



Otley Neighbourhood Development Plan Basic Conditions Statement

June 2018

1. Legal requirements

1.1 This statement has been prepared by Otley Neighbourhood Plan Steering Group on the behalf of Otley Town Council to accompany its submission to Leeds City Council and Harrogate Borough Council of the Otley Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.

1.2 The Neighbourhood Plan has been prepared by Otley Town Council, a qualifying body, for the area covering the Otley area, as designated by Leeds City Council on 29th May 2013.

1.3 The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2019 to 2028. It does not contain policies relating to excluded development as laid out in the Regulations.

1.4 The following statement will address each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.

1.5 The Regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area ;
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

2. Introduction and Background

2.1 The decision to produce a Neighbourhood Plan for Otley was taken by Policy & Resources Committee on 23rd January 2012. The Town Council, in conjunction with local residents, wanted to create a Neighbourhood Plan which would help explore how to provide much-needed local housing, support high street shops, develop local job opportunities and provide/ protect local amenities that meet the needs of our local communities. It was seen as a great opportunity for the whole town, working together with local businesses, landowners, developers, schools, as well as volunteers from all sections of the community. It was felt that a Neighbourhood Plan would provide the local community with the opportunity to identify key issues for Otley and shape how future planned growth will look and where it might go, sharing ideas and building consensus about needs and priorities for Otley.

2.2 Immediately following confirmation of the designation of the Neighbourhood Plan Area, formation of the Steering Group was the main priority. Articles calling for public support and volunteers to sit on the Group were placed in the local newspaper and the community newsletter Otley Matters. The Steering Group had its first meeting in July 2013. At that time membership of the group was varied – Councillors, residents, local community group representatives and a housing developer.

2.3 The group worked towards the production of an initial consultation document and met regularly to review progress. The first public survey was undertaken in March/April of 2014. Every household in the town received a copy of the document. At the same time to ensure that the process engaged a wide audience– separate events with older people in the town, the primary aged children and teenagers from Prince Henrys were also carried out.

2.4 On conclusion of Stage 1 of the consultation process and following assessment of the key findings identifying issues and concerns, four main task groups of volunteer members were set up to progress the Neighbourhood Plan process. These four groups were:

- Community Services and Facilities;
- Green and Built Environment;
- Housing, Employment, Town Environment and Sites;
- Transport.

2.5 During 2015 the focus groups met on a regular basis and engaged with the community, garnering views at the Otley Show and Otley Carnival. At the same time with help from Planning Aid consultants were engaged to produce a Housing Policy Advice Document and a document reviewing Employment Opportunities and Employment Land in the town.

2.6 The Policy Intention Document and associated questionnaire was circulated to all households and businesses in November 2015. The document was also displayed at the Town Council offices for the duration of the consultation.

2.7 The responses to the consultation on the Policy Intentions Document were used to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. This draft now contained a number of policies and proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted informal consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The draft was also submitted to LCC for informal comment and for the purposes of obtaining a screening opinion in respect of European Environmental and Habitat Assessment requirements.

2.8 The 'Informal Sites Consultation' was carried out over a three week period from 28th November until 16th December 2016, including a one week extension due to administrative delays. The consultation included a community drop-in at each of the five Otley Wards evenings and weekends.

2.9 Regulation 14 consultation took place from September to October 2017. Responses from this consultation have been considered, and some changes made to the policies, evidence and supporting text in the plan as a result. It is now ready to be submitted to Leeds City Council, the Local Planning Authority, for further publicity and independent examination.

3. Having regard to National Planning Policy

3.1 The Neighbourhood plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also gives regard to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.

Table 1 below sets out how the Neighbourhood Plan meets the Core Principles of the NPPF.

Table 1: Conformity of Neighbourhood Plan Policies to NPPF Core Principles

NPPF Core Principle	Neighbourhood Plan Policy Conformity
Plan Led	The plan and its policies are a product of extensive consultation and engagement with local people, Leeds City Council and a wide range of other stakeholders as documented in the Consultation Statement. It is positive in tone and based on up-to date evidence. It provides a practical policy framework for planning decision-making.
Enhance and Improve	The policies ensure that the quality of place is enhanced by protecting the historic assets of the area, protecting important views, proposing new and supporting existing local green spaces, ensuring the quality of new developments and retaining and enhancing the existing character.
Economic Development	Although the plan does not allocate new sites for development, Policy MU4 identifies a site-based opportunity for new mixed office and housing uses. Policies H1, MU1 set out a positive approach to the delivery of any new allocated/identified housing sites.
High Quality Design and Standard of Amenity	Policies GE1, GE2, GE3, GE4, GE5, BH1, BH2, MU1-3, and H1 will all work to secure high quality design and amenity in the plan area.
Character	Policies GE1-3, GE5-6, BE1, BE2-12 take particular account of character in the Neighbourhood Area, highlighting the role of Special Landscape Areas, green infrastructure, Local Green Spaces, the conservation area and Non-Designated Heritage Assets
Climate Change and Flood Risk	While the plan is largely silent in relation to this principle, containing as it does no new development allocations, some of its policies (i.e. MU2-4, E7) do work in support of the continued use of existing buildings. Policy GE9 proposes site use for flood alleviation and Policy GE11 addresses the issue of surface water flooding. Also, the Community Actions Project Delivery Plan includes actions in relation to preparation and implementation of flood infrastructure maintenance plans.
Conserving and Enhancing The Natural Environment	Policies GE1 – 7 & GE10 specifically address the issue of conserving and enhancing the area's natural environment.
Using Brownfield Land	Policies MU2-4 and E2-3 promote future development opportunities on brownfield land.
Promoting Mixed Use	Policies MU1-4 promote mixed use development opportunities in Otley.
Preserving Heritage	Policies BE1- 12 specifically address the issue of conserving Otley's heritage assets.
Sustainable Transport	Policies H1, MU1 & MU2 states that new housing/mixed use development should provide walking and cycling routes
Health Social and Cultural Well-being	Policies CF1-6 seek to protect and improve local community facilities to meet local needs

3.2 Table 2 below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 2: How the NP policies conform to the NPPF

NP Policy Number & Title	NPPF Paragraph(s)	Comment on Conformity
GE1 Otley Chevin Special Landscape Area	109,113	By protecting the character of designated Special Landscape Areas, highlighting the particular features which development should take account of, and promoting landscape enhancement/restoration, the policy is in line with para 109 (contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes) and 113 (setting criteria-based policies against which proposals for any development on or affecting protected landscape areas will be judged).
GE2 Local Green Infrastructure	114,117	The identification and maintenance of Local Green Infrastructure, together with the promotion of its enhancement and extension, is in line with para 114 (planning positively for the creation, protection, enhancement of networks of green infrastructure) and para 117 (planning for biodiversity at a landscape-scale; and identifying/mapping components of local ecological networks, including locally designated wildlife corridors).
GE3 Riverside Development	73,75,109	Policy seeks to retain & enhance access to open spaces and opportunities for recreation, including public rights of way at the same time protecting and enhancing wildlife and biodiversity.
GE4 The Former Bridge End Cattle Market Site	70,111	Policy seeks to plan positively for leisure and community uses at the same time effectively re-using brownfield land.
GE5 Protection & Improvement of the Extended Leeds Habitat Network within Otley	117,118	Policy actively promotes the preservation of priority habitats.
GE6 Protection of Local Green Space	76-78	Policy identifies and protects eligible Local Green Spaces.
GE7 Local Greenspace Enhancement	76,77	The designation of areas of Local Green Space is supported by para 76 and those identified meet the criteria in para 77. The support for enhancing them is set out in the Core Planning Principle of supporting local strategies to improve health, social and cultural wellbeing.
GE8 Provision of New Greenspace	17,76,77	The designation of areas of Local Green Space is supported by para 76 and those identified meet the criteria in para 77
GE9 Midgley Farm Wetlands	94,143	Policy seeks to adopt a proactive strategy to mitigate and adapt to climate change in respect of flood risk – use of site for flood alleviation.

GE10 Development & Replacement Trees	58	Policy seeks to ensure that the overall quality of the area is maintained – ensuring visual attractiveness through appropriate landscaping.
GE11 Surface Level Sustainable Urban Drainage Systems	94,99	Policy seeks to adopt a proactive strategy to mitigate and adapt to climate change in respect of flood risk – use of SUDs for surface water run-off.
BE1 Otley Local Heritage Areas	131,135	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness plus support/encouragement for their sympathetic enhancement is in line with para 135.
BE2 Albion Street Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness.
BE3 Weston Lane Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness
BE4 Westbourne Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness
BE5 Birdcage Walk Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness
BE6 Otley Riverside Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness
BE7 Station Top Local Heritage Area	131	Policy is in line with para 131- what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness
BE8 Protection & Enhancement of Potential Non-Statutory Heritage Assets	135	The identification of a list of Non-Designated Heritage Assets, the framing of a policy to ensure that their heritage significance is taken account of in any development affecting them, plus support/encouragement for their

		sympathetic enhancement is in line with para 135 (weighing the effects of a planning application on a non-designated heritage asset's significance).
BE9 Otley Conservation Area – Design & Development	131,133,134,137, 138	The setting out of criteria for design and development within Otley Conservation Area is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 133 (re substantial harm or total loss of significance of a heritage asset); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
BE10 The Oval Estate Design & Development Considerations	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
BE11 Duncan Estate Design & Development Considerations	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness; para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
BE12 Pegholme Estate Design & Development Considerations	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
MU1 East of Otley Guiding Development Principles	30,32,35,38,39,56,57,58	The policy setting out key guiding principles for the development of allocated/identified housing sites is in line with paras 30 and 35 (promoting sustainable transport); para 32 (the need for transport statements/assessments for

		large developments); para 38 (promotion of a mix of uses such as community facilities in large developments); para 39 (re parking); paras 56-58 (requiring good design).
MU2 Westgate – Ashfield Works Development Requirements	23,37,51,58,61	Policy seeks to promote site for mixed uses to minimise journeys for employment, retail, shopping and leisure, re-using existing buildings whilst ensuring high quality design.
MU3 Westgate Development Requirements & Aspirations	23,37,51,58,61	Policy seeks to promote site for mixed uses to minimise journeys for employment, retail, shopping and leisure, re-using existing buildings whilst ensuring high quality design.
MU4 Former Board Buildings, North Parade	23,51,58,61	Policy seeks to promote site for mixed uses to minimise journeys for employment, retail, shopping and leisure, re-using existing buildings whilst ensuring high quality design.
H1 Development on Non-Allocated Sites	30,32,70	The policy setting out 'sustainability tests' re the acceptability of new housing development on non-allocated sites is in line with para 30 (supporting a pattern of development which facilitates the use of sustainable modes of transport); para 32 (refusal/prevention of development on transport grounds where residual cumulative impacts of development are severe); and para 70 (planning positively for the provision and use of community facilities and services; ensuring an integrated approach to considering the location of housing and community facilities and services)
H2 Housing Mix	50	Policy plans for a mix of housing and identifies the size, type and range of housing required in particular locations, reflecting local demand.
H3 Housing for Independent Living with Poor Access to Facilities	50	Policy seeks to provide for homes that are in the right locations for intended users and addressing accessibility issues where needed.
H4 Affordable Housing	50	Policy seeks wherever possible to provide on-site affordable housing creating inclusive and mixed communities.
E1 Protection of Existing Employment Sites	21	Policy seeks to protect employment sites supporting existing businesses maintaining a vibrant, balanced community whilst conserving and minimising impacts on wildlife and biodiversity.
E2 Land off Ilkley Road	21,75,109,114,117,131	Policy seeks to protect employment sites supporting existing businesses maintaining a vibrant, balanced community whilst conserving and minimising impacts on wildlife and biodiversity.

E3 Land off Ilkley Road (Adjacent Armitage Monobond)	21,75,109,114,117,131	Policy seeks to protect allocated employment sites supporting existing businesses maintaining a vibrant, balanced community.
E4 New Employment Development	19,21,	Policy is in line with para 19 and 21 in attempting to support sustainable economic growth
E5 Employment Development on Non-Allocated Sites	19,21,	Policy is in line with para 19 and 21 in attempting to support sustainable economic growth
E6 Live/Work Accommodation	21	Policy is in line with para 21 in relation to facilitating flexible working practices.
E7 Otley Cemetery Chapels	21	Policy is in line with para 21 in relation to facilitating flexible working practices.
E8 Hotel Development	21	Policy seeks to encourage provision of a hotel which is in line with para 21 in planning for new emerging sectors (tourism growth)
CF1 Protection & Enhancement of Community Facilities	28,73-74	Policy promotes the retention and development of local services and community facilities.
CF2 New Sports & Recreation Facilities	28, 73-74	Policy promotes the retention and development of local services and sports venues.
CF3 Entertainment Venues	70	Policy is in line with para 70 in seeking to deliver cultural facilities needed/desired by the community.
CF4 Improvement of Health Facilities	70	Policy is in line with para 70 in seeking to plan positively for community facilities.
CF5 Facilities for Young People	70,73	Policy is in line with para 70 in seeking to plan positively for community facilities.
CF6 New Educational Provision	72	Policy is in line with para 72 in seeking to plan positively for educational needs ensuring there are sufficient school places to meet the needs of the community.
TT1 Improved Cycling & Walking	75	Policy seeks to protect and enhance public rights of way and access.
TT2 Otley Bridge Improvements	30,35	Policy seeks to reduce congestion and encourages sustainable modes of transport which reduce conflict between traffic and cyclists/pedestrians.
TT3 White Bridge Improvements & Associated Works	75	Policy seeks to protect and enhance public rights of way and access.
TT4 Improved Public Transport	30	Policy is in line with para 30 in seeking to facilitate the use of sustainable modes of transport.
TT5 Otley Bus Station	30	Policy is in line with para 30 in seeking to facilitate the use of sustainable modes of transport.
TT6 Otley Rail Link Reinstatement	30,31	Policy is in line with para 30 in seeking to facilitate the use of sustainable modes of transport.
TT7 Town Centre Public Parking	40	Policy seeks to maintain and improve the quality and quantity of parking in the town.
TT8 Former Gas Works Site	40	Policy seeks to maintain and improve the quality and quantity of parking in the town.

TNRH1 Riverside – Weston Local Green Infrastructure Corridor	114,117	The identification and maintenance of Local Green Infrastructure, together with the promotion of its enhancement and extension, is in line with para 114 (planning positively for the creation, protection, enhancement of networks of green infrastructure) and para 117 (planning for biodiversity at a landscape-scale; and identifying/mapping components of local ecological networks, including locally designated wildlife corridors).
TNRH2 Riverside Development	73,75,109	Policy seeks to retain & enhance access to open spaces and opportunities for recreation, including public rights of way at the same time protecting and enhancing wildlife and biodiversity.
TNRH3 Protection of Otley Plantation(Part) Local Green Space	76-78	Policy identifies and protects eligible Local Green Spaces.
TNRH4 Otley Riverside Local Heritage Area	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
TNRH5 Otley Conservation Area – Riverside Estate Design & Development	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
TNRH6 Weston Conservation Area – Throstle Nest Design & Development	131,133,134,137,138	Policy is in line with para 131 (what should be taken account of in determining planning applications in terms of heritage assets, local character and distinctiveness); para 134 (re less than substantial harm to a heritage asset); para 137 (re opportunities for sympathetic new development) and para 138.
TNRH7 Live/Work Accommodation	21	Policy is in line with para 21 in relation to facilitating flexible working practices.
TNRH8 Protection & Enhancement of Prince Henrys Sports Changing Rooms & Car Park	70,74	Policy promotes the retention and development of local services and sports venues.
TNRH9 Improved Cycling & Walking Provision	75	Policy seeks to protect and enhance public rights of way and access.

4. General conformity with the strategic policies of the development plan

4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.

4.2 The current development plans for the area are the adopted Leeds City Council Core Strategy 2014- 2028, the Saved UDP Review 2006 policies (UDP), the Natural Resources and Waste Local Plan, adopted in 2013 (with two minerals policies being adopted in 2015, and the Harrogate Local Plan 2001 and Core Strategy 2009.

4.3 The table below sets out how each policy is in general conformity with the relevant development plans.

Table 3 How the NP policies conform to the Development Plan

NP Policy Number & Title	Relevant Local Plan Policy	Comment on Conformity
GE1 Otley Chevin Special Landscape Area	UDP:N37	By protecting the character of designated Special Landscape Areas (SLA), highlighting the particular features which development should take account of, and promoting landscape enhancement/restoration, the policy is in line with UDP N37, the policy which originally designated the SLAs. GE1 amplifies N37 by specifying the special qualities which make Otley Chevin SLA of particular value.
GE2 Local Green Infrastructure	CS: Spatial Policy 13	The identification and maintenance of Local Green Infrastructure, together with the promotion of enhancement and extension, is in line with the approach of Spatial Policy 13 (Strategic Green Infrastructure). GE2 is similarly framed and based on the mapping and description of identified infrastructure corridors as listed in the policy.
GE3 Riverside Development	CS: Spatial Policy 13	The identification and maintenance of Local Green Infrastructure, together with the promotion of enhancement and extension, is in line with the approach of Spatial Policy 13 (Strategic Green Infrastructure). GE3 is similarly framed and based on the mapping and description of identified infrastructure corridors as listed in the policy.
GE4 The Former Bridge End Cattle Market Site	CS: Spatial Policy 13	The identification and maintenance of Local Green Infrastructure, together with the promotion of enhancement and extension, is in line with the

		approach of Spatial Policy 13 (Strategic Green Infrastructure).
GE5 Protection & Improvement of the Extended Leeds Habitat Network within Otley	CS:G8, G9,Spatial Policy 13	The identification and maintenance of Local Green Infrastructure, together with the promotion of enhancement and extension, is in line with the approach of Spatial Policy 13 (Strategic Green Infrastructure).
GE6 Protection of Local Green Space	CS:G1, G6	Policy seeking to protect existing greenspaces is in conformity with these CS Policies
GE7 Local Greenspace Enhancement	CS: G4	Support for development, acceptable in principle, which would result in the enhancement of any designated Local Green Space is in line with G4, which states that in areas of adequate green space supply (such as Otley), contributions towards improvement of existing green space will take priority over the creation of new areas, in order to address pressures arising from new residential development.
GE8 Provision of New Greenspace	CS:G4,G8	Policy seeks to address Otley's open space deficiencies.
GE9 Midgley Farm Wetlands	Minerals 9, Minerals 10	Policy adds local detail to M9&10 in relation to restoration and aftercare.
GE10 Development & Replacement Trees	LAND2	Policy supports and enhances Land 2 in relation to site issues in Otley.
GE11 Surface Level Sustainable Urban Drainage Systems	CS:EN5,WATER 1,WATER 7	Policy is in conformity with CS policies on managing flood risk, and highlighting the use of SUDS
BE1 Otley Local Heritage Areas	UDP N18 – N20	BE1 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE2 Albion Street Local Heritage Area	UDP N18 – N20	BE2 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in

		conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE3 Weston Lane Local Heritage Area	UDP N18 – N20	BE3 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE4 Westbourne Local Heritage Area	UDP N18 – N20	BE4 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE5 Birdcage Walk Local Heritage Area	UDP N18 – N20	BE5 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE6 Otley Riverside Local Heritage Area	UDP N18 – N20	BE6 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE7 Station Top Local Heritage Area	UDP N18 – N20	BE7 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in

		conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE8 Protection & Enhancement of Potential Non-Statutory Heritage Assets	CS: P11 UDP: N14-17	BE8 adds Otley-specific detail to the generic provisions of the development plan policies, by identifying the non-designated assets to which those policies should apply.
BE9 Otley Conservation Area – Design & Development	CS:P11 UDP: N18A-20	BE9 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. This detail is based on the content of the Otley Conservation Area Appraisal approved by Leeds City Council in 2003 due for updating.
BE10 The Oval Estate Design & Development Considerations	CS:P11 UDP: N18A-20	BE10 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. Policy adds to the provisions of P11 in respect of undesignated heritage assets.
BE11 Duncan Estate Design & Development Considerations	CS:P11 UDP: N18A-20	BE11 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. Policy adds to the provisions of P11 in respect of undesignated heritage assets.
BE12 Pegholme Estate Design & Development Considerations	CS:P11 UDP: N18A-20	BE12 adds Otley-specific detail to the generic provisions of the development plan policies in respect of conservation areas, while remaining clearly in conformity with those policies. Policy adds to the provisions of P11 in respect of undesignated heritage assets.
MU1 East of Otley Guiding Development Principles	CS: P9,P10,P12,T2 Spatial Policy 11	MU1 adds detail to development policies supporting improved highway schemes to alleviate congestion, encouraging provision of new community

		facilities accessible by foot and cycling. Policy is in conformity by supporting good design appropriate to its location, character and function.
MU2 Westgate – Ashfield Works Development Requirements	CS: P9,P10,P12,T2	MU2 adds detail to development policies supporting improved highway schemes to alleviate congestion, encouraging provision of new community facilities accessible by foot and cycling. Policy is in conformity by supporting good design appropriate to its location, character and function.
MU3 Westgate Development Requirements & Aspirations	CS: P9,P10,P12,T2	MU3 adds detail to development policies supporting improved highway schemes to alleviate congestion, encouraging provision of new community facilities accessible by foot and cycling. Policy is in conformity by supporting good design appropriate to its location, character and function.
MU4 Former Board Buildings, North Parade	CS:P2, P9,P10,P11,P12,T2	Conforms with development plan policies on requirements on design – specifically conservation related requirements.
H1 Development on Non-Allocated Sites	CS: H2	Policy adds local detail to the development plan policy.
H2 Housing Mix	CS: H4,H8	Confirms with policy H4 by promoting a good mix of housing for new residential development and H8 which seeks to locate schemes for elderly/disabled people in suitable locations with easy access to town centres/community facilities.
H3 Housing for Independent Living with Poor Access to facilities	CS: H4,H8	Confirms with policy H4 by promoting a good mix of housing for new residential development and H8 which seeks to locate schemes for elderly/disabled people in suitable locations with easy access to town centres/community facilities.
H4 Affordable Housing	CS:H5	Policy adds local detail to development plan policy H5.
E1 Protection of Existing Employment Sites	CS:EC3 Draft SAP EO1,EG1	Policy in is in conformity in safeguarding existing employment land and adds local detail.
E2 Land off Ilkley Road	CS:EC3 Draft SAP EO1,EG1	Policy in is in conformity in safeguarding existing employment land and adds local detail.
E3 Land off Ilkley Road (Adjacent	CS:EC3	Policy in is in conformity in

Armitage Monobond)	Draft SAP EO1,EG1	safeguarding existing employment land and adds local detail.
E4 New Employment Development	CS:Spatial Policy 8 Spatial Policy 9	Conforms with SP 8 with regard to the provision of sites to match employment needs with particular reference to the locally identified need of office space (SP9).
E5 Employment Development on Non-Allocated Sites	CS:Spatial Policy 8	Conforms with SP 8 with regard to the provision of sites to match employment needs.
E6 Live/Work Accommodation	CS:Spatial Policy 8	Conforms with SP 8 in encouraging enterprise and innovation
E7 Otley Cemetery Chapels	CS:Spatial Policy 8	Conforms with SP 8 in encouraging enterprise and innovation
E8 Hotel Development	CS;SP8,P2	The policy is in conformity with SP8 in encouraging the provision of tourist facilities and P8 in being an acceptable use in and the edge of the town.
CF1 Protection & Enhancement of Community Facilities	CS: P9 Spatial Policy 8	The policy to protect and enhance existing facilities is wholly consistent with P9 and Spatial Policy 8 which seeks retention of local services and community facilities.
CF2 New Sports & Recreation Facilities	CS: P9 Spatial Policy 8	The policy to support the provision of new community facilities is in line with P9, which stresses the importance of access to local facilities for community health and wellbeing, while also stating that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible and centrally located.
CF3 Entertainment Venues	CS: P9 Spatial Policy 8	The policy to support the provision of new community facilities is in line with P9, which stresses the importance of access to local facilities for community health and wellbeing, while also stating that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible and centrally located.
CF4 Improvement of Health Facilities	CS: P9 Spatial Policy 8	The policy to support the provision of new community facilities is in line with P9, which stresses the importance of access to local

		facilities for community health and wellbeing, while also stating that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible and centrally located.
CF5 Facilities for Young People	CS: P9 Spatial Policy 8	The policy to support the provision of new community facilities is in line with P9, which stresses the importance of access to local facilities for community health and wellbeing, while also stating that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible and centrally located.
CF6 New Educational Provision	Spatial Policy 6	Conforms with Spatial Policy 6(i) in providing for new educational facilities.
TT1 Improved Cycling & Walking	Spatial Policy 11, T1,T2	In conformity with reference to improving local connections for pedestrians and cyclists including providing adequate access from new developments to the town and beyond.
TT2 Otley Bridge Improvements	Spatial Policy 11, T1,T2	Improving local connections for pedestrians and cyclists including providing adequate access from new developments to the village and beyond.
TT3 White Bridge Improvements & Associated Works	Spatial Policy 11, T1,T2	Improving local connections for pedestrians and cyclists including providing adequate access from new developments to the village and beyond.
TT4 Improved Public Transport	CS: T1,T2	Policy conforms to development plan policies in seeking to advance sustainable travel proposals.
TT5 Otley Bus Station	CS: T1,T2	Policy conforms to development plan policies in seeking to advance sustainable travel proposals.
TT6 Otley Rail Link Reinstatement	Spatial Policy 11	Policy supports SP11 in providing for improvements to the rail network and supporting sustainable modes of transport.
TT7 Town Centre Public Parking	CS:T2	Conforms with policy T2 in the provision of car parking.
TT8 Former Gas Works Site	CS:T2	Conforms with policy T2 in the provision of car parking.
TNRH1 Riverside – Weston Local Green Infrastructure Corridor	Harrogate C1,C2,NC4,SG3,NE5,NE4,NE3	Policy builds on adopted general policy identifying specific locations.

TNRH2 Riverside Development	Harrogate NE3,NE4,NE5	Policy builds on adopted general policy identifying specific locations.
TNRH3 Protection of Otley Plantation(Part) Local Green Space	Harrogate NE3,NE4,NE5	Policy builds on adopted general policy identifying specific locations.
TNRH4 Otley Riverside Local Heritage Area	Harrogate HD20	Policy adds local detail to policy HD20 giving guidance on design of new development and re-development.
TNRH5 Otley Conservation Area – Riverside Estate Design & Development	Harrogate HD20	Policy adds local detail to policy HD20 giving guidance on design of new development and re-development.
TNRH6 Weston Conservation Area – Throstle Nest Design & Development	Harrogate HD20	Policy adds local detail to policy HD20 giving guidance on design of new development and re-development.
TNRH7 Live/Work Accommodation		Policy defers to NPPF as Harrogate do not have a policy which covers this type of development.
TNRH8 Protection & Enhancement of Prince Henrys Sports Changing Rooms & Car Park	Harrogate R2,CFX	Conforms with policy CFX with regards to retention of community facilities
TNRH9 Improved Cycling & Walking Provision	Harrogate T22A	Policy is in line with T22A with regards to encouraging more use of sustainable forms of transport by introduction of new routes and improvements to existing.

5. Contribution to the achievement of sustainable development

5.1 A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.

5.2 The policies of the Neighbourhood Plan are derived directly from the vision statement and aims of the plan which have sustainability at their heart. The sustainability assessment (undertaken in June 2018 – see Appendix 1) assesses each of the plan’s sixty two policies against twelve benchmark criteria derived from the plan’s aims and covering the three dimensions of sustainability, namely environmental, social and economic. The assessment ‘scores’ the impact of each policy against the criteria, on a scale from ‘significant positive impact’ through ‘some positive or negative impact’ or ‘no overall impact/non-applicability’ to ‘significant negative impact’. It also records uncertainty as to impact.

5.3 Tables 4 - 11 below set out a summarised assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, social and environmental - further broken down into twelve individual benchmark criteria.

Table 4

SUMMARY ANALYSIS – GREEN INFRASTRUCTURE

NEIGHBOURHOOD PLAN POLICY NUMBERS												
BENCHMARK CRITERION	GE1	GE2	GE3	GE4	GE5	GE6	GE7	GE8	GE9	GE10	GE11	SUMMARY IMPACT 1
Biodiversity	++	++	++	0	++	++	+	+	+/-	++	++	+ve
Landscape	++	++	++	++	++	++	+	+	+/-	++	++	+ve
Heritage	+	++	++	0	++	++	+	+	0	+	0	+ve
Natural Resources	+	++	++	0	++	++	+	+	++/-	++	+	+ve
Movement	+	++	++	0	+	++	+	+	+/-	0	0	+ve
Open Spaces	++	++	++	+	++	++	++	++	+	+	0	+ve
Community	0	++	+	++	0	++	+	0	0	0	0	+ve
Housing Provision	0	0	0	0	0	0	0	0	0	0	0	None
Safety /Security	0	0	0	+	0	0	0	0	0	0	+	+ve
Social Inclusion	0	+	+	+	+	+	+	+	+	0	0	+ve
Businesses	0	0	+	+	0	+/-	+	0	+	0	0	+ve
Jobs/Training	0	0	+	+	0	0	0	0	+	0	0	+ve
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve								
												+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Safety; Business; Jobs

-No impact – Housing provision

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – GE8; GE9; GE11

Table 5

SUMMARY ANALYSIS – BUILT ENVIRONMENT

NEIGHBOURHOOD PLAN POLICY NUMBERS													
BENCHMARK CRITERION	BE1	BE2	BE3	BE4	BE5	BE6	BE7	BE8	BE9	BE10	BE11	BE12	SUMMARY IMPACT 1
Biodiversity	+	0	+	+	+	++	++	+	0	+	+	+	+ve
Landscape	+	+	++	++	++	++	+	+	+	+	+	+	+ve
Heritage	++	++	++	++	++	++	++	++	++	++	++	++	+ve
Natural Resources	0	0	0	0	0	0	0	0	0	0	0	0	None
Movement	+	+	+	0	0	++	0	0	+	0	+	0	+ve
Open Spaces	+	+	+	+	+	++	+	0	+	+	+	+	+ve
Community	+	+	+	+	+	+	+	+	+	0	0	0	+ve
Housing Provision	+	+	+	+	+	+	+	+/?	+	+	+	+	+ve
Safety /Security	0	0	0	0	0	0	0	0	0	0	0	0	None
Social Inclusion	0	0	0	0	0	0	0	0	0	0	0	0	None
Businesses	0	0	0	0	0	0	0	0	+	0	0	0	None
Jobs/Training	0	0	0	0	0	0	0	0	0	0	0	0	None
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve									
													+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Movement

-No impact – Natural Resources; Safety; Social Inclusion; Business; Jobs

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – BE8

Table 6

SUMMARY ANALYSIS – MIXED-USE DEVELOPMENT

NEIGHBOURHOOD PLAN POLICY NUMBERS					
BENCHMARK CRITERION	MU1	MU2	MU3	MU4	SUMMARY IMPACT 1
Biodiversity	++	+	0	0	+ve
Landscape	+	+	+	+	+ve
Heritage	0	++	++	++	+ve
Natural Resources	++	0	0	0	+ve
Movement	++	+	+	0	+ve
Open Spaces	++	0	0	0	+ve
Community	+	+	+	++	+ve
Housing Provision	++	+	+	+	+ve
Safety /Security	+	0	0	0	+ve
Social Inclusion	+	0	0	0	+ve
Businesses	++	+	+	+	+ve
Jobs/Training	++	+	+	+	+ve
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve
					+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Safety; Social Inclusion

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

No Weak positives

Table 7

SUMMARY ANALYSIS – HOUSING

NEIGHBOURHOOD PLAN POLICY NUMBERS					
BENCHMARK CRITERION	H1	H2	H3	H4	SUMMARY IMPACT 1
Biodiversity	++	0	0	0	+ve
Landscape	++	0	0	0	+ve
Heritage	++	0	0	0	+ve
Natural Resources	0	0	0	0	None
Movement	+	++	++	0	+ve
Open Spaces	+	0	0	0	+ve
Community	++	0	0	0	+ve
Housing Provision	++	++	++	++	+ve
Safety /Security	0	0	+	0	+ve
Social Inclusion	+	++	++	++	+ve
Businesses	0	0	0	0	None
Jobs/Training	0	0	0	0	None
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve
					+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Biodiversity; Landscape; Heritage; Open Space; Community; Safety

-No impact – Natural Resources; Business; Jobs

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – H3; H4

Table 8

SUMMARY ANALYSIS – EMPLOYMENT

NEIGHBOURHOOD PLAN POLICY NUMBERS									
BENCHMARK CRITERION	E1	E2	E3	E4	E5	E6	E7	E8	SUMMARY IMPACT 1
Biodiversity	0	+	+	?	+	0	0	0	+ve
Landscape	+	+	+	?	+	0	0	0	+ve
Heritage	++	+	+	?	+	0	++	0	+ve
Natural Resources	0	0	0	0	+	0	0	0	+ve
Movement	0	+	+	0	++	0	0	0	+ve
Open Spaces	0	+	+	?	+	0	0	0	+ve
Community	0	0	0	0	0	0	0	0	None
Housing Provision	0	0	0	0	0	+	+	0	+ve
Safety /Security	0	0	0	0	+	0	0	0	+ve
Social Inclusion	0	0	0	0	0	0	0	0	None
Businesses	++	++	++	++	++	+	+	++	+ve
Jobs/Training	++	++	++	++	++	+	+	++	+ve
SUMMARY IMPACT 2	+ve								
									+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Natural Resources; Housing; Safety

-No impact – Community; Social Inclusion

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – E6; E7; E8

Table 9

SUMMARY ANALYSIS – COMMUNITY FACILITIES AND SERVICES

NEIGHBOURHOOD PLAN POLICY NUMBERS						
BENCHMARK CRITERION	CF1	CF2	CF3	CF4	CF5	SUMMARY IMPACT 1
Biodiversity	0	0	0	0	0	None
Landscape	0	0	0	0	0	None
Heritage	+	0	0	0	0	+ve
Natural Resources	0	0	0	0	0	None
Movement	0	0	0	0	0	None
Open Spaces	++	++	0	0	0	+ve
Community	++	++	++	++	++	+ve
Housing Provision	0	0	0	0	0	None
Safety /Security	0	0	0	0	0	None
Social Inclusion	++	++	++	++	++	+ve
Businesses	+	+	+	+	+	+ve
Jobs/Training	+	+	+	+	+	+ve
SUMMARY IMPACT 2	+ve	+ve	+ve	+ve	+ve	+ve
						+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Heritage

-No Impact – Biodiversity; Landscape; Natural Resources; Movement; Housing; Safety

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – None

Table 10

SUMMARY ANALYSIS – TRANSPORT AND TRAVEL

NEIGHBOURHOOD PLAN POLICY NUMBERS									
BENCHMARK CRITERION	TT1	TT2	TT3	TT4	TT5	TT6	TT7	TT8	SUMMARY IMPACT 1
Biodiversity	0	+/-	0	0	0	--	0	0	-ve
Landscape	+	0	0	0	0	-	0	0	+ve/-ve
Heritage	0	+	0	0	0	0	0	0	+ve
Natural Resources	+	+	+	+	0	0	?	?	+ve
Movement	++	++	++	++	++	++	+	++	+ve
Open Spaces	?	0	0	0	0	0	0	0	None
Community	0	0	0	0	0	0	0	0	None
Housing Provision	0	0	0	0	0	0	0	0	None
Safety /Security	+	+	+	0	0	0	+	+	+ve
Social Inclusion	+	+	+	+	+	+	0	0	+ve
Businesses	0	0	0	0	0	+	++	++	+ve
Jobs/Training	0	0	0	0	0	+	++	++	+ve
SUMMARY IMPACT 2	+ve								
									+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Heritage

- No Impact – Open Space; Community; Housing

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – TT6; TT7

Table 11

SUMMARY ANALYSIS – THROSTLE NEST AND RIVERSIDE (Harrogate)

NEIGHBOURHOOD PLAN POLICY NUMBERS											
BENCHMARK CRITERION	TNRH1	TNRH2	TNRH3	TNRH4	TNRH5	TNRH6	TNRH7	TNRH8	TNRH9	TNRH10	SUMMARY IMPACT 1
Biodiversity	++	++	++	++	++	+	+	0	0	0	+ve
Landscape	++	++	++	++	+	+	++	0	0	0	+ve
Heritage	+	+	++	++	++	++	++	0	0	0	+ve
Natural Resources	++	++	++	++	0	0	0	0	0	+	+ve
Movement	+	+	+	+	++	+	+	0	0	++	+ve
Open Spaces	++	++	++	++	++	+	+	0	++	0	+ve
Community	0	+	0	0	+	+	+	0	++	0	+ve
Housing Provision	0	0	0	0	+	+	+	+	0	0	+ve
Safety /Security	0	0	0	0	0	0	0	0	0	+	+ve
Social Inclusion	+	+	+	+	0	0	0	0	+	+	+ve
Businesses	0	+	0	0	0	0	0	+	0	0	+ve
Jobs/Training	0	+	0	0	0	0	0	+	0	0	+ve
SUMMARY IMPACT 2	+ve	+ve									
											+ve

Summary Impact 1 = impact/contribution of policies as a whole on/to individual sustainability benchmark criteria

-Overall +ve

-Weak positives – Safety; Businesses; Jobs

Summary Impact 2 = Impact/contribution of individual policies on sustainability/benchmark criteria as a whole

Overall +ve

Weak positives – TNRH8; TNRH9; TNRH10

5.4 It shows that there will be positive impacts overall, in terms of individual policies, policies collectively and in relation to all benchmark criteria. Further analysis indicates only minor negative or possible negatives impacts in relation to any policy of benchmark criteria, outweighed in all cases by other positive impacts.

5.5 The overriding conclusion is that the policies of the Neighbourhood Plan will make Otley a more sustainable area.

6. Compatibility with EU Obligations and Legislation

6.1 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. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

6.2 A screening opinion was issued by Leeds City Council in September 2017 (attached as Appendix 2) and states in its conclusion;

“A SEA and HRA screening exercise has been undertaken for the emerging ONP. The assessments have concluded that the Otley Neighbourhood Plan is unlikely to give rise to any significant environmental effects or have significant effects on a European site. These conclusions are supported by comments from the environmental consultation bodies. Accordingly it is considered that an SEA, or further HRA assessment is not required for the draft neighbourhood plan.

6.3 Leeds City Council subsequently reviewed the HRA element in light of the judgement in the “People over Wind”, the updated September 2018 HRA assessment is attached as Appendix 3. The conclusion states;

“ It is considered that none of the policies in the Otley NP are likely to have a significant positive or negative effect on the South Pennine Moors SPA/SAC, and therefore the NP does not give rise to, or include, any mitigation measures.

In light of the above, it is considered that given that no likely significant positive or negative effects on the South Pennine Moors SPA/SAC are identified for the Otley NP either alone or in combination with other plans or projects, this HRA Screening Update therefore concludes that the Screening is legally-compliant in respect of the Judgement and therefore does not require further appropriate assessment.

7. CONCLUSIONS

This Otley Neighbourhood Plan Basic Conditions Statement addresses each of the four ‘basic conditions’ required by the Regulations and demonstrates that the Otley Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

In line with the Regulations, this Basic Conditions Statement explains how the Otley Neighbourhood Development Plan:-

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;

- Is in general conformity with the strategic policies contained in the development plan for Leeds;
- Contributes to the achievement of sustainable development;
- Does not breach and is otherwise compatible with EU obligations.

It is therefore respectfully suggested that the Otley Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act and subject to Examination can proceed to a Referendum.