



Guisborough Town Council

Basic Conditions Statement For Guisborough Civil Parish Neighbourhood Plan

Our voice for our community

Document Status: Submission version

September 2025

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1.0 Introduction

1.1 The Town and Country Planning Act 1990 sets out that a Neighbourhood Plan meets the basic conditions if-

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan,
- b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development,
- c) 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),
- d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU retained obligations and human rights requirements, and
- e) prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Plan.

Furthermore, the making of the Neighbourhood Plan must not breach the applicable requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.

1.2 The EU retained obligations and human rights requirements, Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) screening is carried out by the Local Planning Authority, in this case, Redcar & Cleveland Borough Council.

1.3 The National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies for England and how these are expected to be applied. The Planning Practice Guidance (2020) (PPG) provides Government guidance on planning policy.

1.4 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 8 sets out the three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 This Basic Conditions Statement has been written by Guisborough Town Council (GTC) to accompany the Guisborough CP Neighbourhood Plan 2025 – 2040 (Submission version) on submission to relevant Local Planning Authority (LPA), Redcar & Cleveland Borough Council (RCBC), under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 as amended (“the Regulations”).

2.0 Basic Conditions Assessment – Legislative Requirements

2.1 The Neighbourhood Area

2.1.1 The Guisborough Neighbourhood Area was chosen to cover the whole of the Civil Parish (see map below), and was approved and designated under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 by Redcar & Cleveland Borough Council on 11th July 2023 and by North York Moors National Park Authority on 22nd August 2025. More information about the choice of the Neighbourhood Area is in Section 3 of the Neighbourhood Plan.

2.1.2 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area.

2.2 The Qualifying Body

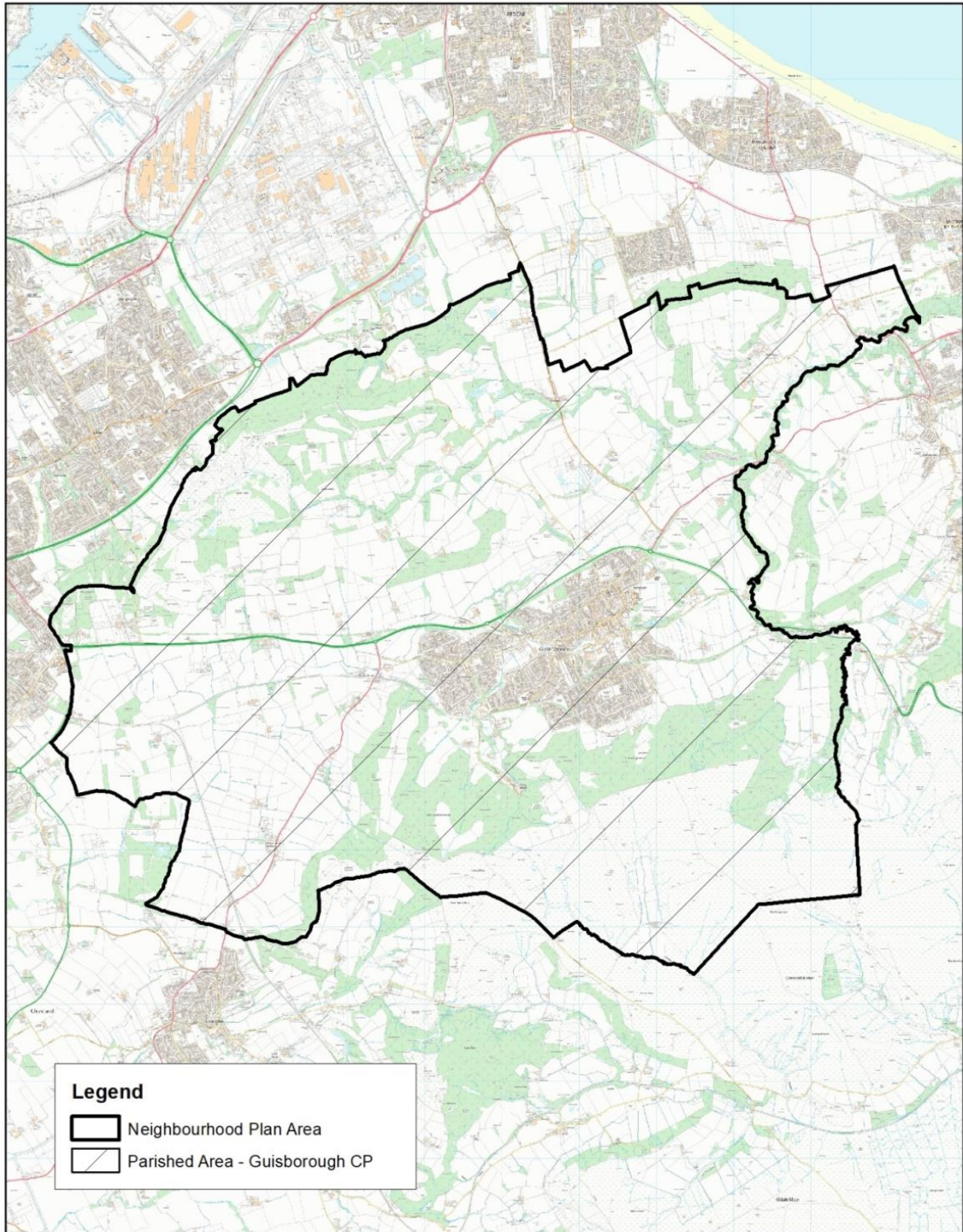
2.2.1 Guisborough Town Council is the Qualifying Body for the preparation of the Guisborough CP Neighbourhood Plan.

2.3 The Time Period

2.3.1 The Neighbourhood Plan period is from 2025 to 2040.

2.4 Excluded Development

2.5 The Neighbourhood Plan does not contain policies relating to excluded development in accordance with the Regulations. It does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in section 61K of the Town and Country Planning Act 1990.



	<p>Guisborough Neighbourhood Plan Area</p>		<p>Date: 17/12/2024 Drawn by: DM Scale = 1:62,050 DWG No: PLNG830 <small>Contains Ordnance Survey data © Crown Copyright and database rights 2024 (100019983)</small></p>
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3.0 Assessment of the Basic Conditions

3.0.1 This Basic Conditions Statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of schedule 4B to the Town and Country Planning Act 1990.

3.0.2 The document also includes two non-statutory proposals that relate to Parish Aspirations. They do not form part of the examined Neighbourhood Plan but are a ‘wish list’ that emerged during public engagement and that the Town Council has considered during the preparation of the Plan.

3.1 Overall Conformity of The Neighbourhood Plan with National Planning Policy and Guidance

3.1.1 Details of overall conformity of the Neighbourhood Plan with National Planning Policy and Guidance are set out in Table 1 below, highlighting the most relevant NPPF and PPG paragraphs.

Table 1 - Overall Conformity of the Neighbourhood Plan with National Planning Policy and Guidance

Basic Conditions	References	Comment
Collaborative working with Local Planning Authority	PPG Ref ID: 41-009-20190509	The Neighbourhood Plan Steering Group has consulted with Redcar & Cleveland Borough Council throughout the preparation of the Plan to ensure its policies are aligned with evidence informing the emerging Local Plan, so that complementary neighbourhood and local plan policies are produced.
Basis for Neighbourhood Plan policies	PPG Ref ID: 41-040-20160211	The Neighbourhood Plan takes full account of national policy and the Local Plan. All the policies in the Neighbourhood Plan are based on proportionate and robust evidence and reasoned justification, which is presented in the Plan or its supporting documentation.
Neighbourhood Plan policy characteristics	PPG Ref ID: 41-041-20140306	The policies have been drafted to be clear and unambiguous, and to reflect the characteristics of Guisborough Civil Parish and the issues that are relevant to it. They do not seek to repeat national or strategic Local Plan policies.
Promotion of sustainable development	NPPF Paras 7 – 10 and 11 a)	The preparation of the Neighbourhood Plan has been guided by the need to contribute to sustainable development. The Plan has regard to the economic, social and environmental objectives of sustainable development. It promotes a sustainable pattern of development that improves the environment, and contributes to mitigating climate change and adapting to its effects.
Continuous community engagement	NPPF Para 16	The Plan has had due regard of all the criteria in Paragraph 16. Its preparation relied heavily on an early public survey, delivered and promoted on-line, on paper, through social media and via face-to-face sessions. These communication channels were also used for draft policy engagement.

Basic Conditions	References	Comment
Scope of Neighbourhood Plan policies	NPPF Para 29	<p>The Plan contains 11 detailed policies which focus on the Civil Parish. The public engagement responses showed great concern for the type and mix of new housing, meadows and other green spaces within urban areas, and the town centre Conservation Area, so the policies were formulated to address these areas.</p> <p>The 3 Built Environment policies set aspirational but achievable standards to ensure that buildings are sympathetic to local character and history and remain appropriate for future generations.</p> <p>The 8 Green Space policies seek to fill expectation gaps in Local Plan land use designations.</p>

3.2 Conformity of Neighbourhood Plan Policies with National Planning Policy

3.2.1 The Neighbourhood Plan has been prepared in full conformity with national policies as set out in the National Planning Policy Framework, December 2024 (NPPF) and pays due regard to the Planning Practice Guidance – Neighbourhood Planning 2020 (PPG) in respect of preparing a neighbourhood plan.

3.2.2 The Neighbourhood Plan avoids duplicating Local Plan policies by working in harmony with LPA policies to shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory Development Plan. They translate the general requirements of the Development Plan into a local context. Once made, the Neighbourhood Plan should be easily considered alongside the Development Plan and any other material considerations in determining planning applications.

3.2.3 Details of the conformity of each Neighbourhood Plan policy are set out in Table 2 below, highlighting the most relevant NPPF paragraphs.

Table 2 Conformity of Neighbourhood Plan Policies with National Planning Policy

Neighbourhood Plan Policy	Most Relevant NPPF and PPG references	Assessment of Conformity
BE1 Housing Mix	Paras 61 and 63	Each Neighbourhood Plan policy has been formulated to be in conformity with the NPPF paragraphs listed below. Further background and assessment is presented in the Neighbourhood Plan document. Para 61 covers meeting identified housing need and an appropriate mix of housing types for the local community. Para 63 covers assessing and reflecting the needs for different groups, including older people and people with disabilities.
BE2 Design Principles and Maintenance of Distinctive Character	Paras 119, 131, 132, 135, 164, 202 and Chapter 16, in particular Paras 202 and 207 - 221	Para 119 covers access to high quality digital infrastructure. Para 131 covers the need to be clear about design expectations, and that good design is a key aspect of sustainable development. Para 132 covers the role of neighbourhood plans in identifying the special qualities of each area and explaining how this should be reflected in development. Para 135 covers how developments should: fit in with and enhance their surroundings, including being sympathetic to local character and history; optimise their mix of development (including green and other public space), support for local facilities and transport networks; establish or maintain a strong sense of place, which is safe, inclusive and accessible; and function well over its entire lifetime. Para 164 covers the need for sustainable drainage systems. Para 202 covers the conservation of heritage assets. Chapter 16 covers conserving and enhancing the historic environment, and in particular Para 202 and 207 – 221.
BE3 Provision of well-designed energy-efficient buildings and places	Paras 161, 162, 164, 166 and 167	Para 161 confirms the planning systems support for transition to net zero by 2050. Para 162 encourages a proactive approach from plans. Para 164 b) covers reduction in greenhouse gas emissions. Para 166 covers decentralised energy supply and building orientation. Para 167 covers retrofitting energy reduction measures to existing buildings, including in conservation areas.
GS1 Nightingale Road Park	Paras 96, 98, 103 and 105	Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure. Para 98 covers the provision of social, recreational and cultural facilities. Para 103 covers the benefits of high quality open spaces for health and nature. Para 105 covers public access and rights-of-way.

Neighbourhood Plan Policy	Most Relevant NPPF and PPG references	Assessment of Conformity Each Neighbourhood Plan policy has been formulated to be in conformity with the NPPF paragraphs listed below. Further background and assessment is presented in the Neighbourhood Plan document.
GS2 The Branch Walkway	Paras 96, 98, 103 and 105	<p>Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure.</p> <p>Para 98 covers the provision of social, recreational and cultural facilities.</p> <p>Para 103 covers the benefits of high quality open spaces for health and nature.</p> <p>Para 105 covers public access and rights-of-way.</p>
GS3 Rufford Close Link	Paras 96, 98, 103 and 105	<p>Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure.</p> <p>Para 98 covers the provision of social, recreational and cultural facilities.</p> <p>Para 103 covers the benefits of high quality open spaces for health and nature.</p> <p>Para 105 covers public access and rights-of-way.</p>
GS4 Allotment Gardens	Paras 96, 98, 103 and 105	<p>Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure.</p> <p>Para 98 covers the provision of social, recreational and cultural facilities.</p> <p>Para 103 covers the benefits of high quality open spaces for health and nature.</p> <p>Para 105 covers public access and rights-of-way.</p>
GS5 Privately-owned Meadows	Paras 103, 106, 107 and 108	<p>Para 103 covers the benefits of high quality open spaces for health and nature.</p> <p>Para 106, 107, and 108 cover Local Green Space designations. The meadows are each visibly close to (surrounded by) the community and not extensive (maximum dimension approx. 720 metres). Their tranquillity and richness of wildlife comes from their lack of public access and close vegetation management, so that entire complex ecosystems can become established. Community support from more than 70% of respondents for these meadows was demonstrated in our initial public engagement survey.</p>
GS6 Dorset Road Green	Paras 96, 98, 103 and 105	<p>Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure.</p> <p>Para 98 covers the provision of social, recreational and cultural facilities.</p> <p>Para 103 covers the benefits of high quality open spaces for health and nature.</p> <p>Para 105 covers public access and rights-of-way.</p>

Neighbourhood Plan Policy	Most Relevant NPPF and PPG references	Assessment of Conformity Each Neighbourhood Plan policy has been formulated to be in conformity with the NPPF paragraphs listed below. Further background and assessment is presented in the Neighbourhood Plan document.
GS7 Highway verges	Paras 96, 98, 103 and 105	Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure. Para 98 covers the provision of social, recreational and cultural facilities. Para 103 covers the benefits of high quality open spaces for health and nature. Para 105 covers public access and rights-of-way.
GS8 Amenity Spaces	Paras 96, 98, 103 and 105	Para 96 covers the aim to achieve healthy, inclusive and safe places, including the promotion of social interaction and having accessible green infrastructure. Para 98 covers the provision of social, recreational and cultural facilities. Para 103 covers the benefits of high quality open spaces for health and nature. Para 105 covers public access and rights-of-way.

3.3 The Neighbourhood Plan Policies' Contribution to Sustainable Development

3.3.1 Sustainable development is at the heart of the NPPF, and is laid out in Paragraphs 7 - 10, with Paragraphs 11 – 14 focussing on the application of this principle. Section 7 of the Guisborough CP Neighbourhood Plan directly addresses conformity with 'The Presumption in Favour of Sustainable Development' and many of the Plan's policies positively support the principle.

3.3.2 NPPF Paragraph 8 sets out the three overarching objectives to achieving sustainable development, namely economic, social and environmental. The individual effect of each Neighbourhood Plan policy on each of the three objectives is set out in Table 3 below. This assessment approach gives a broad understanding of each policy's contribution to sustainable development.

Table 3 Assessment of the Contribution of Neighbourhood Plan Policies to Sustainable Development

Key to Contributions: + positive 0 neutral - negative

Neighbourhood Plan Policy	Economic Objective	Social Objective	Environmental Objective	Comment
BE1 Housing Mix	+	+	0	Focusing developers towards identified local need and preference and encourages appropriate development that provides economic opportunities and inclusive buildings.
BE2 Design Principles and Maintenance of Distinctive Character	+	+	+	Ensuring the Civil Parish's distinctive, semi-rural and historic character (its unique selling point – 'USP') is reinforced by new development is critical to people choosing to live, work, visit and shop here, and that character is inherently environmentally friendly.
BE3 Provision of well-designed energy-efficient buildings and places	+	+	+	Focusing developers towards highly energy-efficient designs encourages appropriate development which is also healthy for communities and the environment for future generations.
GS1 Nightingale Road Park	0	+	+	The park, with its trees, mown grass and equipped play area provides a safe, accessible, open space for health and social interaction, and for the environment including surface water management.
GS2 The Branch Walkway	0	+	+	The tree-lined, soft-surfaced active travel route supports the community's health and social well-being while reducing car journeys. The trees and vegetation support biodiversity and surface water management.
GS3 Rufford Close Link	0	+	+	The tree-lined, hard-surfaced active travel route supports the community's health and social well-being while reducing car journeys. The trees and vegetation support biodiversity and surface water management.

Neighbourhood Plan Policy	Economic Objective	Social Objective	Environmental Objective	Comment
GS4 Allotment Gardens	0	+	+	The reduction of food buying on the local economy is set against tool, equipment, and fertiliser purchases, but the social and environmental benefits are much more significant, including improved biodiversity and health (nutrition and exercise), plus minimised food-miles (low carbon economy).
GS5 Privately-owned Meadows	0	0	+	The field next to the Sea Cadets hut promotes biodiversity within the urban landscape, is a visual amenity for the surrounding housing and a potential recreational asset. Chapel Beck Valley and Hutton Beck Meadows East provide the highest level of ecological benefit of all the green open spaces in the civil parish due to their size and lack of close vegetation management. Neither space has public access but they do contribute to the town's distinctive semi-rural character, being visible from adjacent main roads and housing.
GS6 Dorset Road Green	0	+	+	The mown grass and handful of trees only support a limited amount of wildlife, but the 'village green' feel of this residential amenity space provides outdoor, accessible opportunities for socialising, and the visual amenity gives the surrounding housing a more open and natural character.
GS7 Highway verges	0	+	+	The mown grass and handful of trees only support a limited amount of wildlife, but these residential amenity spaces provide a visual amenity that gives the surrounding housing a more open and natural character. This contributes to the town's distinctive semi-rural character.
GS8 Amenity Spaces	0	+	+	The mown grass and handful of trees only support a limited amount of wildlife, but these residential amenity spaces provide a visual amenity that gives the surrounding housing a more open and natural character. This contributes to the town's distinctive semi-rural character.

3.4 Conformity of Neighbourhood Plan Policies with Local Plan Policies

The policies in the Neighbourhood Plan have been considered against the strategic policies of both the Redcar & Cleveland and the North York Moors National Park Local Plans and are considered to be in conformity with those strategic policies.

Appendix: SEA, HRA and Human Rights Screening Assessments

Strategic Environmental Screening Assessment

A Strategic Environmental Assessment (SEA) Screening Assessment for Guisborough Neighbourhood Plan, dated October 2025 has been prepared by Redcar & Cleveland Borough Council, in consultation with the North York Moors National Park Authority.

The 'Summary' section of this assessment states:

5.1 The results of the above assessment conclude that the Guisborough Neighbourhood Plan is unlikely to result in significant environmental effects. The Plan covers a relatively small area and does not allocate sites for development. Redcar & Cleveland Borough Council, in consultation with the North York Moors National Park Authority, therefore conclude that it will not be necessary to carry out an SEA on the draft Guisborough Neighbourhood Plan.

Habitat Regulation Screening Assessment

A Habitat Regulation Assessment (HRA) Screening Assessment for Guisborough Neighbourhood Plan, dated October 2025 has been prepared by Redcar & Cleveland Borough Council, in consultation with the North York Moors National Park Authority.

The 'Summary and Conclusions' section of this assessment states:

7.1 The Guisborough Neighbourhood Plan will provide policies which will be used for determining applications alongside the Redcar & Cleveland Local Plan (2018) and Tees Valley Joint Minerals and Waste Plan, and within the National Park area the North York Moors Local Plan (2020) and Joint Minerals and Waste Plans.

7.2 The Neighbourhood Plan has been prepared in general conformity with the adopted development plans. No clear impact pathways have been identified between the policies in the Neighbourhood Plan on any designated European Sites, either alone or in combination with other plans. The policies include locally specific criteria and do not propose any new allocations or alternative uses of land which could have adverse effects on Natura 2000 sites. As the policies will not lead to likely significant effects on protected European sites an Appropriate Assessment is not required.

Human Rights Screening Assessment

The Guisborough Neighbourhood Plan is in compliance with the Human Rights Act 1998, with particular regard for 'The Articles' in Schedule 1 and 'The Acts of Public Authorities' in Section 6.