



Document 10

Basic Conditions Statement

1. Background to the Neighbourhood Plan.

1.1 In the winter of 2015/6 St Peter's Church held an open day and one of the stalls was all about Sowerby Bridge Town Development Board. When queried whether this included Sowerby the answer came back – well they are the same aren't they? This led to a little more investigation into what was going on around us. It turned out that Ripponden Parish Council had applied to form a Neighbourhood Plan Area and Sowerby Bridge Development Board were working on the Town's development. Everyone assumed that Sowerby Bridge would just swallow the area between their boundary and Ripponden Parish Boundary but that is not what we, the residents, wanted.

1.2 Sowerby is in Ryburn Ward and is mainly rural whereas Sowerby Bridge is a Ward and Town in its own right and is mainly urban with industrial sites. We believed that while Sowerby Bridge would do their best; their interest lies with the town and its economic improvement which may be to the detriment of Sowerby. On discussion with the Ward Councillors and Development Board it turned out that they did not want to take Sowerby under their wing either.

1.3 This left us as, as a small area with no formal governance sandwiched between a large conurbation and a well-established and active parish council. A no man's land for local control. Therefore, we decided, if we want to influence what happens in our Neighbourhood, maintain its appeal, have well-built beautiful houses that our friends and neighbours can afford to buy and live in, we needed to organise ourselves. And so, the Sowerby Neighbourhood Plan Forum was formed.

Time Line

1.4. **26th April 2017.** As Sowerby does not have a Parish Council the Forum had to apply for permission to incorporate as a qualifying body. This request was submitted to the Council and then after consultation with the community was authorised on the 26th of April 2017. As part of the submission as a qualifying body a map of the area to be included was submitted, this was area was also authorised in line with the regulations on the 26th of April 2017.

1.5. **16th May 2017.** The first meeting with the Council Representative for Neighbourhood Planning, Phil Ratcliffe occurred on the 16th May 2017. This confirmed and laid out the procedure to follow; confirmation of what can and can not be included as well as the support the council would be able to offer.

1.6. **8th September 2017.** The next 9 months were spent raising funds, discussing the way forward and recruiting members to work on the forum.

1.7. **8th October 2017.** The first meeting hosted by the forum, the final forum positions were filled and the decision made to employ a consultancy firm called – Integreatplus.

1.8. **8th November 2018.** Housing Needs Assessment started, work completed by March 2018.

1.9. **November 2017 and January 2018.** Meetings with Integreatplus.

1.10. **24th February 2018.** The initial consultation was carried out between 24th February 2018 and 25th May 2018. It consisted of an open day, advert and a questionnaire, that could be filled in online or in person. Over 150 people attended the open day meeting giving a variety of views with a further 84 questionnaires that were completed giving a total overall return of 7% for the area. The results of these meetings, questionnaires and face to face discussions were used to find the concerns most vital to the community. These concerns were then compared to the scope of the Neighbourhood Plan framework, where they were in scope draft policies were formulated and then released for comment.



Initial consultation day

1.11. There were no comments on the potential policies so they were taken as being acceptable and used to formulate the final policies.

1.12. **February 2018.** It was decided that the Forum and Integreatplus were not meshing as well as we hoped so the decision was made to no longer work with them and instead work alone.

1.13. **March and April 2018.** Work undertaken to identify problems local business' facing.

1.14. **12 March 2018.** Bagshaw Ecology were contracted to carry out an ecological assessment of the area. Assessment carried out over **June – September 2018** to gather the most data available.

1.15. **23rd March 2018.** AECOM and the forum start work on the Heritage Assessment. In person meetings and questionnaires were used to identify sites. Meetings were held in **March, May and August 2018.**

1.16. **March and June 2018.** A meeting was held with a local developer and Together Housing to discuss community and developer aspirations.

1.17. **31st July 2018.** AECOM and the forum contact to work on the design code for future development. Meetings were held in **July 2018, August 2018 and October 2018.** The final code was completed and presented to community for comment along with the draft plan on the **15th December 2018.** The basis of the design code came from the initial consultation.

1.18. **15th December 2018 – 27th January 2019.** In line with Regulation 14 Consultation guidance the draft plan was submitted to statutory bodies, interested parties and the local community for 6 weeks. The consultation was started on Saturday the 15th Dec with a community drop in day; approximately 56 residents arrived on the day. Residents and statutory bodies had until 27th Jan 2019 to comment on the draft plan; this date was later extended to 10th of February 2019 to account for Christmas.

1.19. More details can be read in the Sowerby Neighbourhood Consultation Document available on the Sowerby Neighbourhood Plan website (www.sowerbynp.co.uk) or on request at hello@sowerbynp.co.uk.

1.20. All reports can be read at the website and can also be found in hard copy under the supporting documentation folder.

1.21. Throughout the entire timeline there have been formal and informal meetings with Calderdale Council Planning Department to ensure that the Neighbourhood Plan remains in line with and in accordance with the emerging Local Plan.

2. Meeting the Basic Conditions.

2.1 Sowerby Neighbourhood Forum considers that the Sowerby Neighbourhood Plan meets the basic conditions as required by the legislation. It is in accordance with the Neighbourhood Plans (General) Regulations 2012, the National Planning Policy Framework (NPPF) and Calderdale Local Plan (CLP).

2.2 The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by 38A of the Planning and Compulsory Purchase Act 2004. Schedule 9 of the Localism Act 2011 amends Schedule 4B by deleting references to listed buildings and conservation areas.

2.3 The basic conditions according to legislation are:

2.3.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make neighbourhood development plan.

2.3.2 The making of the neighbourhood plan contributes to the achievement of sustainable development.

2.3.3 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).

2.3.4 The making of the order does not breach, and is otherwise compatible with, EU obligations.

2.3.5 Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

2.4 Sowerby Neighbourhood Forum is a qualifying body and entitled to submit a Neighbourhood Plan for the area as submitted to Calderdale Council. It expresses policies that relate to the development and use of land only within the neighbourhood

area. The Sowerby Neighbourhood Plan covers a 15-year development period, from 2019 to 2034.



Sowerby Neighbourhood Area

2.5 No provision for excluded development such as national infrastructure or minerals extraction are contained within the Neighbourhood Plan.

2.6 There is a Neighbourhood Plan being created to our west but it is well outside of our boundaries. To the north there is the Sowerby Bridge Town Development Plan which butts up against but does not cross our boundary. There are no other neighbourhood plans within our area and this plan does not relate to more than one neighbourhood area.

3. General Conformity.

3.1 The planning context for the production of 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 policies of the development plan for the local area.
- Is compatible with European policies.
- Reflects best practise in terms of quality urban design and sustainable planning principals.

3.2 The Sowerby Neighbourhood Plan is considered to meet the basic conditions as prescribed by regulations by regulations as it:

- Contains a mix of housing needs that meets the needs of the local community.
- Has been developed through local consultation and has general support from the residents as demonstrated in the Consultation Statement.
- Provides residential development opportunities that will add to the town without unnecessarily infringing or damaging the rural nature of the town.
- Promotes sustainable development through a holistic approach to development across the area.
- Enhances pedestrian and cycle routes in the village.

4. Conformity with the National Planning Policy Framework (NPPF).

4.1 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 material considerations in the determination of planning applications, alongside local documents such as the CLP.

4.1.1 Paragraphs 13 of the NPPF states that neighbourhoods should develop plans that support the strategic development needs set out in the Local Plans, including policies for housing and economic development and that neighbourhood plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

4.2 Sowerby Neighbourhood Forum considers that this neighbourhood plan supports both of these objectives. The range of policies in this neighbourhood plan are in complete support and mirror the planned development as laid out in the CLP.



The NPPF has been taken into account as all of the Sowerby Neighbourhood Plan Policies (SNPP) were developed.

4.1 Evidence of conformity is shown within the table at the end of the document. The Table shows how each of the SNPP conforms with the NPPF. There are many policies in the NPPF that are not connected to the SNPP; as such they have not been included in the table. Relevant policies within the NPPF have been included in the table at the end of this document.

5. Sustainable Development.

5.1 The NPPF states in paragraph 11 that a presumption in favour of sustainable development is at the heart of the NPPF through both plan-making and decision-taking.

5.2 The social goals are to maintain a thriving community within Sowerby, recognising that the community and its needs to grow. It seeks to achieve this by providing improved non-car movement within the local and wider community.

5.3 The economic goals are to retain and improve the existing employment base within Sowerby. It seeks to achieve this by ensuring that access to the current shopping area remains and is improved. Sowerby is a mainly rural area with the majority of economic stimulus through farms. These farms are situated on green belt lands and as such have their own legal protection.

5.4 The environmental goals are to protect the environment and ensure that development recognises this in its design, landscaping and access. This it seeks to achieve through its policies on design and density within Sowerby.

5.5 A Sustainability Appraisal of the Sowerby NP has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Sowerby NP has taken account of the need to contribute to the achievement of sustainable development. The table at the end of the document shows how the NP ties into the NPPF sustainability policies and so demonstrates that the NP elements meet the requirements for sustainable development.

5.6 The planning policies of the Neighbourhood Plan have been assessed against the 3 sustainability dimensions mentioned above. The results are illustrated in the following table:

Policy	Economic Impact	Social Impact	Environmental Impact	Total
SNPP1: We support any action the Council takes to limit parking along the bus routes in order to preserve an easy flow of bus traffic in to and out of the area. At the same time, we encourage the Council to promote the principal of getting parked vehicles off the side of the road – in particular Sowerby New Road – to promote the safety of pedestrians and to ease traffic flow.	0	2	1	3
SNPP2: Development proposals that include measures to extend and enhance walking and cycling infrastructure will be supported.	0	2	1	3
SNPP3: We encourage the council to utilise any CIL resultant from development within the area to create, maintain and improve the network of footpaths and cycles paths; particularly along Sowerby New Road and through to the end of Sowerby. Developer contributions towards these costs should be sought in appropriate cases.	0	1	1	2
SNPP4: While developers are currently required to provide a minimum of 2 car-parking spaces per new dwellings; developers of new dwellings in excess of 3 bedrooms will be encouraged to provide additional parking within the domestic curtilage to reflect the likely level of car ownership of a dwelling of that size.	-1	1	0	0
SNPP5: Developers are encouraged to provide alternative transport storage hubs; in particular bike storage lockers with at least one space per dwelling as well as electric car charging points.	0	1	0	1
SNPP6: In order to protect and encourage the remaining wildlife in Sowerby we will encourage and fully support a low light policy within the area. That is turning street lights off at low use times between midnight and 5am and only installing time controllable security lights.	0	1	2	3
SNPP7: To alleviate issues with the change of land use from green field to urban usage, all development, regardless of size, should be designed to incorporate suitable Natural Flood Management (NFM)/ Sustainable Drainage Systems (SuDS) measures to ensure that surface water is managed in such a way as not to exacerbate, and where possible reduce, existing flooding problems either on site or adjacent land.	0	1	2	3
SNPP8: Large scale development proposals (over 20 dwellings) will be encouraged and supported to include and develop usable space for the community to use	0	2	1	3
SNPP9: Development proposals should have regard to the Design Guide contain within this document, taking full account of the local vernacular	0	1	0	1
SNPP10: Development proposals that actively safeguard and, where possible, enhance biodiversity and wildlife opportunities within their core proposal will be fully supported	0	1	2	3
SNPP11: To ensure the protection of the community, all development will be encouraged to provide safe pedestrian access within site boundaries and to the community facilities within Sowerby	1	1	0	2

Policy	Economic Impact	Social Impact	Environmental Impact	Total
SNPP12: The Council are encouraged to provide improved parking spaces in front of the arcade of shops on Towngate to facilitate better access to that shopping area	2	1	0	3
SNPP13: Developments that incorporate a high level of sustainable design and construction, optimised for energy efficiency, targeting zero emissions	1	2	2	5
SNPP14: Residential Developments should provide a range of dwelling types. Proposals including accommodation for older people and single people in line with the Housing Needs Assessment, will be supported	1	2	0	3
NPP15: Residential Developments that has a significant proportion of affordable or rental housing will be supported.	1	2	0	3
SNPP16: Full support will be given to any planning proposal that maintains, conserves and enhances the Non-Designated Heritage Assets listed in this Document	0	1	1	2
SNPP17: Full support will be given to any planning proposal reduces the amount of pollution discharged into the surrounding air	0	1	2	3
SNPP18: Wind turbines proposals of under 18m located in an area identified as unlikely to cause; an unsightly visual impact, excessive noise to neighbours or damage to the local ecology will be supported	1	0	-1	0

Score indicator: -2 = very negative, -1 = negative, 0 = neutral, 1 = positive, 2 = very positive.
Minimum score -6, maximum score 6. A higher score means a higher impact.

6. Conformity with the Local Development Plan.

6.1 Every effort has been made to conform with the UDP as this is the current strategic local policy document; this was adopted in 2006, amended in 2009. However, this plan is about to be superseded by the CLP. The CLP is already at the Examination stage and will be the implemented local policy document throughout the period of the Neighbourhood Plan. The CLP is a contemporary piece of work conforming with both the NPPF and EU regulations unlike the UDP. As such with the CLP about to be ratified and its link with other strategic national policies, conformity with the CLP was believed to be more appropriate rather than conform with outdated and soon to be invalid policies.



6.2 The CLP was under draft form during this process of formulating the Sowerby Neighbourhood Plan. As changes and alterations were made to the CLP the Neighbourhood Plan policies were adjusted to remain consistent with the plan.

6.3 Evidence of conformity is shown within the table at the end of the document. The Table shows how each of the SNPP conforms with the CLP, UDP and NFFP. There are many policies in the CLP that are not connected to the SNPP; as such they have not been included in the table. Relevant policies within the CLP have been included in the table at the end of this document.

7. Compatibility with EU and Human Rights Requirements.

7.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

7.2 Within the Sowerby Area there are no designated European Environmental Sites. Future development is designed to prevent any adverse effect on any sites. Under Article 6 and 7 of the Habitats Directive.

7.3 Calderdale Council conducted a screening as to whether a Strategic Environmental Assessment (SEA) or Habitat Regulation Assessment (HRA) would be required. The Sowerby Neighbourhood Plan conforms with the CLP, as such the screening report shows that there would be no significant effects produced from the implementation of the SNPP and suitable mitigation measures were in place for any effects that might be produced.

7.4 The results from the screening report were that no action was required.

7.5 In line with European legislation on the protection of Heritage, the Sowerby Neighbourhood Plan does not identify any land allocations for development and supports proposals which maintain, conserve and enhances identified Non-designated heritage assets it includes policy for development affecting the character or setting of non-designated heritage assets.

8. Conclusion.

8.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Sowerby Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Sowerby Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Sowerby Neighbourhood Plan Policy	National Policy Reference	Explanation of Conformity	Calderdale Council Local Plan Reference <i>Conformity with UDP.</i>	Explanation of Conformity
SNPP 1 We support any action the Council takes to limit parking along the bus routes in order to preserve an easy flow of bus traffic in to and out of the area. At the same time, we encourage the Council to promote the principal of getting parked vehicles off the side of the road.	NPPF Para 102	NPPF Para 102 discusses promoting walking, cycling and public transport infrastructure, SNPP 1 is in accordance with and fully supporting that aim while promoting sustainable public transport.	HW6 IM4 IM5 HS7 <i>Annex 1</i>	HW6 relates to the sites of hot food takeaways and in particular not generating excessive demand for parking, SNPP 1 is in conformity with this policy to prevent extra on road parking in the area. IM4 deals with Sustainable travel requirements SNPP 1 conforms to this by encouraging a free running public bus route. IM5 requires developments to support sustainable travel, cycleways and footpaths SNPP 1 conform with this requirement by requiring improvement in bus routes. <i>HS7 relates that adequate car parking is provided on site and any on-street parking will not impair the free flow of traffic for any HMOs. SNPP1 sits in line and in compliance with this policy.</i> <i>Annex 1 relates car and bicycle parking and the provision of suitable parking for bicycles in public spaces. SNPP 1 does not go against anything in Annex 1.</i>
SNPP 2 Major development proposals will include measures to extend and enhance walking and cycling infrastructure.	NPPF Para 91 NPPF Para 98 NPPF Para 102 NPPF Para 103 NPPF Para 104 NPPF Para 110 SDG	NPPF Para 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. SNPP 2 supports that in creating new and enhancing current footpaths and open spaces for the community. NPPF Para 98 protects public rights of way and SNPP 2 supports that by enhancing current right of ways. NPPF Para 102 discusses promoting walking, cycling and public transport infrastructure, SNPP 2 is in accordance with and fully supporting that aim while promoting sustainable transport.	CC1 IM4 IM5 BT1	CC1 deals with Climate Change and the mitigation and adaptation of predicted impacts of climate change. SNPP 2 conforms to this requirement by: - Supporting Sustainable Transport Networks through a reduction in travel demand, traffic growth and congestion by enhancing non-carbon transportation. - Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring. IM4 deals with Sustainable travel requirements SNPP 2 conforms to this by encouraging cycle storage.

		NPPF Para 103 is about the reduction of congestion and emissions, improvement of air quality and public health. The maximisation of sustainable transport solutions. SNPP 2 is in accordance with this policy by encouraging the reduction of vehicle emissions and the encouragement of sustainable cycling transport. NPPF Para 104 discussed the need to minimise the number of journeys. This policy will do that as creating safe, clear and easy cycling routes for residents – of whom the majority work in Sowerby Bridge - will reduce car and bus journeys. NPPF Para 110 recommends that priority is given to pedestrians and cycle movements where possible, this policy supports this by increasing the routes where possible. SDG Para 5.6 states that diesel and petrol vehicles will be prohibited by 2040 and as such the provision for other transport options conforms with the spirit of this policy.		IM5 requires developments to support sustainable travel, cycleways and footpaths SNPP 2 conform with this requirement by requiring improvement in footpaths. <i>BT1 deals with high quality and inclusive design this policy complies by including sustainable design with regards to transportation.</i>
SNPP 3 We encourage the council to utilise a proportion of any CIL resultant from development within the area to create, maintain and improve the network of footpaths and cycles paths; particularly along Sowerby New Road and through to the end of Sowerby. Developer contributions towards	NPPF Para 91 NPPF Para 92 NPPF Para 98 NPPF Para 102 NPPF Para 104 NPPF Para 110 SDG	NPPF Para 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. SNPP 3 conforms with this in creating new and enhancing current footpaths and open spaces for the community. NPPF Para 92 sets out to provide social, recreational and cultural facilities SNPP 3 provides the requirement to plan positively to create space for the community. NPPF Para 98 protects public rights of way and SNPP 3 supports that by enhancing current right of ways. NPPF Para 102 discusses promoting walking, cycling and public transport infrastructure, SNPP 3 is in accordance with and fully supporting that	CC1	CC1 deals with Climate Change and the mitigation and adaptation of predicted impacts of climate change. SNPP 3 conforms to this requirement by: • Supporting Sustainable Transport Networks through a reduction in travel demand, traffic growth and congestion by enhancing non-carbon transportation. • Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring. • Creating, protecting and enhancing biodiversity habitats, taking care not to create barriers to the movement of wildlife over the wider landscape

these costs should be sought in appropriate cases.		aim while promoting sustainable transport. NPPF Para 104 discussed the need to minimise the number of journeys. SNPP 3 will do that as creating safe, clear and easy cycling routes for residents – of whom the majority work in Sowerby Bridge - will reduce car and bus journeys. NPPF Para 110 recommends that priority is given to pedestrians and cycle movements where possible, SNPP 3 supports this by increasing the routes where possible. SDG Para 5.6 states that diesel and petrol vehicles will be prohibited by 2040 and as such the provision for other transport options conforms with the spirit of this policy.		
SNPP 4 Residential developments of dwellings in excess of 3 bedrooms will be required to provide additional off-street parking within the development to reflect the likely level of car ownership of a dwelling of that size.	SDG Sect 5 NPPF Para 105	Secure garages and cycle spaces are required under SDG, SNPP 4 supports this policy and enhances it for local requirements. NPPF Para 105 refers to parking standards and local car ownership levels SNPP 4 is in line with the spirit of this para.	CC3 IM4 IM5 BT1 HS7	CC3 deals with water resource management by moving excess parking off the road it creates areas for SuDs and reduces pollution. IM4 deals with Sustainable travel requirements SNPP 4 conforms to this by encouraging safe cycle infrastructure by protecting safe routes on the road by maintaining clear pathways IM5 deals with water resource management; by reducing on road parking this allows surface water to drain properly and as such improves drainage. BT1 deals with high quality inclusive design, by increasing parking spaces for high population dwellings it makes the roads safer for cyclist and pedestrians. <i>HS7 relates that adequate car parking is provided on site and any on-street parking will not impair the free flow of traffic for any HMOs. SNPP1 sits in line and in compliance with this policy.</i>
SNPP 5 Developments of residential dwellings	NPPF Para 105 SDG 5.18	NPPF Para 105 refers to parking standards and the need for space for electric and ultra-low emission vehicles SNPP 5 supports and	IM4	IM4 deals with Sustainable travel requirements SNPP 5 conforms to this by encouraging safe cycle infrastructure by protecting safe routes on the road by maintaining clear pathways.

are required to provide alternative transport storage hubs; in particular bike storage lockers with at least one space per dwelling as well as electric car charging points.	SDG 5.23 SDG 5.6	conforms to these requirements. SDG 5.18, SDG 5.23 and SDG 5.6 deals with garages and parking for cycling and electric cars, SNPP 5 is in line with these requirements requiring charging points and cycle hubs for any new dwelling being built.	<i>Annex 1</i>	<i>Annex 1 of the Local Plan, details the car and bicycle parking, SNPP 5 is in accordance with the minimum standards required.</i>
SNPP 6 In order to protect the remaining wildlife in Sowerby we will encourage and fully support a low light policy within the area. That is turning street lights off at low use times between midnight and 5am and only installing time controllable security lights.	NPPF 174 NPPF 180	NPPF 174 requires the safeguarding of local wildlife-rich habitats and NPPF 180 requires sites that are suitable for location and takes into account the natural environment. SNPP 6 conforms with this policy by requiring the protection of habitat and habitat corridors.	BAP CC1	CC1 deals with Climate Change and the mitigation and adaptation of predicted impacts of climate change. SNPP 6 conforms to this requirement by Creating, protecting and enhancing biodiversity habitats, taking care not to create barriers to the movement of wildlife over the wider landscape. Calderdale's natural Heritage Biodiversity Action Plan identifies Bats as a protected species that should be protected. SNPP 6 conforms with the plan by protecting a variety of species in particular Bats within the area.
SNPP 7 To alleviate issues with the change of land use from green field to urban usage, development proposals, should be designed to incorporate appropriate and suitable Natural Flood Management (NFM)/ Sustainable Drainage Systems (SuDS)	DSPG NPPF Para 165	NPPF Para 165 states that SuDS should be incorporated in major developments SNPP 7 conforms to these requires and expands it to include minor development as well. It also specifies that the SuDS / NFD should be in line with Calderdale Council direction.	CC2 CC3 CC4	CC2 deals with flood management and SNPP 7 confirms with it by: - not impeding the flow of flood water, surface water or obstruct the run-off of water due to high levels of groundwater - managing the surface water is done in a sustainable way. Development should enable/replicate natural water flows and decrease surface water runoff, particularly in Critical Drainage Areas, through Sustainable Drainage Systems, utilising green infrastructure and as directed by local standards and guidance. When installing Sustainable Drainage Systems CC3 deals with water resource management and SNPP 7 confirms with it by: - ensuring surface water drainage which will be created using

measures to ensure that surface water is managed in such a way as not to exacerbate, and where possible reduce, existing flooding problems either on site or adjacent land.				SuDs and NFM. Protecting surface water resources CC4 deals with water catchment management and SNPP 7 confirms with it by creating NFM catchment areas where suitable.
SNPP 8 Major development proposals will be required to include and develop usable space for the community to use.	NPPF Para 99	NPPF Para 99 deals with the allocation of Local Green Space which this policy seeks to create for major development. While space has not been designated it allows for a flexible approach for future development.	DLP GN4 DLP GN6 DLP HW2	GN4 and GN6 requires that new developments should be sensitive to the distinctive qualities of the area SNPP 8 is in line with the spirit of the policy by creating space in a family area for the use of the community as a whole. They also require the provision of open space which this policy continues to promote and require. HW2 requires a health impact for residential development of more than 30 units SNPP 8 requires the creation of open space to assist of with the health impact of major developments to comply with the spirit of HW2.
SNPP 9 Development proposals should have regard to the Design Guide contain within this document, taking full account of the local vernacular.	NPPF Para 124 NPPF Para 125 NPPF Para 126 NPPF Para 127 NPPF Para 130	NPPF Para 124, 125, 126, 127 and 130 all relate to good design. SNPP 9 conforms with the requirements by utilising the Design Code included as part of the Neighbourhood Plan. The Design Code includes requirements for any development to be created in line with the existing local character and history.	DLP SD1 DLP BT1 DLP HE1	DLP SD1 is about sustainable development the design code includes sustainability. DLP BT1 requires high quality design which this policy adheres to; within the design code. It considers a mix of housing types and needs. DLP HE1 requires the conservation of the historic environment. This policy follows these requirements by requiring planning statements that show how any developments will respect the culture and Heritage of the area.
SNPP 10 Development proposals that actively safeguard and, where possible, enhance biodiversity and	UK BAP	UK BAP identifies activities required to complement country biodiversity strategies. The Calderdale BAP is created from these strategies. There is a requirement to safeguard wildlife, SNPP 10 requires development to protect and enhance biodiversity in order to conform with	Calderdale BAP BT3 GN3 DLP EN1	Calderdale BAP identifies over landscaped gardens as a current factor causing the loss or decline of biodiversity. SNPP 10 conforms with this Plan as it requires landscaping that specifically works to promote the local wildlife. BT3 requires developments to be accompanied by hard and soft landscaping scheme, SNPP10 conforms to this policy by requiring

wildlife opportunities within their core proposal will be fully supported.		National policy.		landscaping that protects the local wildlife and areas biodiversity. GN3 is a monitoring policy, two indicators are a species audit and change in biodiversity. By requiring the protection of the wildlife and biodiversity SNPP 10 conforms to the monitoring policy. DLP EN1 seeks to reduce pollution. SNPP 10 conforms to this policy by dealing with the reduction of pollution by limiting the effect on the areas biodiversity which by consequence reduces the pollution in the area.
SNPP 11 To ensure the protection of the community, all development will be required to provide safe pedestrian access within site boundaries and to the community facilities within Sowerby.	SDG NPPF Para 91 NPPF Para110	NPPF Para 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. SNPP 11 supports that in creating new and enhancing current footpaths and open spaces for the community. NPPF Para 110 recommends that priority is given to pedestrians and cycle movements where possible, SNPP 11 supports this by increasing the routes where possible. SDG Para 5.6 states that diesel and petrol vehicles will be prohibited by 2040 and as such the provision for other transport options conforms with the spirit of this policy.	BT1 BT4 BT5	BT1 deals with high quality inclusive design, by ensuring safe pedestrian access dwellings it makes the ingress and egress safe for new and existing resident. BT4 requires the layout of highways to provide convenient and safe pedestrian routes and connectivity; SNPP11 conforms with this policy by requiring safe pedestrian access in this rural area. BT5 requires developments to design out crime, one sub policy is the requirement to promote footpath networks. SNPP11 conforms with this requirement by requiring developments to create safe pedestrian access to the main hub of the neighbourhood.
SNPP 12 The Council are encouraged to consider providing improved parking spaces in front of the arcade of shops on Towngate to facilitate better access to that shopping area when reviewing and	NPPF Para 92	NPPF Para 92 sets out to provide social, recreational and cultural facilities SNPP 12 provides with an integrated approach for economic use, and plan positively for the future of the local shops.	RT 7 Annex 1	RT 7 addresses the need for primary shopping areas to facilitate the storage of bicycles and car parking. SNPP 12 is in compliance with this policy supporting suitable parking within the primary shopping area within the Neighbourhood area. Annex 1 of the Local Plan details car and bicycle parking, SNPP 12 is supportive of this Annex and is compliant with it. It encourages the safe and improved parking next to the shops within the Neighbourhood area.

improving the community infrastructure.				
SNPP 13 Developments that incorporate a high level of sustainable design and construction, optimised for energy efficiency, targeting zero emissions will be encouraged.	NPPF 10 NPPF 11 NPPF 131 NPPF 150 NPPF 151 - 157	NPPF 10, NPPF 11 and NPPF 131 require a presumption in favour of sustainable development and innovative design that promotes sustainability. SNPP 13 conforms with this policy by requiring sustainable building and energy efficiency within new developments. Paragraphs 150 – 157 requires development plans be aspirational but practical and should address the economic, social and environmental dimensions of sustainable development. SNPP address all of these aspects while remaining flexible in order to respond to change in the area.	CC1 BT1	CC1 deals with Climate Change and the mitigation and adaptation of predicted impacts of climate change. SNPP 13 conforms to this requirement by requiring sustainable design by increasing levels of Renewable and Low Carbon Energy Generation, through both a range of technologies and domestic, community and commercial scale schemes, whilst taking account of cumulative and environmental impacts it is hoped to reduce the impact on future impacts. BT1 deals with high quality inclusive design, by ensuring sustainable design and construction is required through SNPP13 this is complied with.
SNPP 14 Residential Developments should provide a range of dwelling types. Proposals including accommodation for older people and single people in line with the Housing Needs Assessment, will be supported.	NPPF Para 61 NPPF Para 62 NPPF Para 64 NPPF Para 71 NPPF Para 122	NPPF Para 61 and 62 requires the identification of affordable housing; this is met in the HNA referenced in SNPP 14. NPPF Para 64 gives a minimum of 10% affordable home ownership, this policy agrees with and suggests a greater figure in line with the community requirements. NPPF Para 71 requires LA to support the development of entry level housing, SNPP 14 conforms with this requirement by recommending smaller and more affordable houses. NPPF Para 122 requires efficient usage of land in any development, SNPP 14 does this by recommending small dwellings, multi-use occupation dwelling and terraces to utilise the space in the most efficient way as possible.	DLP HS2 DLP HS3 DLP HS4	DLP HS2 requires a minimum residential density, the Housing Needs Assessment included with the support documents agrees with these minimum values and suggests raising above them by creating flats with maisonettes above them and terrace houses to maintain a high enough density to create a solid community. DLP HS3 requires a mix of type and size of housing. SNPP14 supports this requirement of the need for a variety of building types and sizes as recommended in the HNA. DLP HS4 requires housing suitable to meet the needs of older and disabled people. The SNPP 14 conforms with this by recommending sheltered housing within the area.
SNPP 15 Major residential	NPPF Para 61	NPPF Para 61 and 62 requires the identification of affordable housing; this is met in the HNA	DLP HS3	DLP HS3 requires a mix of type and size of housing. SNPP14 supports this requirement of the need for a variety of building types

developments should require 50% of units to be available for social or rental housing.	NPPF Para 62 NPPF Para 64 NPPF Para 71	referenced in SNPP 15. NPPF Para 64 gives a minimum of 10% affordable home ownership, this policy agrees with and suggests a greater figure in line with the community requirements. NPPF Para 71 requires LA to support the development of entry level housing, SNPP 15 conforms with this requirement by recommending a high proportion of social housing and rented houses.		and sizes as recommended in the HNA.
SNPP 16 Full support will be given to any planning proposal that maintains, conserves and enhances the Non-Designated Heritage Assets listed in this Document; harm to non-designated assets will only be permitted where this is outweighed by public benefit of the proposal.	NPPF Para 184 NPPF Para 189 NPPF Para 190 NPPF Para 197	Paragraphs 184 – 188 of the NPPF provide some general guidance on the production of neighbourhood plans in addition to the requirements of the paragraph 16. In particular, paragraph 184 makes it clear that “... neighbourhood plans should not promote less development that is set out in the Local Plan or undermine its strategic policies”. This phrasing is explained more clearly by the Localism Act which refers to the 'adopted Development Plan'. This neighbourhood plan completely accepts the principal of development within the housing allocations as set out in Calderdale Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. NPPF Para 189, Para 190 and Para 197 all require the LA to identify and protect heritage assets, listed and non-designated – built and natural, within their areas. SNPP 16 does this by identifying and requiring protection of a list of non-designated sites of historical and cultural importance to the area.	DLP HE1	DLP HE1 requires the conservation and enhancement of those elements that make a particularly important contribution to the identity, sense of place and local distinctiveness. SNPP 16 identifies the statutory protection of listed building within the area while also identifying a list of non-designated historic sites that will also be protected under the local plan.
SNPP 17 Support will be given to proposals that do	NPPF Para 181 NPPF Para 183	Neighbourhood Planning gives communities direct power to develop a shared vision for the neighbourhood and deliver the sustainable development need. They can also set planning	HW1 EN1	HW1 promotes and requires the provision of a healthy living environment. SNPP17 conforms with this requirement by preventing developments from further damaging the air quality in the

not have the potential to increase pollution and decrease local air quality.		policies to determine decisions on planning applications. The Neighbourhood plan describes a positive vision for the future and supports sustainable development. It also contains a range of planning policies that will be used to determine decisions on planning applications.	EN2	area. EN1 seeks to reduce the amount development may cause pollution, SNPP 17 meshes with this requirement by stating that no increase in air pollution would be accepted. EN2 requires any development that may increase air pollution to provide proportionate evidence. SNPP 17 is compliant with this as it removes support from development that will reduce the air quality in the neighbourhood.
SNPP 18 Wind turbines proposals of under 18m will be permitted where they can demonstrate that they will not cause an unsightly visual impact, excessive noise to neighbours or damage to the local ecology will be supported.	NPPF Para 151 NPPF Para 152 NPPF Para 153 NPPF Para 154	Paragraphs 151 – 154 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 area.	CC1 CC6	CC1 states developments should combat climate change; SNPP 18 conforms with this policy by supporting alternative energy production when done sympathetically. CC6 supports proposals for renewable and low carbon energy. SNPP 18 conforms with this policy as it also supports alternative energy sourcing and in the same manner caveats the renewable sources with not adversely affecting the residents.

