

WESTBURY NEIGHBOURHOOD PLAN  
2023 - 2040

NOVEMBER 2023

BASIC CONDITIONS STATEMENT

Published by Westbury Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended)

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## 1.INTRODUCTION

1.1 This statement has been prepared by Westbury Parish Council (“the Parish Council”) to accompany its submission of the Westbury Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, Buckinghamshire Council (“the LPA”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

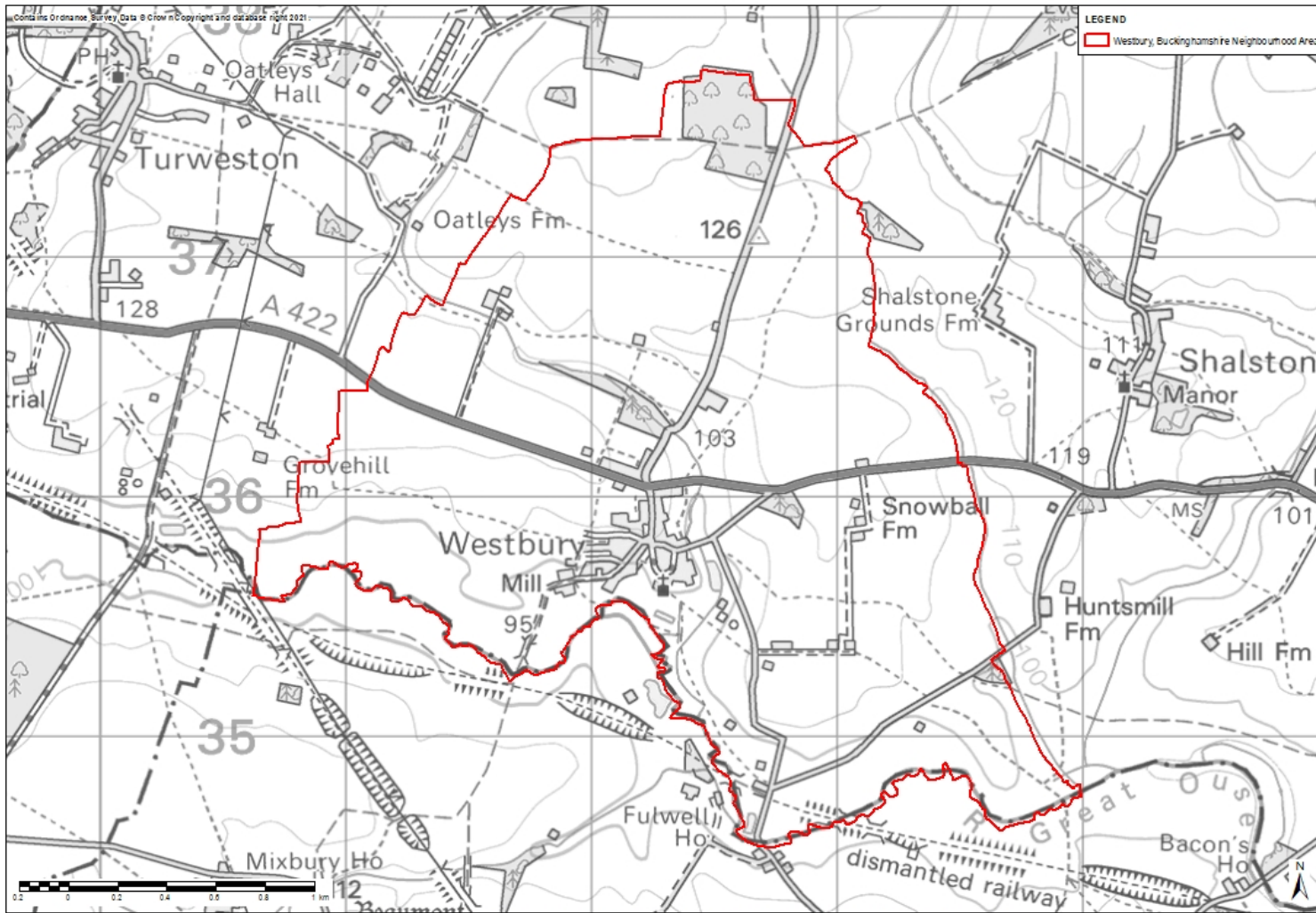
1.2 The Neighbourhood Plan has been prepared by the Parish Council, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), which coincides with the boundary of Westbury Parish shown on Plan A below. The LPA designated the Area in August 2019.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to ‘excluded development’, as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2023 to 2040, the end date of which corresponds with the proposed plan period of the emerging Local Plan for Buckinghamshire (“the emerging Local Plan”).

1.4 The statement addresses each of the four ‘Basic Conditions’, which are relevant to this plan, 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:

- a) 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,
- b) (Not relevant for this Neighbourhood Plan),
- c) (Not relevant for this Neighbourhood Plan),
- d) The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- e) 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),
- f) The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with retained EU obligations.



*Plan A: Designated Neighbourhood Area*

1.6 The responsibility for determining if a Neighbourhood Plan has had regard to national policy and is in general conformity with strategic policy rests with a combination of the qualifying body, the LPA and the independent examiner (Planning Practice Guidance §41-070 and §410-074). Case law, established in the Tattenhall Neighbourhood Plan in 2014 (see §82 of EWHC 1470) but endorsed by the Courts on a number of occasions since, makes clear that:

*“... the only statutory requirement imposed by Condition (e) is that the Neighbourhood Plan as a whole should be in general conformity with the adopted Development Plan as a whole ... any tension between one policy in the Neighbourhood Plan and one element of the ... Local Plan (is) not a matter for the Examiner to determine.”*

1.7 The case acknowledged that there will often be tensions between different strategic policies when considered against the non-strategic policies of a specific local area covered by a Neighbourhood Plan. It sensibly concluded that such tensions can only be resolved by the qualifying body using its planning judgement to strike an appropriate balance across the plan as a whole. The examination tests the extent to which the qualifying body has exercised its judgement in a reasonable way. The fact that the LPA, in its representations on the plan, indicates that it would strike the balance differently, does not disable the qualifying body from doing so.

1.8 It is noted that the case law has not yet explicitly established the same principle for Condition (a) in respect of the regard to national policy, but it seems reasonable to expect the Courts would reach the same conclusion, given there will also be a range national policies influencing plan making, and that some of those policies may also be in tension. It is therefore expected that the examination of this Condition will take the same approach as Condition (e).

1.9 For these reasons, sections 3 and 5 of this Basic Conditions Statement highlight how policies of the Neighbourhood Plan are considered to meet Conditions (a) and/or (e), explaining how the qualifying body has exercised its judgement in those cases “where different parts of national policy need to be balanced” (§070) and how it has taken into account the criteria of §074 on general conformity. Finally, it explains how the Neighbourhood Plan as a whole meets Conditions (a) and (e).

## 2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in November 2018. The key driver of this decision was a sense of wanting to plan positively for the future of the Parish, but within the context of a rural Parish with little services. The Parish Council considered having a Plan would improve the way in which future development proposals are managed through expressing the identity of the existing village community.

2.2 The Parish Council wished to use its Neighbourhood Plan as a means of demonstrating how its vision would lead to more sustainable development in keeping with the rural village character of Westbury. A steering group was formed comprising the residents and Parish Council representatives. 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 plan in June 2023 and the Submission Plan now.

2.3 The Parish Council has consulted with the local community over the duration of the project. It has also sought to work closely with officers of the District Council 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 emerging Local Plan. The nature and outcome of these various publicity and consultation exercises are set out in the separate Consultation Statement.

2.4 A schedule of the policies showing the position of the District Council in respect of whether or not in its planning judgement each policy meets the basic conditions is included in Section 5 below as an equivalent to a 'statement of common ground' for the benefit of the examiner. In this respect, the Parish Council acknowledges that the Planning Practice Guidance (§41-053) states that "it is only after the independent examination has taken place and after the examiner's report has been received that the local planning authority comes to its formal view on whether the draft neighbourhood plan meets the basic conditions."

2.5 However, the Parish Council is also mindful that, once submitted for examination, it has no further opportunity to modify the Neighbourhood Plan, other than through its withdrawal and resubmission. Further, S12(4) of Schedule 4B of the Town & Country Planning Act 1990 defines the local planning authority as the decision maker in respect of determining if the basic conditions have been met in order to make a neighbourhood plan, with modifications to the submitted plan as necessary. But the Planning Practice Guidance regards the task of arriving at a planning judgement to be shared by the local planning authority, the qualifying body and examiner during the examination, in collectively considering if the basic conditions have been met (§41-070 and §41-074).

2.6 In which case, it is vital that both the qualifying body and the examiner are left in no doubt of the position of the local planning authority at the examination stage. But it is also important that the examiner's position is also properly understood, most especially if the examiner intends to come to a different planning judgement to that of the local planning authority and the qualifying body. In this regard, the Parish Council notes the advice to the examiner in §2.9.6 of the NPIERS 'Guidance to service users and examiners' (2018) in respect of the standard of proof that the examiner must apply in reaching a planning judgement and in its §2.14.1 in respect of the requirement for accuracy, clarity and simplicity.

2.7 The Neighbourhood Plan contains 10 land use policies (W1 – W10), which are defined on the Policies Map where they apply to a specific part of the Area. The Plan has deliberately avoided containing policies that duplicate adopted development plan policies or national policies that are already used to determine planning applications in the Area. The policies are therefore a combination of site-specific or other proposals and of development management matters that seek to refine and/or update existing policies to secure their specific application to this Parish.

### **3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY**

3.1 The Neighbourhood Plan has been prepared with full 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:

#### General Paragraphs

3.2 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in (the) local plan ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13), although such policies are now more than a decade old. It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§28).

3.3 The Parish Council considers that its Neighbourhood Plan has provided its community with the power to develop a shared vision for the Area that will shape, direct, and help to deliver sustainable development, albeit in a modest way and focused within the parish’s built up area, by influencing local planning decisions as part of the development plan. The Neighbourhood Plan contains no site allocation proposals nor any other policies that will unreasonably result in less development than set out in the strategic policies for the area (§29).

3.4 In this regard, the LPA has not been able to provide an ‘indicative housing figure’ for the Parish in accordance with the NPPF provisions of meeting local housing needs (as per §65/§66). Whilst the LPA has not confirmed a housing number of zero for Westbury, this is anticipated by the Parish Council. Despite this expectation, the settlement boundary has still been drawn in a permissive way that is allowing for some windfall development in the form of infill. Land within the built-up areas is deemed developable in principle as well as other settlements in line with the exceptions set out in national and strategic policies and therefore the focus of the Plan is shaping how such change can be as successful as possible. The Plan is underpinned by relevant and up-to-date evidence. This is considered to be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned (§31).

#### Specific Paragraphs

3.5 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

**Table A: Neighbourhood Plan & NPPF Conformity Summary**

No.	Policy Title	NPPF Ref.	Commentary
W1	Settlement Boundary	16	<p>The policy distinguishes between the built-up area of Westbury and the surrounding countryside so it is evident how a decision maker should react to development proposals as per §16. This approach to settlement boundaries is set out and supported by the VALP. Although the convention is not provided for in the strategic policies of the development plan (§21), Bucks Council has accepted that it is consistent with its approach to development management.</p> <p>The definition of the boundaries on the Policies Map has principally been derived from the definition of the existing developed footprint defined by strategic policy (VALP Policy D4). The Settlement Boundary reflects plot boundaries where they are clearly defined in the street-scene or within the landscape, e.g., mature trees/hedges, boundary walls/fences. Features that appear visually as part of the open landscape are excluded from the boundary, irrespective of their functional relationship to land within the boundary. The process of drawing the Settlement Boundary is further explained in the Settlement Boundary Report (Appendix A of the Neighbourhood Plan).</p> <p>In doing so, the boundary allows for a scale of infilling that is consistent with the status of the village in the hierarchy, as set out in VALP. There are very few local services in the village and so there is no rationale for growing it to maintain the viability of local services (§79). For that same reason, whilst the LPA has not confirmed a housing number of zero for Westbury, this is anticipated by the Parish Council. Despite this expectation, the settlement boundary has still been drawn in a permissive way that is allowing for some windfall development in the form of infill.</p>
W2	Housing Mix	62	<p>This policy seeks to influence housing mix for housing developments to deliver a wide choice of homes that reflects local demand and to create a demographically balanced community. It has been derived from the work that was carried out by the WNP Working Group as part of collecting evidence to support the Neighbourhood Plan.</p>
W3	Design Code	127, 128, 190	<p>‘Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’ (§127). The policy seeks to bring ‘clarity about design expectations’ within Westbury (§128) using the model approach recommended by the National Model Design Code (§128). The specific matters included in the policy ‘provide a framework for creating distinctive places’ to deliver a ‘consistent and high-</p>



			quality standard of design'. Given there is a conservation area in the parish, the code also incorporates character assessment and design guidance covering the historic environment (§190).
W4	Passivhaus	56, 152, 155, 157	This policy is a local response to a global challenge, the local community being convinced by the international evidence that ensuring zero carbon building performance through the PassivHaus standard is the most simple and cost-effective approach to take. It does not require that this standard is met but instead seeks to incentivise its use by exempting applicants using the standard from the requirement of the policy to provide a Post Occupancy Evaluation report. This provision for buildings is consistent with PINS model conditions of this type and is therefore considered in line with the use of planning conditions, as per §56. In doing so, it is consistent with the explicit climate change aims and provisions of §152, §155 and §157. It is inspired by innovative development plan making work in other parts of the country that has demonstrated this type of provision is necessary and possible in managing development proposals until national policy provisions are implemented. Other neighbourhood plans that have included this identical provision have been successfully examined and made elsewhere, including by this LPA.
W5	Local Heritage Assets	203	This policy identifies a number of local heritage assets to engage the provisions of §203. They have been derived from local history analysis and have been evaluated against the criteria advocated by Historic England.
W6	Important Views	174	The Parish does not lie within a designated landscape (Local Landscape Area or Area of Attractive Landscape), but as shown in the Westbury Design Guidance and Codes, the nature of development in Westbury allows for 'outward views to the undulating landscape of Buckinghamshire'. NPPF paragraph 174 states that 'Planning policies and decisions should contribute to and enhance the natural and local environment'. In recognising the local status of the policy, W6 does not seek to prevent any development as a matter of principle, but rather requires development proposals to avoid unnecessary harm to identified key views by way of their height, massing or obstructive location.
W7	Local Green Space	102	This policy designates Local Green Spaces having taken into the criteria in §102. The owners of the land proposed for designation have been notified of this intention and given the opportunity to make representations in line with the advice set out in the Planning Practice Guidance. The policy does not unduly constrain the delivery of new development, as the settlement boundary Policy W1 have made provision for new and infill development of a scale that is in line with strategic policy. All of the spaces identified is considered are capable of enduring beyond the plan period.

W8	Green Infrastructure	153, 174, 179	The policy defines the green infrastructure network as one means of ensuring the future resilience to climate change impacts and to support nature recovery (§153 and §174). The policy contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures through identifying, mapping, and safeguarding these components. It is therefore consistent with the aims of §174 and §179 in these respects.
W9	Active Travel	100, 104, 106	The policy requires that transport issues are considered from the earliest stages of development proposals so that opportunities to promote walking, cycling and public transport use are identified and pursued (§104). It also seeks to improve the use of public rights of way to encourage walking in the Parish, as per §100 and §106.
W10	Community Facilities	93	This policy seeks to protect popular and cherished community facilities across the village in line with §93.

3.6 It is considered that all of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

## 4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 The NPPF states that, “achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- Economic - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- Social - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering 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
- Environment - 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.”

4.2 The separate SA/SEA Report sets out the sustainability effects of the policies of the Neighbourhood Plan. The Report concludes:

*“The draft WNP, supported by the Westbury Design Codes & Guidance, is considered to lead to **significant positive effects** in relation to the community and wellbeing SEA theme. While the draft WNP does not seek to allocate sites for housing, significant positive effects are predicted in terms of supporting a balanced community, meeting local needs, and improving the overall quality of life of residents.*

***Minor positive effects** are predicted for the WNP in relation to biodiversity. Building upon higher level planning policy, the WNP seeks to establish provisions which will support and enhance habitats, species, and ecological networks in and around the neighbourhood area.*

***Minor positive effects** are predicted on landscape and historic environment given the focus of development within the settlement boundary, and through incorporating high-quality and sensitive design through new development proposals. Furthermore, the draft WNP presents opportunities in terms of enhancement of assets and the wider public realm, including through the delivery of a Green Infrastructure Network.*

***Neutral effects** are concluded in relation to climate change; predominantly reflecting the contribution set out to nature recovery, embedded carbon reduction and energy requirements for new development, and the absence of site allocations. There is the **potential for minor long term positive effects**, but these are uncertain at this stage and dependent on the implementation of proposed measures.*

***Neutral effects** are concluded in relation to transportation as the draft WNP supports connectivity and encourage active travel uptake, however continued car reliance and limited public transport offer is predicted.*

***Neutral effects** are also concluded in relation to the landscape and historic environment SEA themes. While it is recognised that the policy framework performs well in terms of protecting and enhancing the important local heritage and landscape resource, neutral effects overall reflect the sensitivity of the neighbourhood area in relation to these themes.*

*Broadly **neutral effects** are concluded in relation to land, soil and water resources, with no significant deviation from the baseline anticipated.”*

4.3 The SA/SEA published alongside the Neighbourhood Plan remains unchanged from the version that accompanied the Reg 14 Neighbourhood Plan. This is due to the lack of any significant changes that were made as a result of the consultation.

## 5. CONDITION (E): 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 strategic policies of the development plan for the plan area, that is the Vale of Aylesbury Local Plan (VALP) and the Buckinghamshire Minerals and Waste Local Plan (MWLP). An emerging Joint Local Plan for Buckinghamshire to 2040 (covering the former districts of Aylesbury Vale, Chiltern, South Bucks and Wycombe) is at early stages of preparation. In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of the emerging Local Plan, which in any event is too early in its preparation. However, the reasoning and evidence base of the emerging local plan, which is limited given its early stages, has informed the preparation of the NP.

5.2 The adopted VALP defines Westbury as a ‘smaller village’ in the settlement hierarchy of the district where there is no housing requirement for smaller villages. Beyond them the VALP makes clear that development in the countryside should be avoided. As a ‘smaller village’ in the settlement hierarchy with poor access to services and facilities, the Parish Council has concluded that in strategic policy terms, the village is not presented as a sustainable location for development and therefore it is not necessary to make formal housing site allocations.

5.3 The assessment of the general conformity of each policy with the strategic policies of the development plan is contained in Table B below. Paragraph 1.24 of the VALP states:

“All policies in Chapter 3 (Strategic) and Chapter 4 (Strategic Delivery) are strategic policies, alongside Policy H1 (Affordable Housing), H6a (Housing Mix), H6b (Housing for older people), H6c (Accessibility), E1 (Protection of Key Employment Sites), E5 (Development outside town centres) E10 (Silverstone Circuit), T1 (Delivering the Sustainable Transport Vision) and T2 (Supporting and Protecting Transport Schemes), BE1 (Heritage Assets), NE1 (Biodiversity and Geodiversity), NE3 (The Chilterns AONB and its setting), NE4 (Landscape character and locally important landscape), C3 (Renewable Energy), I1 (Green Infrastructure), I4 (Flooding) and I5 (Water Resources).”

**Table C: Neighbourhood Plan & Development Plan Conformity Summary**

No.	Policy Title & Refs	Commentary
W1	Settlement Boundary	This policy refines VALP Policy D4 by taking its definition of ‘development footprint’ and using this to clearly define a settlement boundary for Westbury on the policies map. This policy will give applicants and the local planning authority greater certainty when preparing and determining planning applications respectively. The policy draws a settlement boundary that is more permissive and precise than the VALP’s definition. The settlement boundary has been drawn in a manner that is in accordance with the scale and nature of village, including its place in the VALP settlement hierarchy. The Neighbourhood Plan’s plan period runs until 2040 (rather than the 2033 VALP period) and the intention of the more permissive boundary is to allow smaller, infill sites to come forward organically.

		The decision to draw a more permissive settlement boundary as an alternative to making formal site allocations is in accordance with VALP Policy S2 which stipulates that there is only an expectation of limited housing growth within smaller villages. There is no requirement or expectation for villages of Westbury's size to make formal site allocations.
W2	Housing Mix	VALP Policy H6a states that housing mix will be negotiated having regard for the most up-to-date evidence, including that provided by Neighbourhood Plans. Policy W2 is intended to give local effect to Policy H6a by setting a specific requirement for new housing developments in the Parish. It is necessary in order to start to rebalance the current mix of homes so that it better reflects local need. Data collected by the Westbury Neighbourhood Plan Working Group found a significant over-provision of large homes (4 or more bedrooms) and under-provision of smaller homes (1 to 3 bedrooms) in Westbury. To address this imbalance, Policy W2 requires that new residential developments of 2 dwellings or more will be expected to provide a majority mix of 2 and 3 bed dwellings.
W3	Design Code	The policy refines VALP Policy BE2, particularly point b) which refers to 'The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials'. The Westbury Design Guidelines and Codes Report is specific to the village of Westbury. The report identifies the local context and specific design features of Westbury, including the Conservation Area.
W4	Passivhaus	This policy refines VALP Policy C3 by setting specific space heating demand levels that should be achieved i.e. Passivhaus levels. VALP Policy C3 demonstrates an intention to address energy efficiency of new developments but does not make any specific requirements. Policy W4 adopts this policy intention but strengthens it by requiring all new developments to be 'zero carbon ready', unless it can be demonstrated that there are exceptional circumstances which mean this cannot be achieved.
W5	Local Heritage Assets	This policy builds upon VALP Policy BE1 which already sets requirements for development of non-designated heritage assets. By identifying additional non-designated heritage assets to those already recognised by Bucks, it is anticipated that those new assets identified in the Neighbourhood Plan will be formally added to Bucks' list on the Local Heritage List Platform.
W6	Important Views	This policy seeks to protect distinctive and valued aspects of the local landscape in the Parish in line with VALP Policy NE4 and BE2. Criteria b) of NE4 states that development should 'be located to avoid the loss of important on-site views and off-site views towards important landscape features'. Policy W6 builds upon this by identifying the specific location and view angle of views within the Parish of Westbury, so that NE4 can be applied accurately and with greater certainty. VALP Policy BE2 is similar in that it requires new development to 'respect and compliment' important public views, which the Neighbourhood Plan identifies.
W7	Local Green Space	This policy seeks to refine VALP Policy NE6 for the application of national policy in relation to Local Green Space designation. Policy W7 identified 3 areas in Westbury that are appropriate of such designation, which is equivalent to the Green Belt in terms of the definition of 'inappropriate development' consistent with paragraph 101 and 143 of the

		NPPF and of the 'very special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space.
W8	Green Infrastructure	This policy supports VALP Policy I1 by identifying the green infrastructure network on a parish-scale. The Policies Map shows the full extent of the Network, which allows applications to accurately determine if their proposals should take this policy into account.
W9	Active Travel	This policy supports VALP Policy T7 and refines it by defining Westbury's existing Active Travel network on the policies map.
W10	Community Facilities	This policy identifies and defines community facilities in Westbury, to which the provisions of VALP Policy I3 will apply. Additionally, Clause B of W10 refines VALP Policy I3 as it specifically supports change of use of a part of a community facility.

5.5 It is considered that all of the policies are in general conformity with the strategic policies of the adopted development plan, with no incidence of two or more strategic policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

## 6. CONDITION (F): COMPATABILITY WITH EU-DERIVED LEGISLATION

6.1 Bucks Council confirmed on 21 February 2020 that it agreed with the screening opinion produced and consulted on with statutory bodies that determined that a Strategic Environmental Assessment is required, as per Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended). A copy of the opinion is published separately – it concluded thus:

*“The usual position is if any allocations particularly for housing or employment land then a Strategic Environmental Assessment is needed. However, even if this is the case the length of the SEA can be proportionate to the scale of development i.e. it can be relatively brief.”*

6.3 The Parish Council has also met its obligations in relation to the provisions of the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended). In this regard, the Parish Council provided the LPA with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one was required. The LPA’s Habitats Regulations Screening Assessment concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.4 The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.