

Ferring Parish Neighbourhood Plan 2014- 2029

Basic Conditions Statement



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

April 2014

1. Introduction

1.1 This Statement has been prepared by Ferring Parish Council ("the Parish Council") to accompany its submission to the local planning authorities, Arun District Council (ADC) and the South Downs National Park Authority (SDNPA), of the Ferring Neighbourhood Development Plan ("the Neighbourhood Plan") under Regulations 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 Ferring, as designated by the Local Plan Sub-Committee of ADC on 29 November 2012 and by the SDNPA on 14 March 2013 (see Plan A).

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2014 to 31 March 2029 and it does not contain policies relating to excluded development in accordance with the Regulations.

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 basic 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.

1.6 In parallel with the submission and examination of the Neighbourhood Plan the Parish Council has also prepared three Community Right to Build Orders ("the Orders"). The context for the Orders is set out in the Neighbourhood Plan and they relate to its three most important policies. In accordance with Regulation 23 of the Regulations, the Orders are submitted for examination independently of the Neighbourhood Plan.

2. Background

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2012. The key drivers of that decision were the encouragement of ADC to towns and parishes in its district to prepare Neighbourhood Plans and a

keenness of the Parish Council to manage local development and to promote the sustainable development in the parish.

2.2 The SDNPA has been content to allow ADC to take the lead on working with the Parish Council on the Neighbourhood Plan given the majority of the Neighbourhood Area lies within the ADC area and it was unlikely the Neighbourhood Plan would bring forward development proposals within the SDNPA area.

2.3 A Steering Group was formed comprising parish councillors and other invited local people and it was delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Council approved the publication of:

- the State of the Parish report
- the Pre-Submission Neighbourhood Plan and a Draft Strategic Environmental Assessment (SEA)
- the Submission Neighbourhood Plan, including the SEA
- three Community Right to Build Orders

2.4 The Parish Council has worked with officers of ADC and SDNPA during the preparation of the Neighbourhood Plan. The positioning of the Neighbourhood Plan in respect of the emerging development plans, which propose to establish a clear policy framework for neighbourhood plans, has been challenging. Progress on the new Arun Local Plan was delayed in May 2013 when ADC did not approve the submission of the Plan for examination. The Publication Version of the Local Plan was published in part by ADC in March 2014 but will not be formally completed for examination until later in 2014. It has not therefore informed the Neighbourhood Plan, though it is noted that the policy contents published to date are broadly in line with those of May 2013. Similarly, the first South Downs National Park Local Plan is only at Options Consultation stage (published in late February 2014) and is not expected to be adopted until 2017.

2.5 In which case, a number of saved policies of the 2003 Local Plan continue to provide a valid policy framework for the Neighbourhood Plan and these have been referenced alongside each proposed policy. However, the Parish Council was also keen to use the Neighbourhood Plan to achieve local housing objectives and, in doing so, to realise other community objectives. Although the proposed requirement of 50 homes for Ferring Parish in the plan period in the emerging Local Plan cannot be a formal target for the Neighbourhood Plan, the Plan has reflected on the reasoning and evidence supporting that policy in making its housing provisions by identifying suitable sites. This follows the National Planning Practice Guidance (NPPG) of March 2014, which establishes the principles for how neighbourhood plans may come forward before up-to-date Local Plans (see IP41-008 especially).

2.6 The Parish Council wishes to do this by confining new housing development to windfall schemes and to direct that development to problematic brownfield land within the existing built up area rather than promote the development of green field sites in the surrounding precious landscape.

2.7 The Neighbourhood Plan therefore contains a series of allocation policies and policies that are defined on the Proposals Map as being geographically specific. For the most, the plan has deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications. This has allowed the Neighbourhood Plan to focus on a relatively small number of policies.

2.8 The Neighbourhood Plan has also made a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning. This allows for the examination and the SEA 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 so 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 draft National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.

3.2 The Submission document, and the Pre-Submission documents that preceded it, all include a specific NPPF conformity reference for each policy and, where relevant, further reference in the supporting text.

3.3 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

3.4 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by making housing and employment allocations, which accord with a clear spatial vision for the parish. It also seeks to protect and enhance leisure, community and transport assets that benefit the parish.

Para 183

3.5 The Parish Council believes the Neighbourhood Plan establishes in its Section 3 a vision for the parish that reflects the view of the majority of the local community. It makes the outputs of these activities real by translating

them into planning policies to determine future planning applications as part of the development plan.

Para 184

3.6 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant saved policies of the development plan but also anticipates the emerging Arun Local Plan, with its strategic housing and other policies. It is not yet possible to determine the direction of policy in the SDNPA area, although it expects to publish an Options Consultation document as the first stage in preparing its first National Park Local Plan in early 2014.

3.7 The Neighbourhood Plan makes provision for a quantum of housing development – approximately 50 new homes – that is considered to strike a positive balance between the physical and policy constraints of the Parish and the desire to meet local housing demand and achieve significant community benefits. The quantum is considered to be a sensible supply total to allocate land for, given the parish will continue to benefit from windfall housing developments over the plan period and from the significant housing developments in the parish recently consented.

Para 185

3.8 The Neighbourhood Plan avoids duplicating development plan policies by focusing on site-specific policies that translate the general requirements of the development plan into a Ferring context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.9 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

No.	Policy Title	NPPF Ref.	Commentary
1	A Spatial Plan for the Parish	17, 50, 109, 110, 115	The policy translates the relevant core planning principles of para 17 into an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of the South Downs National Park (thus adhering to the strong desire to conserve its landscape and scenic beauty as per para 115), the rural land to the north of Littlehampton Road, the proposed Ferring Green Infrastructure Network and beach frontage that surround and define the village settlement (as evidenced by the Arun Landscape Study and Arun Green Infrastructure Study). In reasserting the role of the boundary, the plan has ensured that there is sufficient housing

			land to contribute to the housing needs of the District without undermining the landscape integrity of the adjoining strategic gaps, which define the village from its neighbours. It has therefore avoided allocating the most environmentally sensitive areas in the parish for development and is positive about windfall schemes within the boundary.
2	Land Rear of Henty Arms, Ferring Lane	50, 58, 70, 71, 173, 201, 205	<p>The policy provides for new homes to meet specific local demand that has not been met from recent consents and windfall schemes. It will enable the redevelopment of the Community Centre in Policy 9 and lead to the provision of a larger and better located allotment facility. The Parish Council is the main landowner and is willing and able to deliver this scheme.</p> <p>The policy sets a maximum capacity to control the appropriate number of dwellings to be provided on the site so as not to lead to over-development that is out of keeping with the locality. It is therefore consistent with the provision to optimise the potential of the site.</p> <p>The policy proposes the use of the Community Right to Build Order to enable the delivery of the scheme and to require a planning obligation that is flexible in making sure the financial sum payable is viable in due course.</p>
3	Ferring Village Hall, Ferring Lane	50, 58, 70, 71, 126, 173, 201, 205	<p>The policy provides for new homes to meet specific local demand that has not been met from recent consents and windfall schemes. It will enable the redevelopment of the Community Centre in Policy 9, which will re-provide and upgrade the Village Hall facilities. The Village Hall Trustees are the landowner and are willing and able to deliver this scheme.</p> <p>The policy acknowledges the importance of the scheme sustaining and enhancing the significance of the setting to a listed building opposite the site. The policy sets a maximum capacity to control the appropriate number of dwellings to be provided on the site so as not to lead to over-development that is out of keeping with the locality. It is therefore consistent with the provision to optimise the potential of the site.</p> <p>The policy proposes the use of the Community Right to Build Order to enable the delivery of the scheme and to require a planning obligation that is flexible in making sure the financial sum payable is viable in due course. The Order will also demonstrate how the scheme detail will address the conservation objective.</p>

4	Land at Ferringham Lane	28, 50, 51, 126	<p>This policy encourages the re-development of this large site within the built-up area boundary, as a contribution to the supply of housing in the district. The loss of the employment use is not considered as counter to supporting a prosperous local rural economy in the village and is therefore not of sufficient weight to warrant its long term protection from change of use to housing development.</p> <p>The policy acknowledges the importance of the scheme sustaining and enhancing the significance of the setting of two nearby listed buildings and of the Ferring Conservation Area. A future planning application will be required to demonstrate how this will be achieved but the policy establishes the principle of a residential use being appropriate in this part of the Conservation Area.</p>
5	Sustainable Drainage systems	99	This policy will support development proposals in the parish provided they are able to demonstrate that the proposals include one or more of certain sustainable drainage design features stated, to manage the risk of surface water flooding within their boundary and elsewhere in the parish.
6	Land North of Littlehampton Road	28, 109, 115 & 128	This policy promotes the sustainable growth of land-based rural businesses in the sensitive landscape of the policy area. As such, it caveats that support to ensure proposals will protect or enhance the valued South Downs National Park landscape and of the setting to a scheduled ancient monument.
7	Local Green Spaces	76 & 77	This policy will enable three important green spaces in the parish to be protected from development in accordance with the NPPF. These green spaces are all in close proximity to, and are highly valued by, the local community, in what is one of the most densely-populated parishes in the district (as evidenced by the Parish Profile).
8	Village Centres	28, 70	This policy seeks to promote the vitality and viability of the two village centres to achieve economic growth and to sustain valued local community services in easy reach of all the households in the parish.
9	Ferring Community Centre	70, 126, 201	<p>This policy enables the redevelopment of an existing community facility so that it better meets the future and wider needs of the local community.</p> <p>The policy acknowledges the importance of the scheme sustaining and enhancing the significance of the setting of the Ferring Conservation Area.</p>

			The policy proposes the use of the Community Right to Build Order to enable the delivery of the scheme. The Order will also demonstrate how the scheme detail will address the conservation objective.
10	Allotments	70	This policy requires the re-provision of a larger and better located allotment to meet the growing demand of local people.

Table A: Neighbourhood Plan & NPPF Conformity Summary

4. Contribution to Sustainable Development

4.1 The Neighbourhood Plan incorporates a Strategic Environmental Assessment (SEA) of its environmental effects. The assessment demonstrates that the Neighbourhood Plan will not have any significant environmental impacts; rather its sum of policies will deliver a significant net positive environmental outcome.

4.2 A Sustainability Appraisal has not been undertaken as this is not a requirement of a Neighbourhood Plan. However, the Neighbourhood Plan can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for Ferring.

4.3 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The social goals have been given the greatest emphasis in delivering new community facilities and in meeting the local demand for new homes. These goals, and its economic goal, are also to secure the long term future of its two village centres. Its environmental goals are to protect its special landscape and heritage value from unsuitable development and to address the local impacts of extreme weather events.

4.4 In practical terms, given the planning policy parameters of the NPPF and development plan on the one hand and the need to deliver a Neighbourhood Plan that would pass a referendum on the other, the scope for alternative strategies blending very different sets of objectives, was very limited. Too little growth would be in likely conflict with the NPPF and development plan and, in any event, would undermine important social goals. Too much growth would likely result in significant impacts on the surrounding natural environment of the parish as this could only be provided by incursions into the Ferring – Worthing Local Gap and/or the National Park.

4.5 The chosen policies are intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals. Collectively, the policies demonstrate

that the Neighbourhood Plan will deliver strong social impacts though both economic and environmental impacts score well too.

4.6 This outcome may be inevitable of Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development of any scale in this type of location, to the extent they will turn out to vote at a referendum, then there may have to be clear and realisable social benefits they can accrue. But this will rarely be to an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or development plan.

4.7 The sustainability attributes of each policy are summarised in Table B below.

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	A Spatial Plan for the Parish	*	*	**	The policy focuses development within the built up area boundary of Ferring Village. This avoids building on green field land in the important Ferring – Worthing Local Gap or in the South Downs National Park and so has a significant environmental benefit. In doing so, the policy supports development within the village that should support its two village centres, with the economic and social benefits that that will bring.
2	Land Rear of Henty Arms, Ferring Lane	**	*	*	The policy enables the redevelopment of a poorly located and configured allotment and adjoining storage yard. Its open market housing will meet local demand for smaller houses suited to older households that is not being catered for by recent consented schemes or windfalls of the last few years. This will enable many local people to 'downsize' and stay within the village. The site is also very close to the Ferring Village centre to enable residents to walk to the local shops. This benefit outweighs the cost of not providing for affordable housing, as there is little local affordable housing need to meet in the village. It therefore has significant direct social and some economic and environmental benefits. The requirement for a financial contribution from the scheme to invest in the new Community

					Centre of Policy 9 will deliver major indirect social benefits.
3	Ferring Village Hall, Ferring Lane	**	*	0	The policy enables the redevelopment of the much cherished but problematic village hall. Its open market housing will meet local demand for smaller houses suited to older households that is not being catered for by recent consented schemes or windfalls of the last few years. This will enable many local people to 'downsize' and stay within the village. The site adjoins the Ferring Village centre to enable residents to walk to the local shops. This benefit outweighs the cost of not providing for affordable housing, as there is little local affordable housing need to meet in the village. It therefore has significant direct social and some economic benefits. The requirement for a financial contribution from the scheme to invest in the new Community Centre of Policy 9 will deliver major indirect social benefits.
4	Land at Ferringham Lane	**	-	**	The policy supports the principle of a housing redevelopment scheme on current employment plan in close proximity to the Ferring Village Centre. It will have a significant social and environmental benefit in meeting the need for housing in the parish on brownfield and in removing a use that does not suit this location. The policy has a negative economic impact in the loss of employment land but the current uses can easily relocate to more suitable sites in the area and do not employ many local people.
5	Sustainable Drainage systems	0	**	*	The policy refines saved and NPPF policy by prioritising specific measures for mitigating flood risk in the village. It will there have a significant economic benefit in reducing the financial losses of households from surface water flooding events to which the parish is especially vulnerable.

6	Land North of Littlehampton Road	0	*	**	The policy encourages continued commercial investment in existing businesses in the policy area but seeks to ensure development is well located in respect of the setting of the National Park and does not lead to an incursion of housing development into the countryside beyond the A259. It therefore has a significant environmental benefit but also allows for economic benefits.
7	Local Green Spaces	**	0	**	The policy protects from development three spaces that are much valued by the local community. It therefore has significant social and environmental benefits.
8	Village Centres	**	**	0	The policy seeks to protect the two village centres from unsuitable development that may undermine their vitality and viability. The centres provide valuable services within walking distance of all the village's households. The policy will therefore have significant social and economic benefits.
9	Ferring Community Centre	**	0	0	The policy enables the redevelopment of the existing poor quality community facilities with a multi-purpose community centre, which will include provision for the functions of the Village Hall. It will have significant social benefits in resolving a longstanding problem.
10	Allotments	*	0	0	The policy requires, together with Policy 2, the provision of new allotments on a larger and better suited site than the current facility. This will have a social benefit by increasing the number of local people that can hold an allotment.

Key: ** very positive * positive 0 neutral - negative -- very negative

Table B: Neighbourhood Plan & Sustainable Development Summary

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure their general conformity with the development plan for Arun and the South Downs National Park.

5.2 As described above, the current status of the development plan – the adopted 2003 Arun Local Plan – and the delays in its replacement during the preparation of the Neighbourhood Plan, has made judging this matter challenging. At the outset, the Parish Council considered the alternative of awaiting the adoption of the new Arun and South Downs National Park Local Plans as creating an unacceptable risk of uncontrolled development, given the uncertain five year housing land supply position in Arun.

5.3 The 2003 Local Plan could not, of course, have anticipated the existence of the Localism Act almost a decade later and so made no provision for translating generic planning policy into a distinct parish-based plan. However, the Neighbourhood Plan policies are in general conformity with the strategic intent of that Plan and its specific policies. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved policy then its supporting text makes clear this justification.

No.	Policy Title	Commentary
1	A Spatial Plan for the Parish	<p>AALP GEN2, GEN3, AREA9, AREA10</p> <p>The policy provides an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity. The FNP proposes that the Built Up Area Boundary, as defined in the 2003 Arun Local Plan, retains its existing alignment in its entirety within the parish. The policy respects the landscape protection policies of the Ferring – Worthing Local Gap and the South Downs Area of Outstanding Natural Beauty (now the National Park).</p>
2	Land Rear of Henty Arms, Ferring Lane	<p>AALP GEN7, GEN22, AREA6, DEV17</p> <p>The policy makes provision for replacement allotments but does not provide for any affordable housing, as it is specifically intended to deliver a maximum residual value to reinvest in delivering Policy 9. Further, there is unmet local demand for 'downsizing' homes that the market is not meeting; conversely there are few households in housing need in the parish.</p> <p>A combination of housing development supported by Policy 4 and of recent consents in the village will deliver a significant increase in local affordable housing supply of some 40 dwellings.</p>

		The allocation will not lead to the loss of the Henty Arms PH as a Building or Structure of Character, nor will it adversely affect its setting.
3	Ferring Village Hall, Ferring Lane	AALP GEN7, DEV17 The policy proposes the redevelopment of the building to enable its replacement with the new Community Centre of Policy 9. It does not provide for any affordable housing, as it is specifically intended to deliver a maximum residual value to reinvest in delivering Policy 9. Further, there is unmet local demand for 'downsizing' homes that the market is not meeting; conversely there are few households in housing need in the parish. A combination of housing development supported by Policy 4 and of recent consents in the village will deliver a significant increase in local affordable housing supply of some 40 dwellings.
4	Land at Ferringham Lane	AALP GEN7, AREA2, DEV17 The policy identifies the current industrial site as suitable in principle for housing development in the later period of the plan. It requires proposals to address the proximity of the Ferring Conservation Area and to make provision for affordable housing. Although the emerging Local Plan seeks to protect employment land from loss to other uses, there is no such saved policy. In any event, it is considered that there is a justification for a redevelopment scheme with a form of development that will contribute to local housing supply and to enhance the significance of the Conservation Area and two Listed Buildings.
5	Sustainable Drainage systems	AALP GEN9 The policy refines Policy DM39 of the Arun Local Plan in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding.
6	Land North of Littlehampton Road	AALP GEN7, AREA9, AREA17, DEV3, DEV5, DEV6 This policy enables the effective management of development proposals in the designated policy area between the Littlehampton Road and the boundary of the South Downs National Park in order to protect the setting to the Park and Highdown Hill. The land is primarily open countryside, as it forms the lower, south-facing slope of Highdown Hill, and is therefore an integral part of its landscape character and setting.
7	Local Green Spaces	AALP AREA5

		This policy will enable three important green spaces in the parish to be protected from development in accordance with the NPPF. These green spaces are all in close proximity to, and are highly valued by, the local community, in what is one of the most densely-populated parishes in the district (as evidenced by the Parish Profile).
8	Village Centres	AALP DEV26, DEV 30 This policy firstly defines on the Proposals Map the village centres of Ferring Village and South Ferring, which meet the definition of village centres in the Arun Local Plan 'Hierarchy of Centres' retail policy SP9. Secondly, it seeks to protect and bolster their viability and vitality by refining Arun Local Plan DM8 on retail development.
9	Ferring Community Centre	AALP GEN7, AREA2, AREA5 The policy accords with the intent of the emerging development plan policy to ensure multi-use community buildings reduce the need to travel by providing housing, services and employment in close proximity to each other. The proposed site is located adjoining a large residential area with a young population for whom it will easily accessible. The policy proposes that a new community centre is built on the Greystoke Road site. The centre will incorporate and extend in one building the current village hall, Rifers Club, Retirement Club and Football Club pavilion facilities, all of which are currently in premises not fit for economical, long term, community benefit.
10	Allotments	AALP AREA6 This policy enables the implementation of Policy 4 of the FNP, which requires the relocation and the increase in capacity of the existing inadequate allotments site behind The Henty Arms PH.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

5.4 The Neighbourhood Plan has been mindful of the publication of parts of the Pre Submission Arun Local Plan by ADC and of the Options Consultation document by the SDNPA, both during the completion of the Neighbourhood Plan and the Orders. The NPPG (ID 41-009) allows for neighbourhood plans coming forward before the Local Plan to reflect the reasoning and evidence of the emerging plan as appropriate.

5.5 The strategic policies of the Arun Local Plan do not differ greatly from those of the 2003 plan although do provide an up-to-date housing strategy

for the district. In general, the policies continue to deploy the Built Up Area Boundary mechanism to distinguish established settlements like Ferring from their surrounding countryside. They also restate the importance of preventing settlement coalescence, of protecting designated and non-designated heritage assets and promoting sustainable communities.

5.6 More specifically, the plan does not identify land in Ferring for a strategic housing or any other similar allocation. It does require towns and parishes in the district to contribute to meeting housing supply and for those preparing neighbourhood plans to make such provision. Although not approved at the time of this Statement, a previous version of the plan indicated that Ferring would be required to make provision for 50 homes in the plan period 2014 – 2029.

5.7 The National Park Authority's Options Consultation document does not depart from the 2003 Local Plan policy direction in respect of ensuring the landscape and scenic beauty of the Park continue to benefit from the highest status of protection. The document establishes a positive vision for the Park in terms of promoting its ongoing housing and economic role to sustain local communities.

5.8 The Neighbourhood Plan policies are consistent with the strategic intent of both emerging Local Plans. The policies propose a scale or distribution of development that aligns with the respective visions and spatial strategies and make provisions that are also consistent with the key development management principles of those Plans.

6. Compatibility with EU 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.

6.2 A screening opinion was issued by ADC in July 2013, which advised that the Neighbourhood Plan should be prepared in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

6.3 A SEA Scoping Report was published by the Parish Council for consultation with the statutory authorities to complete Stage A of the SEA process. The comments received were taken into account in Stages B and C of drafting the SEA alongside the Pre-Submission and Revised Pre Submission versions of the Neighbourhood Plan, both of which were published for consultation with the statutory authorities as well as the general public. The final SEA is published as a separate report to accompany the Submission document.

6.4 The Neighbourhood Area is not in close proximity to any European designated nature sites and so does not require a Habitats Regulation Assessment under the EU Habitats Regulations.