

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN
2013 – 2033

BASIC CONDITIONS STATEMENT

Published by Edlesborough Parish Council under the Neighbourhood Planning (General) Regulations
2012

1. INTRODUCTION

1.1 This statement has been prepared by Edlesborough Parish Council ("the Parish Council") to accompany its submission to the local planning authority. Aylesbury Vale District Council ("the District Council"), of the Edlesborough Parish Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

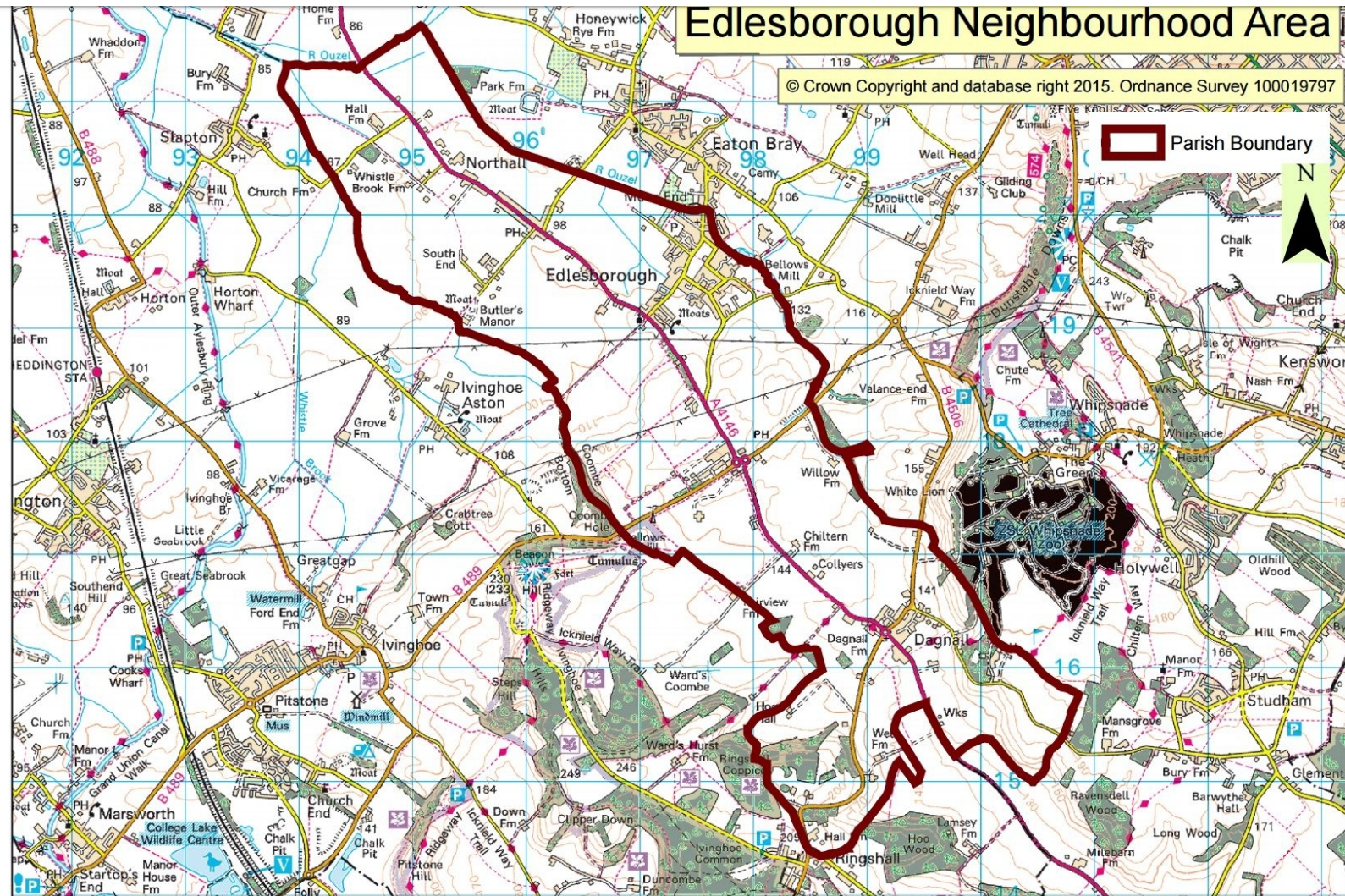
1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Edlesborough, including the villages of Edlesborough, Northall and Dagnall, as designated by the District Council on 2 November 2015.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 1 April 2013 to 31 March 2033, which corresponds with the plan period of the emerging Vale of Aylesbury Local Plan (VALP).

1.4 The Statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.



Plan A: Designated Edlesborough Neighbourhood Area

2. BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in late 2015. The key driver of that decision was a sense of wishing to plan positively for the future of the Parish on a range of issues and the encouragement by Aylesbury Vale District Council to prepare Neighbourhood Plans.

2.2 A steering group was formed comprising resident and Parish Council representatives of each of the three villages in the Parish. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre Submission Neighbourhood Plan in December 2016 and of the Submission Neighbourhood Plan now.

2.3 The Parish Council has consulted the local communities extensively over the duration of the project. It has also worked closely with officers of the District Council since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the 2004 Aylesbury Vale District Local Plan (AVDLP) and the emerging VALP. The outcome of that work is the submission version of the Neighbourhood Plan. Further details on the governance and management of the project are contained in the separate Consultation Statement.

2.4 The Neighbourhood Plan contains 13 land use policies, most of which are defined on the Policies Map where they are geographically specific. The plan has deliberately avoided containing policies that may duplicate saved development plan policies that are already used to determine planning applications. The policies are therefore a combination of site-specific allocations or other proposals and of development management matters that seek to refine and/or update existing AVDLP policies.

2.5 There are also a small number of non-statutory proposals that are included for completeness of the Neighbourhood Plan. In making a clear distinction between land use planning policies and non-statutory proposals relevant to the land use planning, the Neighbourhood plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do as part of the Neighbourhood Plan as they fall outside its scope.

3. CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.2 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by making housing site allocations and supporting economic and community development in the villages, which accord with a clear spatial vision in the absence of an up-to-date Local Plan or tested objectively assessed housing need position. Given the uncertainties of the strategic policy framework – the VALP is not expected to be adopted until 2018 – it sets out a sensible strategy for developing Edlesborough and Northall villages over the next few years. Dagnall will remain washed over by the Metropolitan Green Belt and is therefore not a sustainable location to promote growth.

Para 183

3.3 The Parish Council believes the Neighbourhood Plan establishes a vision, objectives and spatial strategy for the Parish that reflect the desires of the majority of the local community for the kind of place that the Parish should remain and how it may change for the better. Its proposals acknowledge and respect the significant Green Belt and AONB constraints in the southern half of the Parish.

Para 184

3.4 The Parish Council believes the Neighbourhood Plan, as highlighted below, is in general conformity with the few relevant, saved policies of the development plan. It is considered to strike a positive balance between the physical and policy constraints of the main village and the desire to steer development of the right type to the right locations.

3.5 The Draft VALP housing target for Edlesborough village as a 'Larger Village' in the settlement hierarchy was 164 new homes over the 20 year period from April 2013 to March 2033, i.e. a growth of 22% in the baseline housing stock. As at March 2017, 107 new homes had been consented in the village and therefore the residual requirement is for at least 57 homes. The Draft VALP also identified Northall and Dagnall as 'Smaller Villages' in the hierarchy. At Northall, the residual requirement of 4 homes lies below the

threshold at which site allocations are necessary – it may be that small infill and other windfall schemes over the plan period may make up this number. And at Dagnall, the District Council has accepted that the village must be treated differently to other villages in the District, given the Green Belt, and does not require new homes in this location.

3.6 The District Council has since announced that its housing supply strategy may change during the completion of the VALP for its examination later in 2017, both in terms of the total numbers required and of the ways in which they will be distributed across the various types and locations of settlements. The Parish Council has therefore made provision for such changes, by planning for more homes than are required and by reserving land for release if necessary in Edlesborough. It has also proposed an allocation at Northall for 10 – 15 homes, though this is primarily driven by the local community's desire to see a current eyesore site turned into a beneficial use.

3.7 The Parish Council is also mindful of the emerging proposals of Central Bedfordshire Council for the immediate neighbouring village to Edlesborough of Eaton Bray. That village, on the opposite side of the River Ouzel, is of a similar size to Edlesborough and has a similar range of local services and facilities. Although it is inset within the Metropolitan Green Belt, the local planning authority has indicated in its early work to bring forward a new Local Plan that its spatial strategy and Green Belt Review may propose the release of land on the edge of the village for housing development. There are no firm proposals yet – the next iteration of the Local Plan is expected in spring/summer 2017 – but Eaton Bray Parish Council is also preparing a neighbourhood plan and is considering if and how the village may grow by up to 150 new homes over a similar plan period. As the two villages tend to function as a single settlement, the combined decisions of the Local and Neighbourhood plans will need to take their cumulative effects into account.

Para 185

3.8 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a Parish context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications. In respect of the extent to which the Neighbourhood Plan has had regard to national policy in the NPPF, Table A below reviews each Plan policy in turn and identifies those NPPF paragraphs that are considered to be the most relevant.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
EP1	Edlesborough Village Settlement Boundary	14, 47, 50, 109	<p>This policy establishes a distinction between the built up area of the village, within which there is a general presumption in favour of suitable and well-designed development, and the surrounding countryside, where only development that is suited or necessary to that location will be favoured. As such, it is in line with § 14 in positively seeking opportunities to meet the development needs of this area and with § 50 in seeking to deliver a wide choice of high quality homes, widen opportunities for home ownership and maintain sustainable, inclusive and mixed communities in the Parish.</p> <p>The principle of using a development boundary policy mechanism to contain and manage settlement growth is therefore consistent with national policy, provided, as here, the boundary defines the outcome of decisions made on the scale and location of growth in line with an as up-to-date as possible assessment of objectively assessed housing need. In which case, there is no inherent conflict between this mechanism and § 47 seeking to boost housing supply. But it also acknowledges the importance of protecting the countryside as a valued landscape from harmful development (as per § 109), though does not seek a blanket prevention of any development.</p>
EP2	New Homes at The Green Edlesborough	50, 126	<p>This policy allocates a suitable redevelopment site in Edlesborough village for a housing scheme, and sets out the need for it to deliver a mix of housing types, in line with § 50. It recognises the proximity of a listed building, within the edge of the setting of which this site lies, and requires the scheme to have regard to that context, in line with § 126.</p>

EP3	New Homes on land adjacent to Good Intent, Edlesborough	50, 58, 117	This policy allocates a suitable redevelopment site on the edge of Edlesborough village for a housing scheme, and sets out the need for it to deliver a mix of housing types, in line with §50. It recognises the sensitivity of this edge to the countryside beyond in requiring screening, in line with §58, but does not prescribe how this should be achieved. And it identifies an opportunity for the scheme to deliver a biodiversity net gain from developing this green field site, in line with §117.
EP4	New Homes at Slicketts Lane	50, 58, 70, 100, 114, 117, 173	This policy allocates a suitable redevelopment site on the edge of Edlesborough village for a larger housing scheme, and sets out the need for it to deliver a mix of housing types, in line with §50. It also reserves additional land for development should its release be necessary later in the plan period. It recognises the sensitivity of this edge to the countryside beyond in requiring screening, in line with §58, but does not prescribe how this should be achieved. And it identifies an opportunity for the scheme to deliver a biodiversity net gain from developing this green field site, in line with §117. It identifies the proximity of the River Ouzel and flood risk zones to the edge of the site and requires the scheme to take this into account, as per §100. It also identifies the opportunity for the scheme to contribute to delivering part of a riverside walk as a public amenity and green infrastructure asset, in line with §70 and §114. The Parish Council has worked closely with the land interests, who have confirmed that the policy requirements do not undermine the viability of a scheme, as per §173.
EP5	Commercial & Retail Developments	28	This policy accords with § 28 by supporting sustainable rural economic growth by defining the village centre with its local retail and commercial businesses. It seeks not only to protect existing local shops and services (to retain a critical mass that validates the definition of the village as a larger village), but supports proposals to enhance and extend these businesses and services within the settlement boundary, should opportunities arise.

EP6	Economic Development	28, 109	Similarly, this policy is in line with §28 by supporting the continued use of employment land in the village and at the well-established and successful Sparrow Hall Farm Industrial Area. There are no signs that existing sites are no longer suited to these purposes and they should continue to provide local people with jobs they can walk to. In addition, the policy confines business uses to the settlement boundaries as the surrounding countryside is not a sustainable location for that type of development, in line with §109.
EP7	Expansion of Local Services	32, 58, 70	This policy reserves land adjoining two important community facilities – the primary school and health centre – to provide for their future expansion, in line with §70 and §72. Although neither facility considers expansion will be necessary in the short to medium term, the growth of the village and its neighbour at Eaton Bray (perhaps by more than 300 homes together by 2030) may make this necessary.
EP8	Northall Settlement Boundary	14, 47, 50, 109	<p>As at Edlesborough village, this policy establishes a distinction between the main built up area of this smaller village, within which there is a general presumption in favour of suitable and well-designed development, and the surrounding countryside, where only development that is suited or necessary to that location will be favoured. As such, it is line with §14 in positively seek opportunities to meet the development needs of this area and with §50 in seeking to deliver a choice of high quality homes, widen opportunities for home ownership and maintain sustainable, inclusive and mixed communities in the Parish.</p> <p>The principle of using a development boundary policy mechanism to contain and manage settlement growth is therefore consistent with national policy, provided the boundary defines the outcome of decisions made on the scale and location of growth in line with an as up-to-date as possible assessment of objectively assessed housing need. In which case, there is no inherent conflict between this mechanism and §47 seeking to boost housing supply. But it also acknowledges the importance of protecting the countryside as a valued landscape from harmful</p>

			development (as per §109), though does not seek a blanket prevention of any development.
EP9	New Homes at Deans Farm, Northall	50, 58, 70, 111, 117, 173	This policy allocates a suitable redevelopment site in close proximity to, but beyond the edge of Northall village for a housing scheme, and sets out the need for it to deliver specific types of housing (bungalows and smaller, lower cost houses) suited to local needs, in line with §50. Although the site does not meet the NPPF definition of previously developed ('brownfield') land, its longstanding derelict appearance and former use have led to it being perceived by the local community as such, and its redevelopment should therefore be considered as beneficial in line with §111. In respect of the NPPF definition, it is not considered that the remains of the permanent structures or fixed surface structures on the site have blended into the landscape in the process of time; they remain an eyesore for local residents. The policy recognises the sensitivity of this edge to the countryside beyond in requiring screening, in line with §58, but does not prescribe how this should be achieved. And it identifies an opportunity for the scheme to deliver a biodiversity net gain and a new public park from redeveloping part of the site and removing derelict buildings from the remainder and laying it out for future public benefit, in line with §117 and §70 respectively. The Parish Council has worked closely with the land interests, who have confirmed that the policy requirements do not undermine the viability of a scheme, as per §173.
EP10	Local Green Spaces	76, 77	This policy responds to §76 by designating land that will allow local communities to rule out new development and protect the space. The sites of the policy are considered to meet the tests of §77 as each is located in reasonably close proximity to the local community, each is demonstrably special to the local community, and each is local in its character. Further details are provided in the Local Green Space report in the evidence base.

EP11	Community Facilities	70	This policy accords with §70 in protecting important facilities and encouraging proposals that will improve their viability that are suitable to their location.
EP12	Buildings of Local Interest	126, 135	This policy accords with §126 by ensuring planning applications have regard to the local heritage value of Buildings of Local Interest. It is specifically designed to ensure the provisions of §135 are triggered, by identifying the buildings as 'non-designated heritage assets'.
EP13	Housing Mix & Design	50, 58, 60, 126	This policy accords with §50 and §58 in seeking to ensure a range of housing types and tenures are delivered over the plan period and that high quality design standards are maintained (especially where heritage assets may be affected, as per §126). In line with §60 it does not seek to be overly prescriptive but does restate a small number of development management details that are especially important to the local community in the expectation that in doing so, the District Council will give them greater weight in considering future planning applications.

4. Contribution to Achieving Sustainable Development

4.1 The separate SA/SEA Report sets out how the policies of the Neighbourhood Plan contribute to the achievement of sustainable development in a systematic way. The report concludes thus:

"10.1 In overall terms, therefore, the sustainability effects of the Neighbourhood Plan are generally assessed as neutral but are occasionally positive or negative. A combination of the proposed mitigation measures of the policies and the use of other development plan policies to determine planning applications will effectively minimise those negative impacts to negligible. Although the contrasts are not that significant in many cases, only in respect of the reasonable alternatives are there some clearer potential negative effects and, in no case, does the assessment indicate that an alternative would deliver a more sustainable outcome.

10.2 Further, the scale and location of specific development policies are such that there should be no cumulative effects on the objectives or the policies contained in the adjoining neighbourhood plans. However, the cumulative effects of development planned in the adjoining Eaton Bray Neighbourhood Plan (the scale of which may vary from very modest to more than 150 new homes) are not yet known."

4.2 That report defines the key factors driving what sustainable development means in this Parish, based on a scope agreed with the District Council and statutory bodies. If local communities are to back development in this type of location, to the extent they will then turn out to vote at referendum, then they will expect that the environmental assets of the neighbourhood area will be protected from inappropriate development but that this is balanced with clear social and/ or economic benefits that will arise from new development. In any event, the planning policy context is such that to be in general conformity with the strategic policies of the development plan, the Neighbourhood Plan must acknowledge those environmental constraints.

5. General Conformity with the Strategic Policies of the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District, that is the saved policies of the 2004 Aylesbury Vale District Local Plan (AVDLP). The forthcoming Vale of Aylesbury (VALP) will replace the saved policies once adopted, but this has not yet reached a stage where it can inform the basic condition of the Neighbourhood Plan being in general conformity with its strategic policies.

5.2 The Draft Vale of Aylesbury Plan of summer 2016 can be referenced to inform the reasoning and evidence of the Neighbourhood Plan. It defined Edlesborough as a 'large village' and Northall and Dagnall as 'smaller villages' in the settlement hierarchy of the district (as evidenced in the 2016 Settlement Hierarchy Assessment review) and made no other provisions that indicated the villages or parish would be part of any strategic-scale development proposals in the plan period. Though this cannot be regarded as definitive, as it is possible that the VALP may come to a different spatial view, it is considered unlikely, given the limited facilities in the villages and the relative remoteness of the Parish in District terms.

5.3 More recent signals from the District Council – notably its statement of November 2016 on the total housing number of the plan – indicate that the housing targets proposed in summer 2016 are likely to fall in those areas with fewer available and suitable housing sites like Edlesborough. But the Housing White Paper proposals, and the final outcome of the 'duty to co-operate' agreements with neighbouring authorities continue to provide an unstable strategic policy framework for planning housing development.

5.4 Despite this uncertainty, the Parish Council has used the plan-led approach expected of the NPPF to show that it can deliver new homes in line with environmental constraints and with a pattern of sustainable development in this rural area. It has therefore brought forward housing proposals that exceed the requirements of the Draft VALP and has reserved further land for housing development, should it be necessary later in the plan period. The Parish Council has also committed to reviewing the Plan to plan for future growth, should the adopted VALP change the strategic policy framework as it affects this Parish. No attempt has been made to justify its total housing provision in isolation of the emerging strategic policy framework, as this is not possible with any accuracy and is not necessary, given the approach the Parish Council has taken.

5.5 An assessment of the general conformity of each policy, and its relationship with emerging VALP policy where relevant, is contained in Table C below.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
EP1	Edlesborough Village Settlement Boundary	<p>This policy establishes and defines the Settlement Boundary to distinguish the consideration of planning applications within the village settlement from those outside the boundary. In doing so, it replaces saved policies RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area. Policy EP8 is identical in its wording in so far as proposals outside the Northall Settlement Boundary are considered.</p> <p>The policy provides for development proposals outside the Boundary in the remainder of the parish (excluding the Green Belt and as per Policy EP8) in line with saved policy RA2 that states “new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements”.</p> <p>Although not a policy device used in the AVDLP (or proposed in the emerging VALP), many other neighbourhood plans in the District have used it successfully to guide how planning applications should be judged. It supports suitable infill development inside the boundary in principle, and allows for development that is necessary or suited to a countryside location. This distinction has formed an essential feature of the AVDLP and continues to be the basis of good plan making as reflected in the VALP.</p>
EP2	New Homes at The Green Edlesborough	This policy accords with Policy GP35 in establishing key design principles that reflect the distinct physical characteristics of the site and its proximity to a listed building.
EP3	New Homes on land adjacent to Good Intent, Edlesborough	This policy accords with Policy GP35 in establishing key design principles that reflect the distinct physical characteristics and natural qualities of the site and the surrounding countryside.

EP4	New Homes at Slicketts Lane, Edlesborough	This policy accords with Policy GP35 in establishing key design principles that reflect the distinct physical characteristics and natural qualities of the site and its surrounding landscape. It takes into account the proximity of the site to the countryside and the importance of a high quality scheme in this location more generally. More specifically, its requirements of the landscape scheme will work alongside the use of policies GP38-GP40 on landscape, trees, Policy GP66 on providing a buffer to the river, policies GP86-87 on play space provision and Policy GP91 for delivering the riverside walk as a form of amenity area.
EP5	Commercial & Retail Development	This policy complements Policy GP32 in safeguarding the retail and commercial buildings in the defined Edlesborough village centre that together justify the village being designated a larger village, from unnecessary loss.
EP6	Economic Development	This policy complements Policy GP17 in safeguarding employment land in the village from unnecessary loss. In respect of the Sparrow Hall Farm Industrial Area, the policy is justified as an exception to Policy EP1 (as the site lies outside the Settlement Boundary) and it updates Policy RA29 by specifically identifying the site to allow for its modest extension within the established operational area of the site. The Area is one of only a few sources of employment land in the wider rural area and is a popular location for local businesses. The policy confines the scale of new buildings to be no greater than the existing buildings to avoid any harm to the surrounding countryside. The small size of the extension in relation to the established uses is such that it is not expected that there will be any significant increase in traffic movements to and from the site.
EP7	Expansion of Local Services	This policy accords with Policy GP94 in terms of allowing for the expansion of the two important community facilities. Although the expansion land for both sites lies within the countryside on the edge of the village, proposals ought to be able of being designed in accordance with Policy GP35.
EP8	Northall Settlement Boundary	This policy establishes and defines the Settlement Boundary to distinguish the consideration of planning applications within the village settlement from those outside the boundary. In doing so, it replaces saved policies RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area. Policy EP1 is identical in its wording in so far as proposals outside the Edlesborough Village Settlement Boundary are considered.

		<p>The policy provides for development proposals outside the Boundary in the remainder of the parish (excluding the Green Belt and as per Policy EP1) in line with saved policy RA2 of the Local Plan that states “new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements”.</p> <p>Although not a policy device used in the AVDLP (or proposed in the emerging VALP), many other neighbourhood plans in the District have used it successfully to guide how planning applications should be judged. It supports suitable infill development inside the boundary in principle, and allows for development that is necessary or suited to a countryside location. This distinction has formed an essential feature of the AVDLP and continues to be the basis of good plan making as reflected in the VALP.</p>
EP9	New Homes at Deans Farm, Northall	<p>This policy is justified as a specific policy exception to Policy EP8 as the land lies outside the Settlement Boundary and it is not proposed to extend the boundary to include it. There is no saved AVDLP policy promoting the reuse of derelict or redundant land in rural areas. The policy has been worded to reflect the design principles of Policy GP35 to mitigate as far as possible the effects of a housing scheme on the surrounding countryside to the point that it has a less harmful effect than the current derelict appearance of the site. The scheme is confined to only a small part of the site (even though the footprint of the existing buildings is significantly larger) and to provide 10 - 15 bungalows (of a height lower than the majority of the existing buildings) and smaller, 2/3 bed houses. The majority of the site will be laid out as a public open space for the benefit of the local community and the housing will be screened as part of the landscape scheme. The small number of homes – that are especially suited to local downsizers – will likely lead to fewer traffic movements than the historic traffic generated by the farm operation. It is for these reasons that the local community regards this as an important opportunity to address this problem site.</p>
EP10	Local Green Spaces	<p>This policy proposes a small number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces. Although this type of designation was established by the NPPF and post-dates the AVDLP, it remains in line with its policies GP86, GP87 and GP92, which have a similar intent. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.</p>

EP11	Community Facilities	The policy complements Policy GP93 by seeking to protect community facilities that the local community strongly favours from unnecessary loss. It is further in line with saved policy GP32 that it supports the retention of existing community facilities if their viability can be demonstrated.
EP12	Buildings of Local Interest	There is no saved policy on this matter.
EP13	Housing Mix & Design	This policy seeks to shape all development proposals in terms of appropriate design of new buildings but also their surrounding spaces and landscape schemes and therefore adheres to saved policies GP35 and GP38. It restates GP 24 in requiring schemes to adhere to the necessary car parking standards.

6. Compatibility with EU Legislations

6.1 The District Council provided a screening opinion on whether or not a Strategic Environmental Assessment (SEA) was required of the Neighbourhood Plan in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004. It concluded that as the policies had the potential for significant environmental effects then an SEA would be necessary. A Sustainability Appraisal report (incorporating SEA) has therefore been prepared (see separate document and Section 4 above). There are no European designated nature sites in proximity to the Neighbourhood Area and therefore there has been no requirement for a Habitats Regulations Assessment under Article 6(3) of the EU Habitats Directive 92/43/EEC.

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