to create a positive new approach to the village for those arriving by train and by road from the north; including a new landscaped civic space and small-scale retail and commercial opportunities.</p>	<p>Policy VH1 is a key neighbourhood plan policy to protect an existing local centre, in accordance with the objectives of saved policy R1.</p> <p>The creation of a small mixed-use retail hub at the station (GW1) will complement, not compete with, the existing local centre.</p>	<p>Policy RMX1 Retail and mixed use allocations</p> <p>Policy DM40 Retail units in the countryside</p>
R2 Major Retail Proposals Exceeding 500 sq. m.	<p>Policy GW1 Redevelopment of the station area to create a positive new approach to the village for those arriving by train and by road from the north; including a new landscaped civic space and small-scale retail and commercial opportunities.</p>	<p>Planning permission for major retail over 500 sq. m at the station (Sainsbury's) was granted by MBC on 15.03.13 and the neighbourhood plan seeks to integrate this into a well-designed community hub (GW1) to include other small-scale retail and mixed use.</p>	<p>Policy RMX1 Retail and mixed use allocations</p> <p>Policy DM40 Retail units in the countryside</p>
R10 Local Centres	<p>Policy VH1 Existing retail and ancillary facilities in the village heart to be retained and enhanced to the standard required for a rural service centre.</p> <p>Policy GW1 Redevelopment of the station area to create a positive new approach to the village for those arriving by train and by road from the north; including a new landscaped civic space and small-scale retail and commercial opportunities.</p>	<p>Policy VH1 is a key neighbourhood plan policy to protect an existing local centre, in accordance with the objectives of saved policy R10, which specifically lists Staplehurst High Street as a place to be protected.</p> <p>The creation of a small mixed-use retail hub at the station (GW1) will complement, not compete with, the existing local centre.</p>	<p>Policy RMX1 Retail and mixed use allocations</p> <p>Policy DM40 Retail units in the countryside</p>

Saved Policy from the MBC Local Plan (2000)		Relevant Staplehurst Neighbourhood Plan Policy		Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
R11	Local Convenience Shops, Post Offices and Pharmacies	Policy C4	Maintain and enhance health centre services to the standard required for a rural service centre.	The mix of shops and local services found around the village heart, including the medical centre, are protected and enhanced through the twin policies of C4 and VH1. This supports the objectives of saved policy R11 on the ground in the neighbourhood.	Policy RMX1 Retail and mixed use allocations Policy DM40 Retail units in the countryside
		Policy VH1	Existing retail and ancillary facilities in the village heart to be retained and enhanced to the standard required for a rural service centre.		
CF1	Seeking New Community Facilities	Policy C5	Maintain and enhance facilities at Jubilee Field as the village's centre for sports and recreational activities.	The neighbourhood plan seeks new community facilities in the form of a new and expanded Village Centre building on the site of the current facility (C6) and investment in recreational facilities at Jubilee Field (C5). These are considered in conformity with saved policy CF1. The neighbourhood plan seeks contributions from development towards these new/improved facilities through the associated PW1 policy on infrastructure.	Policy DM12 Community facilities
		Policy C6	Redevelop the 'village centre' site to create a new, more efficient community centre building to the standard required for a rural service centre.		

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
<p>CF2 Re-Using Public Land and Community Facilities</p>	<p>Policy C1 Maintain and enhance library site to the standard required for a rural service centre.</p> <p>Policy C2 Maintain and enhance primary school services to the standard required for a rural service centre.</p> <p>Policy C3 Maintain and enhance youth club provision to the standard required for a rural service centre.</p> <p>Policy C4 Maintain and enhance health centre services to the standard required for a rural service centre.</p> <p>Policy C5 Maintain and enhance facilities at Jubilee Field as the village's centre for sports and recreational activities.</p> <p>Policy C6 Redevelop the 'village centre' site to create a new, more efficient community centre building to the standard required for a rural service centre.</p> <p>Policy VH1 Existing retail and ancillary facilities in the village heart to be retained and enhanced to the standard required for a rural service centre.</p>	<p>While the neighbourhood plan does not contain specific policies for reusing public land and/or community facilities it does contain a range of policies to protect and enhance the existing range of facilities in the village, none of which contradicts saved policy CF2.</p>	<p>N/A</p>

Saved Policy from the MBC Local Plan (2000)	Relevant Staplehurst Neighbourhood Plan Policy	Explanation of General Conformity	Link to most relevant draft policies in the emerging Maidstone Borough Local Plan Reg. 18 (March 2014)
CF3 Loss of Community Facilities	Policy C5 Maintain and enhance facilities at Jubilee Field as the village's centre for sports and recreational activities. Policy C6 Redevelop the 'village centre' site to create a new, more efficient community centre building to the standard required for a rural service centre. Policy VH1 Existing retail and ancillary facilities in the village heart to be retained and enhanced to the standard required for a rural service centre.	The neighbourhood plan seeks to protect and enhance existing facilities, especially those found around the heart of the village through policy VH1. This is considered to be compatible with policy CF3.	Policy DM12 Community facilities
CF8 Primary Schools	Policy C2 Maintain and enhance primary school services to the standard required for a rural service centre.	Although there is no specific reference to Staplehurst in saved policy CF8, the neighbourhood plan sets out a specific primary school protection and enhancement policy (C2). This was developed in consultation with the school management team.	N/A
ENDS			

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**STAPLEHURST NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT**
July 2015



This report has been prepared by:

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Digital copies of this document can be downloaded from:

**www.staplehurstvillage.org.uk
www.maidstone.gov.uk**



This report needs to be read in conjunction with the
Staplehurst Neighbourhood Plan (Submission Plan).
Please send all comments and responses to:

**Maidstone Borough Council, Maidstone House,
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