

BASIC CONDITIONS STATEMENT
Edenfield Neighbourhood Plan
2021 - 2036



**Edenfield Community
Neighbourhood Forum**
January 2024



Edenfield Community Neighbourhood Forum
www.edenfieldcommunityforum.uk
neighbourhoodplan@edenfieldcommunityforum.uk

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1. Introduction

This document

- 1.1 This Basic Conditions Statement has been produced to accompany the Edenfield Neighbourhood Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. 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 the 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.
 - Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats Regulations 2007) (either alone or in combination with other plans or projects).
- 1.2 There are two further basic conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.
- 1.3 The Levelling Up and Regeneration Act was granted Royal Assent on 26 October 2023. This includes an amendment to the Basic Conditions in respect of general conformity with the strategic policies of the development plan. However, there is currently no commencement date associated with this Part of the Act and, until otherwise confirmed by the Secretary of State, the tests of the Basic Conditions for the Edenfield Neighbourhood Plan remain as set out in paragraph 1.1 above.

Key statements, including Area Statement

Qualifying body

- 1.4 The Edenfield Neighbourhood Plan has been prepared and submitted to Rossendale Borough Council by the Edenfield Community Neighbourhood Forum (ECNF). The ECNF is the qualifying body and is entitled to submit a Neighbourhood Plan for the Plan area.
- 1.5 An application was made by ECNF to Rossendale Borough Council in February 2018 to formally designate the Forum and associated Plan Area. A six week consultation was held between 23 February 2018 and 19 April 2018 during which 41 valid responses were received. There was one objection to the Forum and two to the proposed boundaries. The rest of the responses were in support. The Borough Council thus designated the ECNF as the Qualifying Body for the Edenfield Neighbourhood Forum Area for a period of five years until 22 April 2023.
- 1.6 An application, by ECNF, to Rossendale Borough Council for re-designation was submitted on 5 January 2023. A six week consultation followed during which twenty representations were received. Rossendale Borough Council re-designated ECNF in April 2023 for the Edenfield Neighbourhood Area for a period of 5 years until 18 April 2028.
- 1.7 Information on the designation of the Forum and Plan area can be found on the website of Rossendale Borough Council (via: <https://www.rossendale.gov.uk/local-plan/neighbourhood-plan/3>).

Plan area

- 1.8 The Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1.
- 1.9 The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.
- 1.10 Edenfield is a village within Eden Ward in the Borough of Rossendale. Edenfield is the largest of six villages in the area of the former Ramsbottom Urban District Council that was transferred to Rossendale Borough Council in 1974. The other villages are Turn (south east), Irwell Vale (north west), Stubbins, Chatterton and Strongstry (all in the south west).
- 1.11 Edenfield is at the southern border of Rossendale and is adjacent to the Metropolitan Borough of Bury. The village lies to the east of the M66, where it terminates and becomes the A56. Beyond the M66/A56 is the River Irwell and Edenfield lies above the east bank of the River. The village is 8km north of Bury and 14km south east of Blackburn.

- 1.12 The designated Edenfield Neighbourhood Area encompasses Edenfield village. The boundary follows the A56 to the west of the village and the Dearden Brook to the south. To the east the boundary follows Michael Wife Lane and Gincroft Lane due north, until it is in line with Fish Rake Lane, the northern boundary.
- 1.13 The population is mostly concentrated in the south of the designated Edenfield Neighbourhood Area, with ribbon development from the centre to the northern boundary along the Market Street/Burnley Road corridor.

Plan period and policy coverage

- 1.14 The Neighbourhood Plan covers the period 2021 to 2036, in line with the Rossendale Local Plan. Notwithstanding this, the Neighbourhood Plan includes a commitment to monitoring and review, and which may trigger changes to the policies and Plan period as appropriate.
- 1.15 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.

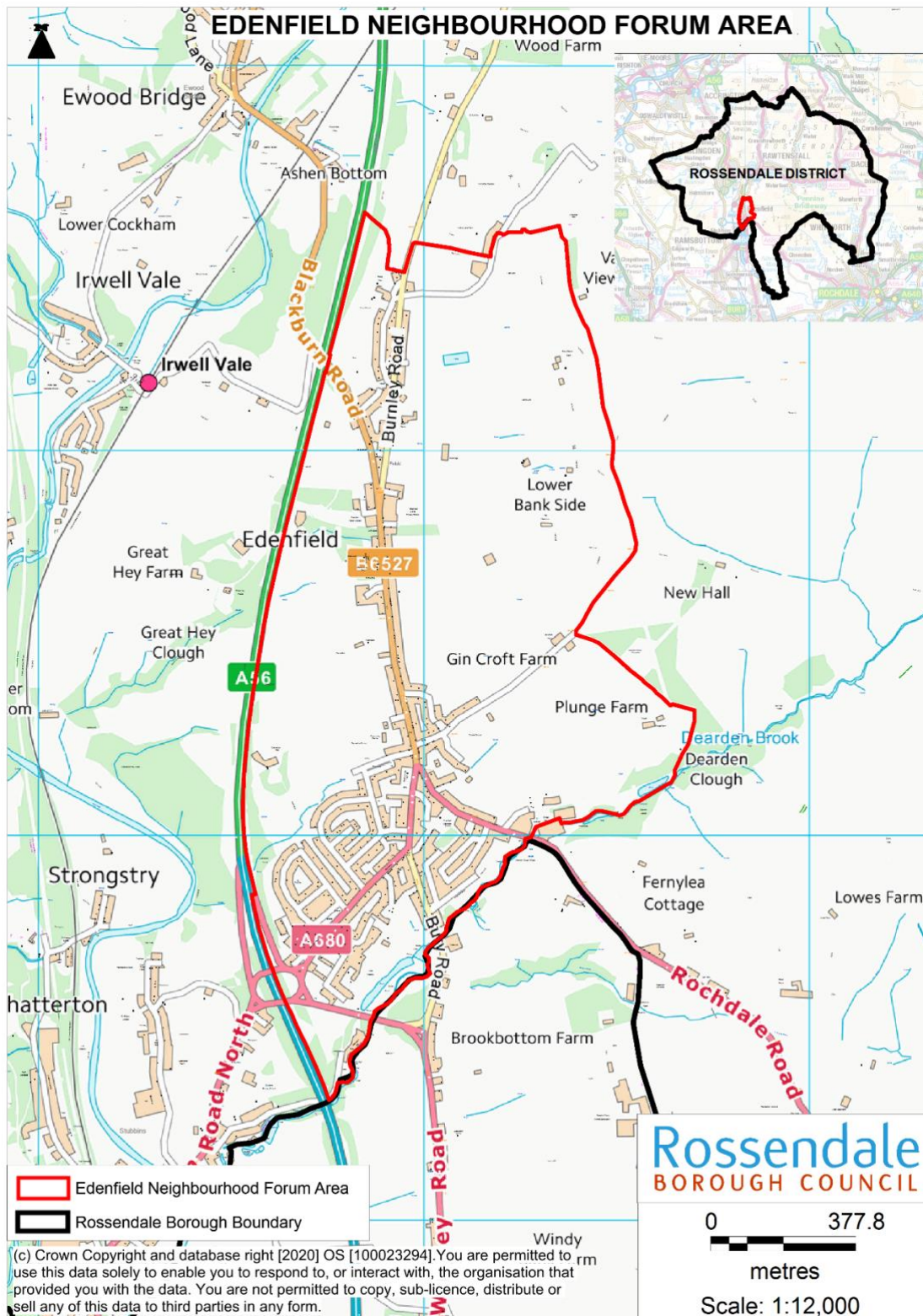


Figure 1. The designated Neighbourhood Plan Area

Vision and objectives

- 1.16 The Basic Conditions Statement refers, where appropriate, to the vision and objectives stated in the Neighbourhood Plan. These are reproduced below.

Vision

“Over the Plan period the rural character of Edenfield will be retained and strengthened. New growth will reflect the historic character of the village and its setting, with the role of the Community Centre and Cricket Club reinforced as focal points of the local community.

New growth that takes place will be in response to meeting local needs and those specified for Edenfield in adopted Rossendale Local Plans. Growth will also help Edenfield become more self-sufficient, supporting existing and new amenities and services, including improved public transport, walking and cycling facilities, providing a range of mobility choices for all to reduce the reliance on the private car”.

Objectives

- 1.17 The vision for Edenfield has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. They are:
- 1) Using sustainable, high quality, traditional materials for new development to maintain and strengthen the character and heritage of Edenfield, whilst still allowing for high quality and sustainable design innovation and growth.
 - 2) To ensure that any development on land designated as Green Belt is consistent with the purposes of that designation
 - 3) To support sustainable development that reflects local housing needs and requirements of the local community – considering affordability, type and mix. The size, density and design of these dwellings should reflect the rural character of Edenfield.
 - 4) To maintain, conserve and enhance the natural environment, particularly through designated Local Green Spaces and the retention of public views particularly of the Irwell Valley and Edenfield Parish Church, ensuring connections to the natural environment are maintained.
 - 5) To ensure Edenfield Recreation Ground, the playground on Exchange Street, Edenfield Community Centre and Edenfield Cricket Club and are retained for their current use and maintained to a high standard.

- 6) To support existing local services and promote the establishment of new local services to serve the community through the utilisation of existing buildings for alternative purposes. Establishment of retail services will be subject to the provisions of policies R1, R3, R4, R5 and R6 of the Rossendale Local Plan 2019-2036 particularly in relation to the Edenfield Neighbourhood Parade as defined in that Plan.
- 7) To support the preservation of existing community facilities for community events and support the establishment of new facilities.
- 8) To improve the pedestrian and cycling infrastructure and network.
- 9) To ensure that, where parking is provided, it is well-designed and suitably located, so that it is used as intended and does not have a detrimental impact on the street scene, character and amenity.

Neighbourhood Plan policies

1.18 The policies within the submission version Neighbourhood Plan are:

Reference	Policy Title
UB1	Development and the settlement boundary
HO1	Identified housing needs
HO2	Affordable housing delivery
HO3	Affordable housing eligibility
HO4	Site H66 design and layout
D1	Design and amenity standards and village character
D2	Built heritage and character
HE1	Conservation and enhancement of heritage assets
HE2	Non-designated heritage assets
HE3	Planning applications and heritage assets
HE4	Site H66 mitigation measures
T1	Promotion of sustainable forms of transport
T2	Mitigation measures and Transport Assessments
LC1	New, improved or extended community facilities
LC2	Sports facilities

LC3	Required local infrastructure
LC4	Policies for sports facilities
E1	Planning permissions - commercial, business and service establishments
E2	Loss of commercial, business and service establishments
GI1	Local Green Space designations
GI2	Wildlife areas and green spaces connectivity
GI3	Footpaths, cycle paths and green spaces accessibility
GI4	New development and Local Green Spaces
NE1	Locally important views
NE2	Development proposals and the local environment
NE3	Development and landscape and topography
NE4	Development and ecology
NE5	Site H66 watercourses and ecology
NE6	Site H67 watercourses and ecology
DMR1	Local infrastructure delivery plan
DMR2	Neighbourhood Plan reviews

2. National Planning Policy

Introduction

- 2.1 The Neighbourhood Plan must show that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) published by the Department of Levelling Up, Housing and Communities.
- 2.2 Work on drafting the Neighbourhood Plan was initially undertaken in line with the 2019 version of the NPPF and the amendments made to this in July 2021 and again in September 2023. However, the NPPF was revised and updated again in December 2023. Appendix 1 of the NPPF sets out transition arrangements for those Development Plans currently in production and which version of the NPPF should be applied when examining these. Paragraph 230 refers to dates by which Plans must have reached consultation by in order to qualify for examination under previous versions of the NPPF. However, this paragraph only refers to Local Plan pre-submission Regulation 19 stage and equivalent stages for work on Spatial Development Strategies. The NPPF is silent on the arrangements for Neighbourhood Plans. As such, and for the purpose of longevity, this Basic Conditions Statement considers the Neighbourhood Plan against the most recent version of the NPPF (i.e.: that published in December 2023).
- 2.3 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *'should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies'*.
- 2.4 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area'*.
- 2.5 This section demonstrates that the Edenfield Neighbourhood Plan has regard to relevant goals within the NPPF in relation to:
 - Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications

- Making effective use of land
- Achieving well-designed and beautiful places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

2.6 The Neighbourhood Plan has nine primary objectives. We summarise them in the table below and identify which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Neighbourhood Plan conform to the NPPF goals.

Neighbourhood Plan Objective	Relevant NPPF goals
<p>Objective 1: Using sustainable, high quality, traditional materials for new development to maintain and strengthen the character and heritage of Edenfield, whilst still allowing for high quality and sustainable design innovation and growth.</p>	<ul style="list-style-type: none"> • Achieving well-designed and beautiful places • Conserving and enhancing the historic environment • Meeting the challenge of climate change, flooding and coastal change
<p>Objective 2: To ensure that any development on land designated as Green Belt is consistent with the purposes of that designation</p>	<ul style="list-style-type: none"> • Protecting Green Belt land
<p>Objective 3: To support sustainable development that reflects local housing needs and requirements of the local community – considering affordability, type and mix. The size, density and design of these dwellings should reflect the rural character of Edenfield.</p>	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Making effective use of land • Achieving well-designed and beautiful places
<p>Objective 4: To maintain, conserve and enhance the natural environment, particularly through designated Local Green Spaces and the retention of public views particularly of the Irwell Valley and</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment

Edenfield Parish Church, ensuring connections to the natural environment are maintained.	
<p>Objective 5: To ensure Edenfield Recreation Ground, the playground on Exchange Street, Edenfield Community Centre and Edenfield Cricket Club and are retained for their current use and maintained to a high standard.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities
<p>Objective 6: To support existing local services and promote the establishment of new local services to serve the community through the utilisation of existing buildings for alternative purposes. Establishment of retail services will be subject to the provisions of policies R1, R3, R4, R5 and R6 of the Rossendale Local Plan 2019-2036 particularly in relation to the Edenfield Neighbourhood Parade as defined in that Plan.</p>	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy and safe communities
<p>Objective 7: To support the preservation of existing community facilities for community events and support the establishment of new facilities.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities
<p>Objective 8: To improve the pedestrian and cycling infrastructure and network.</p>	<ul style="list-style-type: none"> • Promoting sustainable transport
<p>Objective 9: To ensure that, where parking is provided, it is well-designed and suitably located, so that it is used as intended and does not have a detrimental impact on the street scene, character and amenity.</p>	<ul style="list-style-type: none"> • Promoting sustainable transport • Achieving well-designed and beautiful places

Delivering a sufficient supply of homes

NPPF Section 5, paras 60 - 84

- 2.7 The Neighbourhood Plan does not allocate land for development but does recognise that proposals for development will come forward over the Plan period and thus includes policies that seek to ensure that proposals for new homes help meet local needs.
- 2.8 **Policy HO1** of the NPPF welcomes proposals for new homes, where located in the settlement boundary, where they contribute to meeting a local need. This is further expanded upon in **Policy HO2** which notes that the mix and size of affordable housing tenures should reflect local needs, and that affordable homes, in the first instance, should be offered to those who have a local connection.
- 2.9 Para 83 of the NPPF notes that, in supporting sustainable development in rural areas, housing should be located where it will help rural communities to thrive, supporting local services. This is reflected in **Policy UB1** and **Policy HO1** of the NDP, which supports development in the settlement boundary.

Building a strong, competitive economy

NPPF Section 6, paras 85 - 89

- 2.10 Although the NDP does not have any specific policies in respect of 'employment' uses, **Policy E1** does welcome Use Classes E in the Neighbourhood Parade and which generate local employment opportunities. Furthermore, **Policy E2** notes that proposals which would result in the loss of Class E uses will be resisted.

Ensuring the vitality of town centres

NPPF Section 7, paras 90 - 95

- 2.11 Linked to the section above, **Policy E1** and **Policy E2** of the NDP welcomes proposals for Use Classes E in the Neighbourhood Parade and also resist their loss.
- 2.12 Para 92 of the NPPF states that proposals for development should ideally be located where they are accessible to the town centre. This is reflected in **Policy UB1** of the NDP which directs proposals for new development to the settlement boundary.

Promoting healthy and safe communities

NPPF Section 8, paras 96 - 107

- 2.13 The NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Relevant policies in the Neighbourhood Plan are:

- **Policy E2**, which seeks to resist the loss of USE Classes E from the Neighbourhood Centre which are important to the role and function of the parade in providing for day-to-day services. This is aligned with Para 97 of the NPPF. Equally, and in line with this para, **Policy E1** welcomes proposals for new Use Class E development in the neighbourhood parade. This is supported by Policy LC1 which seeks to guard against the loss of community facilities and also welcomes proposals for new or improved facilities.
- The NDP, at **Policy DMR1**, notes that a local Infrastructure Delivery Plan will be kept up to date and that this will identify important local infrastructure to be provide and how and where contributions from S106 agreements and the Community Infrastructure Levy might be directed.
- In line with paras 102 – 103 of the NPPF, the NDP, at **Policy LD2 – LC4** notes the importance of sports facilities in Edenfield and resists loss of these. These policies also welcome improvements to these facilities. Furthermore, these facilities are designated as Local Green Spaces (at **Policy GI1**) in line with paras 105 – 107 of the NPPF.
- The NPPF also notes, at para 104, that public rights of way and points of access should be protected and enhanced. **Policy GI3** of the NDP is aligned with this in that it seeks, through development, to strengthen the network of accessibility to the countryside.

Promoting sustainable transport

NPPF Section 9, paras 108 - 117

- 2.14 In line with Para 110 of the NPPF, **Policy T1** of the NDP supports proposals for new development that promote sustainable forms of transport. This is further supported in **Policy T2** which requires proposals for development to include mitigation measures such as improved facilities for walking and cycling.
- 2.15 **Policy D1** and **Policy D2** of the NDP establish a series of principles in respect of design and character, supported by an Edenfield specific design code. This includes guidance in respect of the layout of development that is based upon a permeable structure of connected routes.

Supporting high quality communications

NPPF Section 10, paras 118 - 122

- 2.16 The Neighbourhood Plan does not specifically refer to provision of new communication infrastructure in the Plan and thus defers to the policies established in the NPPF and Rossendale Local Plan.

Making effective use of land

NPPF Section 11, paras 123 - 130

- 2.17 The NPPF states that planning policies and decisions should promote effective use of land. This is reflected in **Policy UB1** which directs proposals for development to the settlement boundary and thus encourages the reuse of previously developed land. It is also reflected in **Policy D1** and **Policy D2** which establish design principles, noting that proposals for new development should have regard to and respond positively to the form, layout, density, scale and massing of the built environment

Achieving well-designed and beautiful places

NPPF Section 12, paras 131 - 141

- 2.18 This section of the NPPF stresses the importance of high quality design in buildings and places, and notes, at Para 132, the important role that Neighbourhood Planning groups have in establishing the qualities of an area and how this should be reflected in development. This is reflected in the production of an Edenfield specific Design Guide and Code (as per Paras 133 and 134 of the NPPF) which supports policies in the Plan and where those policies support aspirations in Para 135 of the NPPF with regard to the overall quality of the areas, architecture, landscaping, character, sense of place, and safety. In particular, **Policy D1** of the NDP establishes principles in respect of design and amenity standards relating to the village character, and **Policy D2** of the NDP sets out principles for development such that it responds positively to the character of the built heritage.

Protecting Green Belt land

NPPF Section 13, paras 142 - 156

- 2.19 The Rossendale Local Plan has released land from the Green Belt for new housing allocations in the Local Plan, and which are identified as being within the settlement boundary. At **Policy UB1** of the NDP, proposals for new development are directed towards the settlement boundary, with inappropriate development in the Green Belt resisted in line with the approach set out in the NPPF.

Meeting the challenge of climate change, flooding and coastal change

NPPF Section 14, paras 157 - 179

- 2.20 This section of the NPPF supports the transition to a low carbon future. Relevant policies in the Neighbourhood Plan are:

- **Policy D1**, which, includes principles in respect of the form and layout of development, such that new development is designed to reduce greenhouse gas emissions and utilises energy and water efficiency measures as well as making use of renewable and or low carbon energy generation.
- **Policy D2**, which notes that where parking spaces are provided, these should incorporate permeable surfaces to help absorb rainwater and thus minimise the risk of surface water flooding.
- **Policy T1**, which says that proposals for new development should incorporate sustainable travel choices, including electric and low emission vehicles.
- **Policy NE5** and **Policy NE6**, which relate specifically to housing development allocations in the local Plan, and seek to ensure that the development, by virtue of its layout and distance from water courses does not impact negatively on flood risk. Policy NE6 also states that opportunities should be taken to naturalise the river corridor and thus help manage flood risk.

Conserving and enhancing the natural environment

NPPF Section 15, paras 180 - 194

- 2.21 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality.
- 2.22 In line with para 180 of the NPPF, **Policy NE2** of the NDP seeks to conserve and enhance the quality of the landscape, with development proposals demonstrating how they have responded to locally distinctive landscape features and landscape character types that contribute to the quality and identity of the Plan area. Furthermore, **Policy NE3** seeks to minimise loss of natural habitats and landscape features, supporting their integration within the layout of proposed developments. The policy also supports proposals which deliver biodiversity net gains. **Policy NE4** seeks to avoid adverse effects on priority habitats and ecologically important areas, in line with para 185 of the NPPF.
- 2.23 The NDP does not include specific policies in respect of ground conditions, and thus defers to the NPPF and Rossendale Local Plan in this respect. However, and in line with para 193 of the NPPF, the NDP, at **Policy LC1** supports proposals for new, improved or extend community facilities where there would be no detrimental impacts on residential amenity through noise pollution. **Policy E1** also contains a similar clause in respect of proposals for Class E uses in the neighbourhood parade.

Conserving and enhancing the historic environment

NPPF Section 16, paras 195 - 214

- 2.24 This section of the NPPF promotes the conservation and enhancement of heritage assets to ensure their enjoyment into the future. **Policy HE1** and **Policy HE3** of the NDP states that proposals for development should conserve or enhance heritage assets, and **Policy HE2** identifies locally important buildings which are significant at the local level and are considered non-designated heritage assets. The harm from any proposed development on these buildings needs to be assessed (in line with Para 209 of the NPPF). In addition, **Policy HE4** establishes criteria for Site H566 allocated in the Local Plan to ensure that development has proper regard to the setting of designated and non-designated heritage assets. Furthermore, **Policy D2** establishes design principles for new development in Edenfield that respond to the built heritage. This is supplemented by an Edenfield specific Design Guide and Code, illustrating important qualities, features and characteristics that proposals for development should have regard to.

Facilitating the sustainable use of minerals

NPPF Section 17, paras 215 - 223

- 2.25 The Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Lancashire Minerals & Waste Local Plan.

3. Sustainable Development

Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. Sustainable development is defined as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'* (paragraph 7).
- 3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
- *Economic*: 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.
 - *Social*: 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 and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3 The following sections summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Economic objectives

NPPF definition:

3.4 *'Building a strong, responsive and competitive economy'*

Relevant Neighbourhood Plan Objectives:

3.5 **Objective 6:** To support existing local services and promote the establishment of new local services to serve the community through the utilisation of existing buildings for alternative purposes. Establishment of retail services will be subject to the provisions of policies R1, R3, R4, R5 and R6 of the Rossendale Local Plan 2019-2036 particularly in relation to the Edenfield Neighbourhood Parade as defined in that Plan.

Relevant Neighbourhood Plan Policies:

- Policy E1: Planning permissions for commercial, business and service establishments
- Policy E2: Loss of commercial, business and service establishments

Commentary on how the Neighbourhood Plan meets the NPPF Economic objectives:

3.6 The Neighbourhood Plan does not include a specific policy in respect of employment uses, though the ECNF does recognise that day-to-day services and facilities provide local employment generating opportunities and supports proposals for such uses in the Neighbourhood centre, supporting everyday needs of the community as well as the vitality of the centre.

Social objectives

NPPF definition:

3.7 *'Support strong, vibrant and healthy communities'*

Relevant Neighbourhood Plan Objectives:

- 3.8 **Objective 1:** To maintain a strong sense of community, foster social inclusiveness and support opportunities for local businesses and SMEs.
- 3.9 **Objective 3:** To support sustainable development that reflects local housing needs and requirements of the local community – considering affordability, type and mix. The size, density and design of these dwellings should reflect the rural character of Edenfield.
- 3.10 **Objective 5:** To ensure Edenfield Recreation Ground, the playground on Exchange Street, Edenfield Community Centre and Edenfield Cricket Club and are retained for their current use and maintained to a high standard.
- 3.11 **Objective 6:** To support existing local services and promote the establishment of new local services to serve the community through the utilisation of existing buildings for alternative purposes. Establishment of retail services will be subject to the provisions of policies R1, R3, R4, R5 and R6 of the Rossendale Local Plan 2019-2036 particularly in relation to the Edenfield Neighbourhood Parade as defined in that Plan.
- 3.12 **Objective 7:** To support the preservation of existing community facilities for community events and support the establishment of new facilities.
- 3.13 **Objective 8:** To improve the pedestrian and cycling infrastructure and network.

Relevant Neighbourhood Plan Policies:

- Policy HO1: Identified housing needs
- Policy HO2: Affordable housing delivery
- Policy HO3: Affordable housing eligibility
- Policy T1: Promotion of sustainable forms of transport
- Policy LC1: New, improved or extended community facilities
- Policy LC2: Sports facilities
- Policy LC3: required local infrastructure
- Policy LC4: Policies for sports facilities
- Policy GI1: Local green space designations
- Policy GI3: Footpaths, cycle paths and green space accessibility

- Policy DMR1: Local infrastructure delivery plan

Commentary on how the Neighbourhood Plan meets the NPPF Social objectives:

- 3.14 The Neighbourhood Plan includes a range of policies that support social inclusion, health and wellbeing. It supports new proposals for new affordable housing, including that which responds specifically to local needs in terms of tenure type , size and local eligibility, and seeks to protect and enhance community facilities, being places which support community interaction. The Plan acknowledges that these presence of these facilities, including open spaces, combined with delivery of safer active travel routes connected with them, can contribute towards good placemaking and a healthier and more inclusive society.

Environmental objectives

NPPF definition:

3.15 *'Contribute to protecting and enhancing our natural, built and historic environment'*

Relevant Neighbourhood Plan Objectives:

- 3.16 **Objective 1:** Using sustainable, high quality, traditional materials for new development to maintain and strengthen the character and heritage of Edenfield, whilst still allowing for high quality and sustainable design innovation and growth.
- 3.17 **Objective 2:** To ensure that any development on land designated as Green Belt is consistent with the purposes of that designation
- 3.18 **Objective 4:** To maintain, conserve and enhance the natural environment, particularly through designated Local Green Spaces and the retention of public views particularly of the Irwell Valley and Edenfield Parish Church, ensuring connections to the natural environment are maintained.
- 3.19 **Objective 9:** To ensure that, where parking is provided, it is well-designed and suitably located, so that it is used as intended and does not have a detrimental impact on the street scene, character and amenity.

Relevant Neighbourhood Plan Policies:

- Policy UB1: Development and the settlement boundary
- Policy HO4: Site H66 design and layout
- Policy D1: Design and amenity standards and village character
- Policy D2: Built heritage and character
- Policy HE1: Conservation and enhancement of heritage assets
- Policy HE2: Non-designated heritage assets
- Policy HE3: Planning applications and heritage assets
- Policy HE4: Site H66 mitigation measures
- Policy GI2: Wildlife areas and green spaces connectivity
- Policy GI4: New development and local green spaces
- Policy NE1: Locally important views
- Policy NE2: Development proposals and the local environment
- Policy NE3: Development and landscape and topography
- Policy NE4: Development and ecology
- Policy NE5: Site H66 watercourses and ecology

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- Policy NE6: Site H67 watercourses and ecology

Commentary on how the Neighbourhood Plan meets the NPPF Environmental objectives:

- 3.20 The Neighbourhood Plan has a strong focus on the qualities of the Plan area.
- 3.21 The design policies in the Neighbourhood Plan seek to influence the design quality of new development, such that it responds positively to local character and where the design and layout of development helps create socially inclusive spaces that encourage use of active and healthy modes of travel, and where green infrastructure is incorporated into the layout of development public realm. This is further developed in the Green Infrastructure and Natural Environment policies, protecting important green spaces and landscape for the benefit and enjoyment of the community.
- 3.22 Furthermore, the transport policies seek to support a move towards more sustainable travel choices, thus helping to mitigate the impacts of climate change through motorised travel.
- 3.23 It also seeks to mitigate the impacts of climate change through support for water and energy efficient design, use of permeable surfaces in areas of parking, and, within site allocations, measures that help minimise flood risk, enhance water quality and where possible, naturalise river channels.

4. The Development Plan

Introduction

- 4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.
- 4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan (i.e.: The Rossendale Local Plan). It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states (at paragraph 20) that such policies should help to deliver:
- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 4.3 The Edenfield Neighbourhood Plan aims to build on the strategic policies contained within the Rossendale Local Plan by providing neighbourhood level planning policy where it has been found appropriate.

Rossendale Local Plan

Strategic policies

- 4.4 The Rossendale Plan was adopted in December 2021. It covers the period 2019 – 2036, replacing the former Core Strategy (2011 – 2026). The contents page confirms which policies are strategic in nature. Insofar as they are relevant to the Neighbourhood Plan area, the table presented across the following pages shows how the policies in the Neighbourhood Plan are in conformity with these.

Strategic policy	Neighbourhood Plan conformity
SS: Spatial Strategy	<p>This policy directs growth to Key Service Centres though does support growth elsewhere, taking account of sustainability matters, landscape and character, and notes that greenfield releases will be permitted in such locations to enable growth. In such locations, growth and investment should support local services and facilities. Edenfield is identified as an 'urban local service centre' thus sitting below key service centres in the settlement hierarchy, and where the local plan identifies green belt release for new housing development. This is reflected through the NDP which, at Policy UB1, welcomes development within the settlement boundary, at Policy HO1 and HO2 where it meets local needs for housing, at Policy D1 and D2 where it is of a good standards of design, at Policy LC1 where it welcomes proposals for new services and facilities, and Policy E1, where it supports uses in the Neighbourhood Parade that provide for everyday needs, supporting the role and function of the centre. Importantly, the NDP also recognises the qualities of the surrounding landscape and that the setting of and access to the countryside, which is a defining feature of Edenfield, should be preserved and enhanced.</p>
SD1: Presumption in favour of sustainable development	<p>This is a model policy in respect of taking a positive approach to proposals that meet the principles of sustainable development set out in the NPPF. As set out in other sections of this Basic Conditions Statement, the Edenfield NDP contains policies that help towards achievement of sustainable development. Although the NDP does not allocate land for new growth and development, it does support proposals where they respond to the character and quality of the area, help deliver improvements to local infrastructure, green space, neighbourhood parade and facilities, the landscape and</p>

	<p>movement network, and where they include the reuse of previously development land, being located within the urban boundary.</p>
SD2: Urban boundary and green belt	<p>This policy directs development to existing settlement boundaries other than where land has released from the Green Belt for development, which includes Sites H65 – H67 in Edenfield. This is reflected in Policy UB1 of the NDP which directs further development to the Urban boundary and seeks to minimise inappropriate development in the Green Belt. The Local Plan policy also states that those allocated sites in the Green Belt (E.g.: H65 – H67) should minimise impact on the landscape character of the area. The NDP expands upon this in Policy HO44 which establishes design and layout principles for site HO4, Policy NE2 and NE3 which highlight the importance of development responding to landscape character, topography and important wildlife habitats.</p>
HS1: Meeting Rossendale's Housing Requirement	<p>This policy establishes the housing need for Rossendale, supports development of previously developed land, at establishes a housing requirement figure for the Edenfield NDP of 456 homes over the Plan Period. These are met through allocations H65, H66 and H67 in the Local Plan and thus there is no need for the NDP to allocate additional; land to meet this requirements. The NDP does though, at Policy UB1, support proposals for development in the settlement boundary, and thus encouraging the re-use of previously developed land in line with the Local Plan, and at Policy HO1 and HO2, supports proposals for the delivery of affordable homes that meet local needs in Edenfield.</p>
HS14: Gypsies, Travellers and Travelling Showpeople	<p>This policy identifies a need for four permanent pitches for Gypsies, Travellers and Travelling Showpeople, and includes criteria for the location and design of these. The NDP does not include a</p>

	specific policy in respect of Gypsies, Travellers and Travelling Showpeople, and thus defers to the Local Plan in this respect.
EMP1: Provision for Employment	This policy of the Local Plan seeks to deliver new land for employment uses. The Local Plan, at Policy EMP2, Site EE36, designates and protects land for Use Classes E(g), B2 and B8 uses. The Neighbourhood Plan does not have a specific policy in respect of employment uses or sites and thus defers to the Local Plan.
R1: Retail and other town centre uses	This policy identifies Edenfield in the retail hierarchy as a 'neighbourhood parade' whose role and function is to provide top-up shopping and local services. The Neighbourhood Plan, at Policy E1, welcomes proposals for Class E (a-c) uses in the neighbourhood parade and, at Policy E2 of the NDP, further expands upon the Local Plan policy by seeking to resist the loss of Class E (a-c) uses that are important for day-to-day needs.
ENV1: High quality development in the Borough	This policy establishes principles of good design that should be reflected in new development. This is supplemented by policies in the NDP, specifically D1 and D2, which are underpinned by an Edenfield specific Design guide and Code sitting alongside the Plan and drawing out key qualities that applicants should have regard to in order that new development responds to and contributes towards the character and sense of place. This is further reflected in the suite of Natural Environment policies in the NDP that seek to retain key views and where development responds to the rural character of Edenfield and its relationship with the countryside, incorporating important landscape features and habitats in development.
ENV2: Historic Environment	This policy seeks to conserve and, where appropriate, enhance the historic environment. This is reflected in Policy HE1 and HE3 of the NDP which states that development should have

	<p>regard to heritage assets and impact on these. The Local Plan policy also refers to the impact of development on no-designated heritage assets. The NDP expands upon this by specifically identifying buildings of local significance in Edenfield that are considered to be non-designated heritage assets subject to this policy. Furthermore, Policy D2 establishes good design principles for development such that it responds positively to the character and heritage qualities of the built form, and which is supplemented by an Edenfield specific Design Code.</p>
LT1: Protection of playing pitches, existing	<p>This policy seeks to resist the loss of playing pitches and associated facilities. This is reflected in the Neighbourhood Plan through Policy G11 which designates the Playground on Exchange Street, the Recreation Ground and the Cricket Club as Local Green Spaces, and which will thus benefit from additional protection from development. Furthermore, and in recognition of the importance of sporting facilities in the Plan area, Policy LC2 of the NDP which welcomes improvements to existing sports facilities where additional demand is generated from development and, if and where new facilities are proposed, locate these so these are accessible and designed in line with good practice guidance published by Sport England.</p>
TR1: Strategic transport	<p>This policy welcomes proposals that reduce the need to travel, locating development in sustainable locations and also listing a set of proposed new infrastructure. This is supported by the NDP which, at Policy UB1, supports development within the settlement boundary (i.e.: the most sustainable location for development in the Plan area) and, at Policy T1, which supports proposals that incorporate and promote opportunities for walking, cycling and public transport. This is supplemented by Policy T2 establishing criteria to be met in new</p>

	development, including measures that provide improved facilities for walking and cycling.
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5. SEA / HRA

- 5.1 The draft Edenfield Neighbourhood Plan (Regulation 14 / pre-submission version) was screened for the purposes of Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) by Rossendale Borough Council in August 2020 in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.2 The SEA regulations require the competent authority (Rossendale Borough Council) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed.
- 5.3 At the same time as the SEA screening a HRA screening was prepared for the Neighbourhood Plan, the purpose of which was to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge.
- 5.4 The SEA / HRA screening concluded that:
- “The initial conclusions of the screening assessment are that the draft Edenfield Neighbourhood Plan is unlikely to have any significant environmental effects and therefore it is unlikely to require a Strategic Environmental Assessment or Appropriate Assessment.***
- Following the consultation with Natural England, Historic England and the Environment Agency, the Council considers that, based on the information provided, a Strategic Environmental Assessment for the draft Edenfield Neighbourhood Plan is not required. In addition, no further assessment work is required in relation to the Habitat Regulations Assessment”.***
- 5.5 For comprehensiveness, a copy of the SEA and HRA Screening Report is included in Appendix A.

6. Sustainability Appraisal

'Light touch' appraisal

- 6.1 Even though the Screening has determined that SEA is not required, a 'light touch' Sustainability Appraisal (SA), proportionate with the Neighbourhood Plan, has been prepared. This reflects best practice.
- 6.2 This section of the Basic Conditions Statement, and the SA objectives contained within it, are based on the SA and SEA of the Rossendale Local Plan. The SA objectives are most recently set out in the Local Plan Post-adoption Statement, December 2021.
- 6.3 The objectives are listed in the table below, alongside which commentary is provided indicating how the Edenfield Neighbourhood Plan responds to these objectives and will thus help contribute to the delivery of sustainable development in the Plan area through its blend of policies that will deliver social, economic and environmental benefits.

SA Objective	Edenfield Neighbourhood Plan Response
<p>1. Landscape: Protect and enhance high quality landscapes and townscape in the borough, especially those that contribute to local distinctiveness</p>	<p>Policy UB1 of the NDP directs proposals for development towards the defined settlement boundary, this protecting land outside of this. It is expanded upon in Policy NE1 which seeks to maintain important local views to the surrounding countryside and Policy NE2, which requires proposals for development to demonstrate they have had regard to distinctive landscape features and landscape character. Furthermore, Policy NE3 requires development to maintain and enhance landscape features, to have regard to local topography, and delivery biodiversity net gain,</p> <p><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></p>
<p>2. Cultural heritage: Protect, enhance and manage sites, features and areas of archaeological,</p>	<p>Policy D2 of the NDP requires development to respond positively to the built heritage and character of the area, including through the use of architectural features, materials and other features of the scale and layout of development that are characteristic of the built form. Policy HE1 seeks to conserve and enhance</p>

<p>historical and cultural heritage importance.</p>	<p>heritage assets in line with national policy, with Policies HE2 and HE3 then referring to the importance of non-designated heritage assets and how proposals affecting these should be considered. The NDP identifies seven non-designated heritage assets in Edenfield which are of local importance, supplementing designated heritage assets in the area.</p> <p><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></p>
<p>3. Biodiversity and geodiversity: Protect, enhance and manage biodiversity and geodiversity</p>	<p>Policy NE3 of the NDP states that proposals for development are expected to provide biodiversity net gain in line with national policy and that, wherever possible, Policy NE4 says that development should not affect priority habitats or other ecologically important areas.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>4. Water and flooding: Protect, enhance and manage biodiversity and geodiversity in Rossendale.</p>	<p>Policy NE5 and NE6 of the NDP relate to local plan site allocations and their relationship with watercourses, stating that these should not negatively impact on flood risk, retain water quality and habitat value, and, where possible, contribute to the naturalisation of the river channel.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>5. Natural resources: To ensure the efficient use of natural resources in Rossendale</p>	<p>Policy D1 of the NDP states that development should incorporate sustainable principles and development forms that support energy efficiency. It also notes that the use of materials should reflect the local context. This is further developed in Policy D2 of the NDP which refers to use of materials that support energy efficient buildings as well as having regard to the use of locally characteristic materials,.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>6. Climate change mitigation:</p>	<p>Policy D1 of the NDP includes a set of principles that are supported by a Design Code prepared for Edenfield</p>

<p>To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources.</p>	<p>and which refers to energy and water efficient buildings, use of renewable and low-carbon energy generation, and allowing for the adaptability of buildings over time. Policy D2 of the NDP expands upon these principles insofar as they relate to the built heritage and character of Edenfield.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>7. Climate change adaptation: To promote adaptation to Rossendale's changing climate</p>	<p>As stated above, Policy D1 and D2 of the NDP include principles in respect of sustainable and energy efficient buildings. Furthermore, Policy T1 supports proposals for development that incorporate sustainable and active forms of transport, and Policy GI1 seeks to protect local green spaces (through designation as such)</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>8. Human health: To improve physical and mental health and well-being of people and reduce health inequalities in Rossendale</p>	<p>Policy T1 of the NDP supports provision of sustainable and active forms of transport in new development, including walking and cycling infrastructure, making a contribution to health and well-being. Similar requirements are included within Policy T2. Policy LC2 welcomes proposals for sports facilities and Policy GI1 designates important areas of importance as Local Green Space, including the Recreation Ground and Cricket Club, being places for leisure and recreations, and thus supporting health and well-being. Furthermore, Policy GI3 supports provision of new walking and cycling links with the surrounding countryside for people to continue enjoying and benefitting from these places.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>9. Material assets: To ensure sustainable management of waste, minimise its production and increase re-use,</p>	<p>Policy D1 of the NDP incorporates a series of design principles for new development, including incorporation of storage for water and recyclable material in the curtilage of new development as well as forms of development that reduce greenhouse gas</p>

<p>recycling and recovery rates.</p>	<p>emissions, including the use of renewable energy sources</p> <p><i>The Neighbourhood Plan is considered to result in a Neutral Effect.</i></p>
<p>10. Housing: Provide a range of affordable, environmentally sound and good quality housing which meets the needs of the community of Rossendale.</p>	<p>Policy HO1 of the NDP supports proposals for new development in the settlement area where they meet local housing needs. This is supplemented by Policy HE2 which seeks to secure the delivery of affordable housing in Edenfield where it meets local needs, and Policy HOP3 which establishes local eligibility criteria for affordable housing, giving priority to those who have a local connection and are in most need of homes. Policy D1 and D2 further support this objectives by establishing good criteria for the layout and design of new development so that it is of a good quality.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>11. Employment – location: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth.</p>	<p>Policy E2 of the NDP seeks to protect existing Class E uses from loss and Policy E1 supports proposals for new Class E uses, particularly where located in the centre of the Edenfield (i.e.: the Neighbourhood Parade). Wider policies in respect of employment use, including site specific policies, are set out in the Rossendale Local Plan.</p> <p><i>The Neighbourhood Plan is considered to result in a Neutral Effect.</i></p>
<p>12. Employment – skills: To improve education, skills and qualifications in the borough and provide opportunities for lifelong learning.</p>	<p>Policy DMR1 of the NDP supports proposals for new locally important infrastructure and notes that a Local Infrastructure Plan will be kept updated and towards which the Community Infrastructure Levy and Section 106 agreements might be directed. This could potentially include opportunities for skills and training. Wider policies are set out in the Rossendale Local Plan.</p> <p><i>The Neighbourhood Plan is considered to result in a Neutral Effect.</i></p>

<p>13. Transport:</p> <p>To improve the choice and use of sustainable transport in Rossendale and reduce the need to travel.</p>	<p>Policy T1 of the NDP supports proposals for development which incorporate sustainable and active travel measures. This is supported by Policy GI3 which supports provision of walking and cycling routes to green spaces. Furthermore, Policy T2 establishes criteria which need demonstrating in applications for new development, including opportunities to improve conditions for pedestrians, cyclists and public transport users.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
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7. Conclusion

- 7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Edenfield Neighbourhood Plan and all the policies therein.
- 7.2 It is therefore respectfully suggested to the Examiner that the Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

Appendix A: SEA / HRA

The Strategic Environmental Assessment (SEA) & Habitats Regulation Assessment (HRA) Screening Report is presented as a free-standing appendix to the Basic Conditions Statement.

Edenfield Community Neighbourhood Forum
Edenfield Neighbourhood Plan (ENP), 2021- 2036
Basic Conditions Statement: January 2024



Edenfield Community Neighbourhood Forum
www.edenfieldcommunityforum.uk
neighbourhoodplan@edenfieldcommunityforum.uk