

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

2017 - 2033

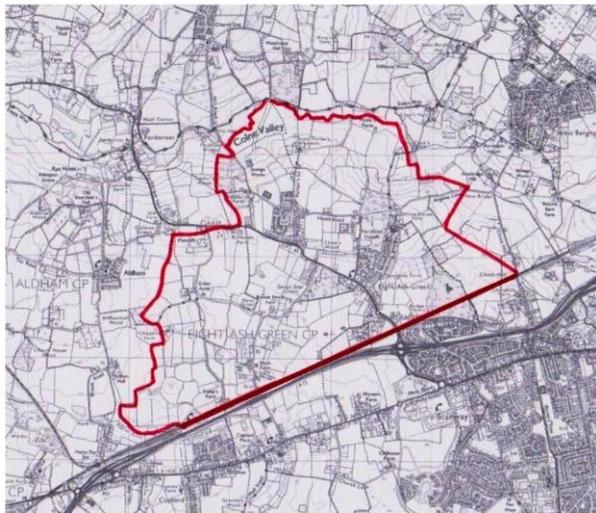
Town and Country Planning Act 1990 (as amended)

Paragraph 8 (2) of Schedule 4B

Submitted by the Eight Ash Green Parish Council as the Qualifying Body for the Eight Ash Green Neighbourhood Plan Area comprising Eight Ash Green, Fordham Heath, Seven Star Green and Daisy Green as per the map below.

A VISION FOR THE PARISH OF EIGHT ASH GREEN

The Vision for Eight Ash Green is that it should remain a small village located in a rural setting, mainly consisting of residential dwellings interspersed with open farmland but also containing some small business premises. Eight Ash Green should continue to enjoy wide open spaces within the village with uninterrupted views of the countryside. It should remain clearly separated from other nearby villages - it is not and should not become a suburb of Stanway, Colchester or the proposed West Tey Garden Community/New Town



Map showing Eight Ash Green Neighbourhood Area

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Introduction

1. Work on the Neighbourhood Plan (NP) for our village of Eight Ash Green (EAG) started in February 2015 in response to Colchester Borough Council (CBC) having already initiated a “Call for Sites” programme as part of the proposed development of a Local Plan for the Borough of Colchester. Whilst our villagers have accepted that EAG has to play its part in the future development and expansion of Colchester, they wanted to be able to determine where in the village any increase in housing was to take place. A NP Group was formed which then undertook a comprehensive programme of work, to consult with a wide variety of interested parties and to gather the appropriate evidence, details of which are contained in our separate Evidence Base, our Consultation Statement and as well as our Project Plan, all of which are available on the Group’s website at www.eightashgreen.net
2. In effect, we have a suite of papers to support/reflect this Basic Conditions Statement which includes:-
 - a. A statement and map that identifies our Neighbourhood Area
 - b. The Neighbourhood Plan v30
 - c. The Basic Conditions Statement itself
 - d. Our Consultation Statement
 - e. The Regulation 14 Process – Consultation – Outcomes document
 - f. Our Evidence Base
 - g. The NP Objectives and Policies – Supporting Evidence document
 - h. The Site Selection Process document
 - i. The Village Settlement Boundary document
 - j. Our Project Plan
 - k. The March 2017 NP questionnaire
 - l. The Technical Report setting out the results/findings from the March 2017 questionnaire
 - m. Our Village Design Statement (VDS) of 2013

Background and Legal requirements

3. This Basic Conditions Statement has been prepared by the EAG NP Group on behalf of the EAG Parish Council (PC) in support of its submission by the EAG NP to CBC under Regulation 15 of the NP (General) Regulations 2012.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

4. The NP v30 has been submitted by EAG PC which, as a Qualifying Body, is entitled to submit a NP for its own Parish. The NP has been prepared by the EAG NP Group which is a sub-group of the EAG PC.
5. The whole Parish of EAG has been formally designated as a Neighbourhood Area (NA) (see map on page 1) by way of an application made on 13th May 2015 under the NP Regulations and approved by CBC on 15th June 2015. The NA is fully coterminous with the Parish Boundary of EAG.
6. The NP v30 contains Objectives and Policies relating to the development and use of land within the NA. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
7. The NP v30 identifies the period to which it relates as 2017 – 2033. The period has been chosen to align with the dates of the proposed CBC Local Plan.
8. The NP v30 does not deal with county matters (e.g. mineral extraction and waste development), excluded development, nationally significant infrastructure or other matters set out in Section 61K of the Town and Country Planning Act 1990.
9. The NP v30 only relates to the Parish of EAG. It does not relate to more than one NA. There are no other NPs in place within our NA.
10. This Basic Conditions Statement addresses each of the four “basic conditions” required of the Regulations and explains how the NP meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.
11. The Regulations state that the NP will have met the basic conditions if it:-
 - has regard to national policies and advice contained in guidance issued by the Secretary of State – eg the National Planning Policy Framework (NPPF) of 2012. As the NP v30 has been submitted to CBC under Regulation 15 before 24th January 2019, the policies contained in the 2012 will apply for examining plans;¹
 - contributes to the achievement of sustainable development;
 - is in general conformity with the strategic policies of the development plan for the area, in this case the CBC Local Plan; and
 - is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

¹ (2018) *National Planning Policy Framework – paragraph 214 and footnote 69*

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

12. So as to enable the reader to be satisfied the draft NP does meet the “basic conditions”, this Statement contains four separate but linked sections:-

- a. Section 1: NPPF obligations
- b. Section 2: Sustainable development
- c. Section 3: General conformity with the current CBC Core Strategy Policies
- d. Section 4: Compatibility with EU regulations

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Section 1: NPPF obligations

13. The EAG NP must have appropriate regard to national policy. Paragraphs 183 – 185 of the NPPF set out the purpose of NPs ie to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need which should be aligned with the strategic needs and priorities of the wider local area.
14. In this Section, we describe how the EAG NP relates to and conforms to the NPPF of March 2012.
15. As set out in paragraphs 11 – 16 of the NPPF, the central theme is the presumption in favour of sustainable development. In this context, sustainable development is broadly defined internationally² as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
16. The NPPF uses three “dimensions” to describe sustainable development – economic – social – environmental and requires the planning system and therefore the EAG NP, where appropriate:-
 - a. to contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure;
 - b. to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - c. to contribute to protecting and enhancing the natural, built and historic environment, helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
17. Paragraph 17 of the NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 core planning principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.

² Resolution 42/187 of the United Nations General Assembly

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

18. The 12 core planning principles put forward in the NPPF are listed below which are then matched against the EAG NP Vision, the appropriate Objective and Policy subject and number(s), with any appropriate comments on conformity, shown in column 4.

Serial	NPPF Core Planning Principle	Linked or relevant Vision, Objective and Policy (number) in the EAG NP	Comment on conformity
1	Genuinely plan-led empowering local people to shape their surroundings with succinct neighbourhood plans setting out a positive vision for the future of the area	As described on page 1, our NP sets out a positive, clear Vision for the future of our village	<p>The document entitled “Site Selection Process” clearly shows that the villagers have been empowered to shape their surroundings in support of the proposed CBC Local Plan</p> <p>In addition, Section 7 of the NP v30 “Consultation and Process” summarises the variety of methods used to engage, involve and keep up to date the wide variety of interested parties with the development of the NP. Full details are contained in both the Consultation Statement and the Regulation 14 Process – Consultation – Outcomes document.</p> <p>All these elements above show the work of the EAG NP Group fully conforms with this core planning principle (no 1) of the NPPF</p>
2	Enhance and improve the places in which people live their lives	The Objectives and Policies set out in NP v30 cover a range of issues to include housing (FF1-3 and DH1), the environment (EP1-5), natural	Taken together, the Objectives and Policies and Projects contribute to the enhancement of the village, seeking to make improvements where practicable,

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		<p>resources and renewable energy (RE1-2), local businesses (BP1-2) and community amenities (CA1and CS1)</p> <p>Section 11 of the NP v30 “Projects” lists a wide number of Projects the villagers wish to see implemented that are outside the remit of but linked to the NP v30</p>	<p>fully in line with this core planning principle (no 2) of the NPPF</p>
3	<p>Proactively drive and support sustainable economic development by identifying and then meeting the housing, business and other development needs to include a clear strategy for allocating sufficient land and infrastructure</p>	<p>The NP v30 contains a suite of Objectives and Policies concerning housing (FF1-3 and DH1) and business (BP1-2)</p> <p>The development needs of both domestic housing and businesses, in respect of communications and broadband are set out in Section 12 “Projects”</p>	<p>The acceptance by the village to accommodate 150 additional dwellings within the village, conforms fully with the allocation made by CBC as part of the proposed Local Plan</p> <p>The Objective and Policies for local businesses support the current CBC Local Plan Policy DM6 e.g. by proposing there should be a “Designated Business Area” with a view to encouraging more local employment in the village</p> <p>The elements in columns 3 and 4 provide the impetus to help proactively drive and support sustainable economic development and therefore the EAG NP fully conforms with this core planning principle (no 3) of the NPPF</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

4	High quality design and standard of amenities	The housing Objective “To provide high quality housing that reflects the existing, distinct open character area of the village and meets the appropriate needs of the community both now and in the future ”	Both the Fiddlers Field development (formerly Site 226) and Future Housing Objective fully conform with this core planning principle (no 4) of the NPPF In addition, our VDS of 2013 remains fully relevant, setting out the characteristics of the village and by way of the Design Guidelines, the standards of design acceptable in the village
5	Promote the character and vitality of communities	The NP v30 housing Policies (FF2 – medium density, FF3 – mixture and types of housing) reflect the existing character of the village The NP v30 Policy CA 1 is about protecting the allotments site and Policy CS1 supports the building of a new community hub/hall	EAG is a natural rural village with open views/vistas to be found both externally and internally. This is the essential character or nature of the village and our NP fully conforms with this core planning principle (no 5) of the NPPF The Policies listed in column 3 have a direct link to this core planning principle of the NPPF (no 5) whereby, coupled with the existing opportunities for the community to come together, they contribute to the vitality of the community
6	Recognising potential flood risk, supporting a low carbon future and encourage the use of renewable resources	In the NP v30, flood risk is covered by Policies FF10 and EP5 (prevention of flooding)	As EAG sits on high ground some 40 metres above sea level where the surface geology consists mostly of thin layers of sands, gravel and clay resulting in good drainage, the village is not a flood risk area.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		<p>In addition, Policy FF13 refers to the installation of sustainable battery pods in any new housing</p> <p>Policies RE 1 and 2 are about encouraging and supporting the installation of solar panels where appropriate</p>	<p>The importance of this core planning principle of the NPPF (no 6) has been recognised by the Policies in the NPv30 as described on column 3</p>
7	<p>Contribute to conserving and enhancing the natural environment and the reduction of pollution</p>	<p>There are a number of relevant Objectives in the NP v30. The first relates to maintaining the existing gap between EAG and Stanway/Colchester and the proposed West Tey Garden Community/New Town so as to prevent coalescence, supported by Policy (EP1); the second Objective aims to protect and where possible to enhance the biodiversity and the green/open spaces in the whole of village; and the third is about protecting the existing hedgerows, trees and woods by way of Policies EP2 -3</p>	<p>Protection of our rural environment is a key issue for the villagers as reflected in Section 4 of the NP v30</p> <p>The Objectives and Policies along with the VDS of 2013 and the overwhelming responses of support to Q 31 - 38 of the March 2017 questionnaire which asked for confirmation about the need to protect the environment, fully conform with and directly supports this core planning principle of the NPPF (no 7)</p>
8	<p>Encourage the effective use of land to include the use of brown-field sites</p>	<p>Nine sites around the village were initially put forward for consideration as part of the CBC Call For Sites programme and a further three sites were examined by the NP Group. Some of these sites were more appropriate than</p>	<p>Fiddlers Field, the location chosen by the villagers and accepted by the PC, is making effective use of an appropriate piece of land in the village that is capable of taking the CBC target figure of 150 dwellings as part of the proposed CBC Local Plan. The assessment of all</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		<p>others with the villagers choosing Fiddlers Field as their preferred site. In terms of the development of domestic housing, none of these are brown-field sites but in terms of businesses, the proposed Designated Business Area – see Serial 3 above – this is on an existing brown-field site</p>	<p>twelve sites undertaken by the NPG fully supports the location chosen by the villagers.</p> <p>The villagers choice and subsequent decision by the PC directly supports this core planning principle of the NPPF (no 8)</p>
9	Promote mixed use of developments encouraging multiple benefits from the use of land e.g. for wildlife, recreation, flood risk mitigation, carbon storage or food production	<p>The NP v30 Policies for Fiddlers Field include having public open space (FF14), flood risk mitigation (FF10), and landscaping and noise reduction measure (FF9)</p> <p>The NP v30 Environment Policies include protection for green open spaces (EP2); for hedgerows, trees and woods (EP3); footpaths, cycleways and bridleways (EP4); and prevention of flooding (EP5)</p> <p>The NP v30 Environment Project in Section 11 is about support and encouragement for the natural habitats for wildlife</p>	<p>Although the proposed development on Fiddlers Field does not include an area for food production ie an allotment, the village already has an allotment and Policy CA1 is about protecting this site from any future development</p> <p>All the elements mentioned in column 3 directly support this core planning principle of the NPPF (no 9)</p>
10	Conservation of heritage assets	<p>Historic buildings, their cartilages and settings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1980</p>	<p>Although EAG of itself, is not an old village, having only come together in 1947, nevertheless there are 13 listed buildings and a wide range of historic assets</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		The NPv30 Policy (Her1) aims to maintain and where possible, to enhance the protection of the historic buildings and the numerous historic assets in the village from any future development	
11	Make the fullest possible use of public transport, walking and cycling	<p>The NP v30 Policy (FF8) is about the introduction of new bus stops, raised kerbs and shelters adjacent to Fiddlers Field – the chosen Site to accommodate the CBC target of 150 dwellings as part of the proposed CBC Local Plan</p> <p>The NP v30 Environment Policy (EP4) refers to the protection of the existing footpaths, cycle ways and bridleways in the village</p> <p>The NP v30 Access and Leisure Projects in Section 11 refers to the maintenance of the National Cycle Network Route 13 that runs through the village (Project no 3); support and encouragement for the introduction of a dedicated cycle network in the village and where possible, linking this with the footpath network (Project no 4); the placement of cycle stands at</p>	<p>Site 226 is at the (far) western end of the village, the furthest away from Colchester and the Stanway retail area. At present, the nearest bus stop along the A1124 is some 200m away – the introduction of a new bus stop would not only be more convenient but would help support this core planning principle of the NPPF (no 11)</p> <p>Some 49 per cent of villagers who responded to Q 22 of the March 2017 questionnaire, said they would be encouraged to make use of a cycle network in the village should one be developed</p> <p>Conformity and support with this core planning principle of the NPPF (no 11) was reinforced by way of responses to Q 38 of our March 2017 questionnaire</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		four different locations throughout the village (Project no 5); and that the footpaths and bridleways are well maintained (Project no 6)	where, in respect of those who responded, some 98 per cent agreed the PRoW should be protected and enhanced
12	Support local strategies to improve health, social and cultural well-being for all and deliver community facilities and services to meet local needs	NP v30 contains Policy CA1 which is about protecting the allotments in the village and Policy CS1 which is about designating land for the development of a new Community Hub/Hall	The village already has a good range of community amenities e.g. a village hall; a public house; allotments; and a hotel with a leisure centre. Taken together, these provide the opportunity to improve the health, social and cultural well-being for all in line with this core planning principle in the NPPF (12)

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Section 2: Sustainable development

2 Sustainable development

19. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the need of the present without compromising the ability of future generations to meet their own needs.
20. A requirement of Neighbourhood Plans is that they must promote the achievement of Sustainable Development. This means that “economic, social and environmental gains should be sought jointly and simultaneously through the planning system”.³ The table below articulates how, taken as a whole, this Neighbourhood Plan contributes towards the achievement of sustainable development, as well as summarising how the various Components and Objectives listed comply with the aims of sustainable development.

SD Component	Objective	Policy
An economic role	-To support and where appropriate, expand local businesses	BP1 and 2
<i>One of the aims of sustainable development is to help encourage the economic prosperity of a community and the provision of additional local, employment is a particular way in which this Objective may be achieved</i>		

³ (March 2012) *National Planning Policy Framework, paragraph 8*

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

A social role	-To provide for a single strategic site for development	FF 1
	-To provide for a new road and better pavements	FF 4, FF 6
	-To increase the housing supply including smaller properties for first time buyers, downsizers, families and executives	FF 1 – 3 OH1
	-To provide for potential access to the internet	FF 12 OH1
	- Designate land for a new village community hub/hall - Support for community enhancement - To provide for improved access for play and recreation	CS1 CE1 FF 14
<i>Sustainable development is where a locality can grow and expand sustainably in proportion to and as part of the existing settlement, providing for additional housing and the opportunity for different parts of the community to come together and socialise</i>		
	-To provide for charging for electric vehicles - Improved landscaping -To provide for a new bus link -To provide for a new pedestrian route	FF 11 OH1 FF 9 FF 8 FF 7
	-Retention of existing gap between Eight Ash Green and other settlements	EP1

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

An environmental role	- To provide protection for the 13 Grade 2 listed buildings and historic assets -To provide for protection for green/open spaces -To provide for protection for hedgerows, trees and woods -To provide for protection and enhancement of footpaths, cycle and bridleways	Her1 EP2 EP3 EP4
	-Prevention of flooding in the village	EP5, FF 10
	-To promote effective use of the Earth's natural resources	RE 1 -2 FF 13

Sustainable development is about looking after and preserving the local environment for the long term, in a sustainable way, encouraging the use of more sustainable modes of transport and making effective use of the Earth's natural resources

21. Paragraphs 6 to 10 of the NPPF provide a succinct explanation regarding achieving sustainable development setting out the three dimensions the planning system needs to perform ie an economic role, a social role and an environmental role which are all mutually dependent.
22. The 13 sustainability objectives referred to in the NPPF are set out in column 2 below. The EAG contribution to help meet these is shown in column 6. The relevance of our Objectives and Policies to each of the three roles, is represented by a tick in columns 3 to 5.

Serial	NPPF Sustainability Objectives	Economic	Social	Environmental	The EAG contribution to sustainable development
1	Building a strong, competitive economy	✓	✓		Business Policies BP 1 and 2
2	Ensuring the vitality of town centres	Being a rural village, this Objective does not apply to EAG			
3	Supporting a prosperous rural economy	✓	✓	✓	The whole of our NP v29 is about supporting a prosperous rural economy

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

4	Promoting sustainable transport	✓	✓	✓	Policy FF8 Access and Leisure Projects 3, 4, 5 and 6
5	Supporting high quality communications infrastructure	✓	✓	✓	Policy FF12 Communications Project 1
6	Delivering a wide choice of high quality homes		✓	✓	Policies FF1-3 Other Housing Policy OH 1
7	Requiring good design		✓	✓	Fiddlers Field Objective
8	Promoting healthy communities	✓	✓	✓	Policy FF14 Environment Policies EP2-4 Access and Leisure Projects 2, 4, 5 and 7
9	Protecting green belt land	EAG does not sit on the formal green belt although it is in a rural location			
10	Meeting the challenge of climate change, flooding and coastal change	✓		✓	Policies FF10, 11 and 13 Environment Policies EP5 Natural Resources – Renewable Energy Policies RE1 and 2 Business Project 1
11	Conserving and enhancing the natural environment		✓	✓	Environment Policies EP2-4 Environment Project 1
12	Conserving and enhancing the historic environment		✓	✓	Heritage Policy Her1
13	Facilitating the sustainable use of minerals	EAG is not a location where minerals are mined or extracted			

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Section 3: General conformity with the current CBC Core Strategy Policies

23. The CBC Core Strategy Policies (2014 Focussed Review version) are listed below in column 2 with the linked or relevant EAG NP Objective and Policy or *Projects* shown in column 3 with any appropriate comments on conformity shown in column 4.
24. The Objectives and Policies in the NP v30 are in general conformity with the strategic Policies in the CBC adopted plan which consists of the Core Strategy adopted in 2008 and amended in 2014, the Site Allocations Development Plan Document (DPD) adopted in 2010 and the Development Policies DPD adopted in 2010 and amended in 2014.
25. The PC has taken account of the emerging Local Plan policies. Whilst it is not necessary for a NP to be in conformity with an emerging Plan, it is good practice to ensure consistency so that the NP does not become out of date once a new Local Plan is adopted and to this end, the end date of the NP v30 aligns with the CBC emerging Local Plan.
26. As can be seen from the matrix below, our NP fully conforms with all the current CBC Core Strategy policies – there is no disconnect between these two elements.

Serial	CBC Core Strategy Policies (2014 Focussed Review version)	Linked or relevant EAG NP Objective and Policy and <i>Projects</i>	Comment on conformity
1	Sustainable Development <ul style="list-style-type: none"> • SD1 – Sustainable development locations 	Policy VSB1 – the current Village Settlement Boundary to be extended to include Fiddlers Field Fiddlers Field Objective and Policies	Both the VSB1 Policy and the Fiddlers Field Objective and Policies provide for a single, Strategic Site for development of 150 dwellings as part of the emerging CBC Local Plan, fully conforms with CBC Core Strategy Policy SD1 which is about making efficient use of land and promoting sustainability.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

	<ul style="list-style-type: none"> • SD2 – Delivering facilities and infrastructure • SD3 – Community facilities 	<p>Fiddlers Field Objective and Policies</p> <p>Community amenities Objective and Policies</p>	<p>The Fiddlers Field Policies FF14 (play area) and FF8 (bus stops) fully conforms with CBC Core Strategy Policy SD2 which is about new developments providing the necessary community facilities, open space and transport infrastructure</p> <p>The Community Amenities Objective and Policies CA1 and CS1 fully conform with CBC Core Strategy Policy SD3 which is about the provision or contribution of community facilities</p>
2	<p>Centres and Employment</p> <ul style="list-style-type: none"> • CE 1 – Centres and employment hierarchy 	<p>Businesses Objective and Policies BP1-2</p>	<p>The Objective and Policies shown in column 3 fully conforms with CBC Core Strategy Policy CE1 which is about encouraging economic development such as rural businesses to include small scale developments in countryside locations</p>
3	<p>Housing</p> <ul style="list-style-type: none"> • H1 – Housing delivery 	<p>Fiddlers Field Objective and Policies Other Housing Objective and Policy</p>	<p>CBC Core Strategy Policy H1 is about housing delivery as part of a Settlement Hierarchy where EAG is in Tier 3 “Villages”.</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

	<ul style="list-style-type: none"> • H2 – Housing density • H3 – Housing diversity • H4 – Affordable housing 	<p>Fiddlers Field Objective and Policies Other Housing Objective and Policy</p> <p>Fiddlers Field Objective and Policies Other Housing Objective and Policy</p> <p>Fiddlers Field Objective and Policies Other Housing Objective and Policy</p>	<p>NP v30 Policies FF1-2 uphold CBC Policy H1</p> <p>CBC Core Strategy Policy H2 is about housing density where new developments must enhance local character and the density of developments needs to be informed by the provision of open space and parking, the character of the area and mix of housing. NP v30 Policies FF2 and OH1 uphold CBC Policy H2</p> <p>CBC Core Strategy Policy H3 is about housing developments providing a mix of housing types to suit a range of different households to include affordable housing and homes that are suitable to the needs of older persons, persons with disabilities and those with special needs. NP v30 Policies FF3 and OH1 uphold CBC Policy H3</p> <p>CBC Core Strategy Policy H4 is about requiring affordable housing to be built on developments for 5 or more</p>
--	---	---	--

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

	<ul style="list-style-type: none"> UR2 – Build design and character 	<p>Fiddlers Field Objective and Policies Other Housing Objective and Policy</p>	<p>dwellings “in other villages” i.e. EAG.</p> <p>CBC Core Strategy Policy UR 2 is about securing high quality and inclusive design in developments that enhance the built character and public realm of the area to include high quality design that is adaptable. Buildings, parklands and views shall be protected from inappropriate development</p> <p>The NP v30 Objectives and Policies shown in column 3 fully conform with H1-4 and UR2 above</p>
4	<p>Public Realm</p> <ul style="list-style-type: none"> PR1 – Open space 	<p>Fiddlers Field Policy FF14 and Environment Policies EP2 and EP4</p>	<p>The NP v30 Policies shown in column 3 fully conform with CBC Core Strategy Policy PR1 which is about providing a network of open spaces and recreational opportunities that meet local community needs and facilitate active lifestyles by providing leisure spaces within walking distance of people’s homes. It is also about protecting and enhancing the</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

	<ul style="list-style-type: none"> PR2 – People friendly streets 	Fiddlers Field Policies FF2, 5, 6 and 7 Environment Policy EP4	<p>existing open spaces and sports facilities</p> <p>The Policies shown in column 3 fully conform with CBC Core Strategy Policy PR2 which is about promoting and securing attractive, safe and people friendly streets to include quality pavements, improvements to footpaths, well maintained landscaping</p>
5	<p>Transport and Accessibility</p> <ul style="list-style-type: none"> TA1 – Accessibility and changing travel behaviour TA2 – Walking and cycling TA3 – Public transport 	<p>Fiddlers Field Policy FF8 Environment Policy EP4</p> <p>Fiddlers Field Policies FF6 and 7 Environment Policy EP4</p> <p><i>Access and Leisure Projects 3, 4, 5 and 6</i></p> <p>Fiddlers Field Policy FF8</p>	<p>The Policies shown in column 3 fully conform with CBC Core Strategy Policy TA1 which is about improving accessibility and changing travel behaviour</p> <p>The Policies and <i>Projects</i> shown in column 3 fully conform with CBC Core Strategy Policy TA2 which is about promoting walking and cycling to include improving national cycle routes with better connections to local destinations</p> <p>The Policy shown in column 3 fully conforms with CBC Core</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

		Fiddlers Field Objective and Policies	The Objectives and Policies shown in column 3 fully conform with CBC Core Strategy Policy ENV2 which is about supporting rural communities where the design and construction of new village development must be high quality to include design, sustainability and compatibility with the distinctive character of the locality. Provision should also be made for affordable housing, open space, local employment and community facilities. Communities “are also encouraged to develop Neighbourhood and other Plans to include Parish Plans and Village Design Statements”
7	<p>Energy, Resources, Waste, Water and Recycling</p> <ul style="list-style-type: none"> • ER1 – Energy, Resource, Waste, Water and Recycling 	<p>Fiddlers Field Policies FF10, 11, 12 and 13 and Businesses Policies BP1-2</p> <p>Environment Objective and Policy EP5</p>	The Objectives and Policies shown in column 3 fully conform with CBC Core Strategy Policy ER1 which is about the promotion of efficient use of energy and resources alongside waste minimisation whereby CBC will encourage the delivery of renewable energy projects. In addition, sustainable

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

			construction techniques will also need to be employed
--	--	--	---

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Section 4: Compatibility with EU regulations

27. With respect to relevant EU directives, the following appear to apply:

Serial	Relevant EU regulations	Linked or relevant EAG NP Objective and Policy and <i>Projects</i>	Comment on relevance
1	Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).		This Directive seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. CBC is undertaking a SEA in respect of the EAG NA.
2	Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).		Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders. No Neighbourhood Development Orders are proposed for our NA.
3	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as	Environment Objective and Policies	These aim to protect and improve Europe's most important habitats and species. They may be of relevance to

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

	the Habitats and Wild Birds Directives respectively).		both Neighbourhood Plans and/or Orders. Our NPv30 refers to the need to protect and where possible, enhance our natural habitats. CBC is undertaking a Habitat Regulations Assessment for the EAG NA.
4	The Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Plan or Order.		There are no Objectives or Policies contained in our NPv30 that are within the scope of these Directives

28. The making of our NP will not have a significant effect on any European Site (as defined in the Conservation of Habitats and Species Regulations 2012) – there not being such a site in EAG or a European offshore marine site (as defined in the Offshore Marine Conservation Regulations 2007) – EAG is not a coastal area.

Summary and Conclusions

29. In our questionnaire of March 2017, we asked a myriad of questions covering 4 key areas of housing (current and future housing needs), employment (status and location), transport (type used business and leisure, vehicle ownership and cycling) and essential infrastructure (energy, broadband and village hall) as well as asking a number of questions to help establish the personal profile of respondents. They were designed, not only to help empower local residents but also to cover the issues raised by the 12 NPPF core planning principles and the 13 sustainability objectives.

30. This document demonstrates how the EAG NP meets the four basic conditions regarding the NPPF obligations, sustainable development, conformity with the current CBC Core Strategy Policies, and compatibility with EU regulations including the European Convention on Human Rights. None of the Objectives or Policies in NPv30 denies a person’s human rights or their political/religious freedoms.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Eight Ash Green Neighbourhood Plan Group - 12th November 2018