

# Lower Beeding Neighbourhood Plan

## Basic Conditions Statement



**July 2020**

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## 1. INTRODUCTION

- 1.1. This Basic Conditions Statement has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Lower Beeding Parish Council (LBPC) in support of the preparation of the Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the 'qualifying body,' must include a Statement explaining how the proposed Neighbourhood Development Plan meets the requirements of Paragraph 8(2) of Schedule 4B of the Town & Country Planning (T&CP) Act 1990 (as amended).
- 1.3. This Statement has been prepared in order to illustrate compliance with these requirements.
- 1.4. Section 2 of this report summarises the legislative requirements associated with these 'Basic Conditions'; Section 3 summarises and responds to the matters that the appointed Examiner must consider; Sections 4-9 set out the Basic Conditions and assesses how the LBNP meets these requirements; and Section 10 sets out how the LBNP is compatible with the Convention Rights.
- 1.5. It is considered that the LBNP complies with the requirements of the Basic Conditions as set out in Paragraph 8(2) of Schedule 4B of the Act.

## 2. LEGISLATIVE REQUIREMENTS

- 2.1. Paragraph 8 of Schedule 4B of the Town & Country Planning Act (as amended) sets out the "Basic Conditions" which the Neighbourhood Plan (NP) must comply with. Detailed below are the matters that must be considered by the appointed NP Examiner, and the "Basic Conditions" that the NP must meet, in order to be found sound and be able to progress to a Referendum.
- 2.2. Paragraph 8(1) states that the Examiner must consider the following:

- (a) Whether the draft Neighbourhood Development Plan meets the Basic Conditions (see sub-paragraph(2));
- (b) Whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L (The provision of 61E, 61J & 61L as amended by Section 38C(5)(b) is by reference to the provisions of 38A and 38B of the 2004 Compulsory Purchase Act);
- (d) Whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Neighbourhood Development Plan relates; and
- (e) Such other matters as may be prescribed.

- 2.3. Paragraph 8(2) states that a draft Neighbourhood Development Plan meets the Basic Conditions if:

- (a) Having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- (d) The making of the order 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, EU obligations; and
- (g) Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

- 2.4. The requirements of Paragraph 8(2)(b), (2)(c), (3), (4) and (5) are not of relevance to the compliance with the Basic Conditions tests.
- 2.5. Paragraph 8(6) states that the Examiner is not to consider any matter that does not fall within Sub-Paragraph 8(1), apart from considering whether the draft Neighbourhood Development Plan is compatible with the Convention Rights.

### **3. WHAT THE EXAMINER MUST CONSIDER**

- 3.1. The following details how the requirements of Schedule 4B Paragraph 8(1) have been met.

#### ***4B 8(1)(A) - Whether The Draft NP Meets The Basic Conditions***

- 3.2. This requires the NP to demonstrate compliance with Paragraph 8(2) of Schedule 4B of the T&CP Act.
- 3.3. This is considered in detail in Sections 4-9 of the Statement.

#### ***4B 8(1)(B) - Whether The Draft Order Complies With Sections 38A & 38B Of The Compulsory Purchase Act 2004***

- 3.4. This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004.
- 3.5. Section 38A(1) sets out the “Meaning of Neighbourhood Development Plan”. S38A(1) states that “*any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan.*”
- 3.6. LBPC is the qualifying body and entitled to submit a Neighbourhood Development Plan for their Parish.

- 3.7. S38A(2) states that a *“Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole, or any part of a particular neighbourhood area specified in the plan.”*
- 3.8. The LBNP sets out Policies that relate to the development and use of land within the neighbourhood area.
- 3.9. The remainder of Section 38A, Paragraphs (3)-(12), are not of relevance to the Parish Council.
- 3.10. Section 38B sets out the provisions that may be made by the Neighbourhood Development Plan. Paragraph 38B(1)(a) notes that a Neighbourhood Development Plan *“Must specify the period for which it is to have effect.”*
- 3.11. The LBNP covers the period from 2014 up to 2031. The end date reflects the Plan period of the Horsham District Planning Framework (HDPF) 2014-2031.
- 3.12. Paragraph 38B(1)(b) states that a Neighbourhood Development Plan *“may not include provision about development that is excluded development.”*
- 3.13. The LBNP does not include provision for excluded development (as defined in Section 61K of the Planning and Compulsory Purchase Act 2004).
- 3.14. Paragraph 38B(1)(c) states that a Neighbourhood Development Plan *“may not relate to more than one neighbourhood area”*.
- 3.15. The LBNP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as ratified by Horsham District Council (HDC) in December 2015.
- 3.16. Paragraph 38B(2) states that only one Neighbourhood Development Plan may be ‘made’ for each neighbourhood area.
- 3.17. There are currently no other NP’s in place in this neighbourhood area.
- 3.18. Paragraph 38B(3) states that, if to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the Plan, the conflict must be resolved in favour of the policy.
- 3.19. There are no conflicts within the NP.
- 3.20. Paragraph 38B(4)(a) states that Regulations made by the Secretary of State may make provisions for *“restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”*
- 3.21. These Regulations are set out in Statutory Instrument 2012 No. 637, The Neighbourhood Planning (General) Regulations 2012, which have been used to inform the process of making the LBNP.
- 3.22. Paragraph 38B(4)(b) states that Regulations made by the Secretary of State may make provisions *“requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.”*

- 3.23. The LBNP has had regard to The Neighbourhood Planning (General) Regulations 2012, Regulation 15(a), (b), (c), and (d), and has been subject to the Sustainability Appraisal (SA), including the requirements of the Strategic Environmental Assessment (SEA).
- 3.24. HDC have advised, upon their receipt of the Submission Documents, the Authority will undertake the requisite HRA screening.
- 3.25. The remaining requirements of Section 38B, which include Paragraphs 38B(4)(c), 5 & 6, are not relevant to this Basic Conditions Statement.

#### ***4B 8(1)(D) - Whether The Referendum Should Extend Beyond The NP Area***

- 3.26. This requires the Examiner to consider whether the area for any Referendum should extend beyond the NP Area to which it relates.
- 3.27. The LBNP relates solely to land that falls within the Parish of West Grinstead.

#### ***4B 8(1)(E) - Other Matters***

- 3.28. This requires the Examiner to consider such other matters as may be prescribed.
- 3.29. There are no other prescribed matters.

### **4. COMPLIANCE WITH THE BASIC CONDITIONS**

- 4.1. Paragraph 8(2) of Schedule 4B of the T&CP Act sets out the basic conditions that must be met by a draft NP. Subsections (a),(d),(e), (f), and (g) are of relevance to this Statement.
- 4.2. Set out below in Sections 5-9 is an assessment and justification of how the LBNP complies with each of these basic condition tests.

### **5. 4B 8(2)(a) - NATIONAL POLICIES**

- 5.1. Section 4B 8(2)(a) states that a draft NP will meet 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 Plan.
- 5.2. The following sets out compliance of the LBNP policies and aims with those contained in higher level national guidance.
- 5.3. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A revised NPPF was published in February 2019.
- 5.4. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF must be taken into account in preparing a Development Plan. It states planning policies must also reflect international obligations and statutory requirements.

## National Planning Policy Framework: February 2019

- 5.5. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development. Furthermore, it confirms achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.
- 5.6. The SA (incorporating the requirements of the SEA), prepared in support of the LBNP has fully assessed the sustainability of all policies in the LBNP and found them to all meet the aims of sustainable development. The following details how policies of the LBNP are in accordance with the specific policies of the NPPF.
- 5.7. The following chapters of the NPPF are considered of relevance to the 4B 8(2)(a) Assessment:

- Chapter 5: Delivering a Sufficient Supply of Homes;
- Chapter 6: Building a Strong Competitive Economy;
- Chapter 8: Promoting Healthy and Safe Communities;
- Chapter 9: Promoting Sustainable Transport;
- Chapter 10: Supporting High-Quality Communications;
- Chapter 11: Making Effective Use of Land;
- Chapter 12: Achieving Well-Designed Places;
- Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change;
- Chapter 15: Conserving and Enhancing the Natural Environment; and
- Chapter 16: Conserving and Enhancing the Historic Environment.

## Chapter 5 - Delivering A Sufficient Supply Of Homes

- 5.8. This chapter states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.9. In order to determine, the minimum number of homes needed, the NPPF states strategic policies should be informed by a Local Housing Need Assessment, conducted using the standard method in National Planning Guidance, unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

## Policies should:

- Assess and reflect the size, type and tenure of housing needed for different groups in the community;
- Specify the type of affordable housing required and expect it to be met on site unless certain circumstances apply; and
- Expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement are subject to criteria.

- 5.10. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 5.11. In identifying land for homes, the NPPF advises Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.
- 5.12. In addition, the NPPF advises Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 5.13. In rural areas, the NPPF advises planning policies should:

- Be responsive to local circumstances and support housing developments that reflect local needs;
- Identify opportunities for villages to grow and thrive, especially where this will support local services; and
- Avoid the development of isolated homes in the countryside unless one or more of a number of specified circumstances apply.

- 5.14. The Census data from 2011 indicated that the population of the Parish was 1,022 persons, an increase of 21 persons (0.02%) from the Census of 2001. It also indicated there were a total of 421 dwellings in the Parish, 401 of which were occupied.
- 5.15. The HDPF seeks to deliver 16,000 new homes across the District by 2031, with strategic growth allocated in the main settlements of North Horsham, Southwater and Billingshurst. It also sets out that “at least” 1500 homes are to come forward through neighbourhood plans in accordance with the settlement hierarchy.
- 5.16. The HDPF identifies Lower Beeding as a “Smaller Village”. This is described as “villages” with limited services, facilities, social networks, but with good accessibility to larger settlements or settlements with some employment, but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.
- 5.17. As part of the preparation of the LBNP, a Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the draft NPPF in March 2018 and the revised NPPF in July 2018.
- 5.18. The NPPF was updated and published in February 2019. With respect to calculating housing need, Paragraph 65, confirms strategic policy-making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.
- 5.19. In light of this, an “indicative figure” was requested from HDC. An indicative housing requirement number was provided for Lower Beeding in November 2018. The indicative number was derived from a mid-point of the following three data sources:
1. Local Plan derived figure - 6 dwellings;
  2. SHMA derived figure - 24 dwellings; and
  3. Housing Needs Register derived figure - 95 dwellings.
- 5.20. For Lower Beeding, HDC confirmed the mid-point of the data sources is 51 dwellings.
- 5.21. LBPC have resolved to plan for the indicative number of 51 dwellings through site allocations and windfall development in the Parish.

- 5.22. The HDC Local Plan Reviews proposes a secondary settlement within the Parish at Crabtree. In light of this, and as part of the plan-making process, LBPC sought advice from HDC on whether the LBNP should accommodate some growth in Crabtree. In response, HDC advised the majority of growth should be accommodated within Lower Beeding with modest development being possible in Crabtree.
- 5.23. On this basis, LBPC have resolved to allocate the majority of growth in and around Lower Beeding with modest development to be allocated in Crabtree.
- 5.24. LBPC have resolved to allocate four sites for residential development. The following sites are considered the most suitable, and are capable of delivering the upper end of the indicative housing number provided:
- Cyder Farm: around\* 6 dwellings;
  - Trinity Cottage: around\* 7 dwellings;
  - Land north of Sandygate Lane: around\* 18 dwellings; and
  - Glayde Farm Field B: around\*<sup>1</sup> 14 dwellings.
- 5.25. The proposed allocations seek to facilitate the delivery of around 45 residential dwellings. It is considered the remainder of the indicative number requirement (51) can be met through windfall development over the Plan period.
- 5.26. The LBNP includes Strategic Objectives to:

- **Keep the village feel and sense of place;**
- **Enhance the sustainability of the Parish by supporting sympathetic development;**
- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings;**
- **Ensure housing densities are in keeping with existing densities in the surrounding area;**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads;**
- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity; and**
- **Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.**

- 5.27. The LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Policy 10: Windfall Development; Policy 11: Housing Mix; Policy 12: Design; and Policy 13: Density.

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<sup>1</sup> \*Note: The Horsham District Planning Framework defines “around” as a guide figure that is plus or minus 10% of the figure quoted.

## Chapter 6 - Building a Strong Competitive Economy

5.28. This chapter states planning policies should help create the conditions in which businesses can invest, expand and adapt. Furthermore, it states significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

### Policies should:

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the Plan period;
- Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;
- Be flexible enough to accommodate needs not anticipated in the Plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances; and
- Recognise and address the specific location requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales in suitably accessible locations.

5.22. In order to support a prosperous rural economy, planning policies should enable:

- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- The development and diversification of agricultural and other land-based rural businesses;
- Sustainable rural tourism and leisure developments which respect the character of the countryside; and
- The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and Places of Worship.

- 5.23. In addition, planning policies should recognise that sites, to meet local business and community needs in rural areas, may have to be found adjacent to, or beyond existing settlements, and in locations that are not well served by public transport.
- 5.24. The 2011 Census revealed that the number of residents of working age (16-74) was 799. Of this figure, 420 (52.5%) were economically active, and 209 (26%) were economically inactive.
- 5.25. The local economy is predominantly rural, and in part dependent upon small scale businesses which are scattered throughout the Parish. Lower Beeding has two main light industrial sites as employment areas: Howard's Nursery and Church Lane Estate. Both are centrally located just to the North and East of the village centre. An additional hub of employment is located at Crabtree with employers of Leonardslee Gardens and the South Lodge luxury hotel.
- 5.26. The LBNP includes Strategic Objectives:

- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity.**

- 5.27. The LBNP includes Policy 17: Existing Employment Sites; and Policy 18: Economic Growth

## Chapter 8: Promoting Healthy And Safe Communities

- 5.28. This chapter promotes healthy and safe communities.
- 5.29. Policies should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

5.31. To provide the social, recreational and cultural facilities and services the community needs, planning policies should:

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community;
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services; and
- Consider the social, economic and environmental benefits of estate regeneration.

5.32. The NPPF advises, it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

5.32. The NPPF states access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. In light of this planning policies should:

- Be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision; and
- Protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

5.33. The NPPF states the designation of land as Local Green Space through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a Plan is prepared or updated, and be capable of enduring beyond the end of the Plan period.

5.34. Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and not an extensive tract of land.

5.35. The Parish benefits from a range of community facilities including: Village Hall, Cricket and football pitches, Primary School, Children's Playground, Church, Three Public Houses, Tennis Club, and Garden Allotments.

5.36. It is considered community infrastructure is critical to the well-being of all residents of the Parish. Ensuring adequate provision in locations that are readily accessible to the community is fundamental to the local quality of life.

5.37. The LBNP includes Strategic Objectives:

5.38. The LBNP includes: Aim 6: Waste Management; Policy 14: Recreation Areas; Policy 15: Protection of Local Green Space; Aim 7: Community Infrastructure Levy (CIL); Policy 16:

- **Ensure that future developments allow for adequate garden space, parking and size/width of roads**
- **Ensure a cohesive and safe community, including crime prevention measures and adequate lighting where necessary.**

Broadband and Telecommunications; and Aim 8: Utilities.

## Chapter 9: Promoting Sustainable Transport

5.39. This chapter states transport issues should be considered from the earliest stages of plan-making and development proposals. Furthermore, it advises the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

## Policies should:

- Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- Be prepared with the active involvement of Local Highways Authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
- Identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
- Provide for high-quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans); and
- Provide for any large scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements.

5.40. If setting local parking standards for residential and non-residential development, policies should take into account:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of, and opportunities for public transport;
- Local car ownership levels; and
- The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

5.39. Furthermore, it advises planning policies should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance.

- 5.40. The Parish is well served by road networks. The A281 cuts through the Parish in a broadly south to northwest direction, from Cowfold to Horsham where it meets the B2115 and the B2110 heading in a north easterly direction to Handcross, providing road links to the M23/M25 providing further access to London (45 miles north) and A23 to Brighton (20 miles south).
- 5.41. The Parish is served by public transport. The number 17 bus provides a service between Horsham and Brighton. The number 89 bus provides a service between Horsham and Haywards Heath.
- 5.42. The nearest railway stations are Horsham (4.6 miles), Balcombe (8.0 miles), Three Bridges (9.9 miles) and Gatwick (13 miles). All stations have good connections to London and Brighton.
- 5.43. South Lodge Hotel has a facility for those who wish to travel by helicopter. Gatwick Airport is 13 miles to the north for domestic and international destinations.
- 5.44. There are a number of public footpaths and bridleways which cross the Parish.
- 5.45. The LBNP includes Strategic Objectives:

- **To minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds;**
- **Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways; and**
- **Ensure a cohesive and safe community, including crime prevention measures and adequate lighting, where necessary.**

- 5.46. The LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Aim 9: Parking; Aim 10: Traffic Management; Aim 11: Accessibility; and Aim 12: Public Rights of Way (PRoW)

## Chapter 10: Supporting High Quality Communities

- 5.47. This chapter confirms advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

## Policies should:

- Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; and
- Set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

5.48. LBPC welcome any proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish.

5.49. The LBNP includes Policy 16: Broadband and Telecommunications.

## Chapter 11: Making Effective Use of Land

5.50. This chapter confirms the planning system should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

## Policies Should:

- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on, or above service yards, car parks, lock-ups and railway infrastructure);
- Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers; and
- Reflect changes in the demand for land. This should be informed by regular reviews of both the land allocated for development in Plans, and of land availability.

5.46. With respect to achieving appropriate densities, planning policies should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

5.47. Where there is an existing or anticipated shortage of land for meeting identified housing needs, the NPPF advises it is especially important that planning policies avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible;
- The use of minimum density standards should also be considered for other parts of the Plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework.

5.48. The LBPC resolved to allocate the majority of growth in and around Lower Beeding with modest development to be allocated in Crabtree.

5.49. LBPC have resolved to allocate four sites for residential development:

- Cyder Farm: around\* 6 dwellings;
- Trinity Cottage: around\* 7 dwellings;
- Land north of Sandygate Lane: around\* 18 dwellings; and
- Glayde Farm Field B: around\*<sup>2</sup> 14 dwellings.

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<sup>2</sup> \*Note: The Horsham District Planning Framework defines “around” as a guide figure that is plus or minus 10% of the figure quoted.

- 5.50. The proposed allocations seek to facilitate the delivery of around 45 residential dwellings. It is considered the remainder of the indicative number requirement (51) can be met through windfall development over the Plan period.
- 5.51. It is considered the LBNP will facilitate the delivery of housing in the parish and assist to effectively use land to meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.52. LBNP includes Strategic Objectives which seeks to:

- **Keep the village feel and sense of place;**
- **Enhance the sustainability of the Parish by supporting sympathetic development;**
- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings;**
- **Ensure housing densities are in keeping with existing densities in the surrounding area;**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads;**
- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity; and**
- **Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.**

- 5.53. The LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Policy 10: Windfall Development; Policy 11: Housing Mix; Policy 12: Design; and Policy 13: Density

## **Chapter 12: Achieving Well-Designed Places**

- 5.54. This chapter confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It confirms good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It advises being clear about design expectations, and how these will be tested, is essential for achieving this, together with effective engagement between applicants, communities, Local Planning Authorities and other interests throughout the process.

## Policies should:

- Ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.55. The LBNP includes Strategic Objectives which seeks to: The LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Policy 10: Windfall Development; Policy 11: Housing Mix; Policy 12: Design; and Policy 13: Density.

- **Keep the village feel and sense of place;**
- **Enhance the sustainability of the Parish by supporting sympathetic development;**
- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings;**
- **Ensure housing densities are in keeping with existing densities in the surrounding area;**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads;**
- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity; and**
- **Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.**

5.56. The LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Policy 10: Windfall Development; Policy 11: Housing Mix; Policy 12: Design; and Policy 13: Density.

## **Chapter 14: Meeting The Challenge Of Climate Change, Flooding And Coastal Change**

5.53. This chapters confirms the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.54. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

### **Policies should:**

- Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

5.55. With respect to planning and flood risk, the NPPF advises inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 5.56. Furthermore, it states strategic policies should be informed by a Strategic Flood Risk Assessment, and should manage flood risk from all sources. It should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
- 5.57. The Parish lies within the River Adur Catchment, which covers an area located in the southwest of the AONB between Lower Beeding and Cuckfield.
- 5.58. HDC's Level 1 Strategic Flood Risk Assessment (SFRA) outlines that the majority of the Parish lies within Flood Zone.
- 5.59. The LBNP includes: Policy 3: Green Infrastructure and Aim 3: Water Environment

## Chapter 15: Conserving And Enhancing The Natural Environment

- 5.60. This chapters seeks to ensure that the planning system contributes to, and enhances the natural and local environment.

### Policies should:

- Protect and enhance valued landscapes; sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintain the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimise impacts on, and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 5.60. With respect to habitats and biodiversity, Plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

5.61. With respect to ground conditions and pollution, planning policies should ensure that:

- A site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination;
- After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- Adequate site investigation information, prepared by a competent person, is available to inform these assessments.

5.62. Planning policies should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- Mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

5.63. In addition, planning policies should:

- Sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local area; and
- Ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).

- 5.64. Agricultural land and rural landscape dominate the Parish. The High Weald Area of Natural Beauty (AONB) covers approximately a third of the Parish in the north-east corner. This covers the north of the Parish beyond Hammerpond Road and the area to the east of the A281 road.
- 5.65. The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand topography.
- 5.66. The St. Leonard's Forest covers the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. There are a number of ancient woodlands in the Parish, these include St Leonard's Forest, Spring Wood, Lodgesale Wood and Minepits Wood
- 5.67. The Parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as rivers and associated environments.
- 5.68. The LBNP include the Strategic Objectives which seeks to:

- **Keep the village feel and sense of place.**
- **Protect and enhance the rural character, heritage assets and biodiversity of the Parish.**
- **Keep the openness of the village as its location on the edge of the High Weald AONB is greatly valued by all who live in the Parish and the residents wish to preserve the rural look and feel of the village.**
- **Preserve and enhance the distinctive heritage and rural biodiversity of the Parish.**
- **Protect important open spaces within the Parish.**
- **Protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.**
- **Enhance the sustainability of the Parish by supporting sympathetic development.**

8. Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings.
9. Ensure housing densities are in keeping with existing densities in the surrounding area.
10. Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within all of the built-up areas.

5.65. The LBNP includes: Policy 1: Biodiversity; Policy 2: Landscape Character; Policy 3: Green Infrastructure; Policy 4: Sustainability; Policy 5: Energy Efficiency; Aim 1: Light Pollution; Aim 2: Air Quality; Aim 3: Water Environment; Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land north of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); and Policy 15: Protection of Local Green Space.

## Chapter 16: Conserving And Enhancing The Historic Environment

5.66. This chapter confirms heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

5.67. It states Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.68. At the centre of the village stands Holy Trinity Church, a Grade II Listed Building, a landmark, and a focal point of the Parish. Another local site of historical significance are the Grade I Leonardslee Gardens, which lie between Lower Beeding village and Crabtree. These listed gardens cover 86ha and extend just to the north of the Crabtree Conservation Area. Located at the southern tip of the Parish, running along both sides of the A281, is the Crabtree Conservation Area, established in 2011.

5.69. The LBNP includes Policy 6: Land at Cyder Farm.

## 6. 4B 8(2)(D) SUSTAINABLE DEVELOPMENT

- 6.1. Section 4B 8(2)(d) states that a draft Neighbourhood Plan will meet the Basic Conditions if the making of the order contributes to the achievement of sustainable development.
- 6.2. The LBNP is considered to fully comply with the aims of, and contribute to the achievement of, sustainable development, as set out in the various sections of the NPPF.
- 6.3. The LBNP is accompanied by a Sustainability Appraisal (incorporating a Strategic Environmental Assessment). The purpose of which is to assess whether the LBNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact.
- 6.4. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the LBNP. It has ensured consideration of a range of potential social, economic and environmental effects.
- 6.5. All policies contained within the Submission Version of the LBNP have been tested within the SA (incorporating the requirements of the SEA) to ensure that the most sustainable policy option has been selected. The SA appraises each policy against reasonable alternatives and then compares them to the sustainable objectives. This has enabled the most sustainable policy options to be identified for inclusion within the LBNP.
- 6.6. The LBNP contributes to the achievement of sustainable development through its Strategic Objectives, Policies and Aims. The LBNP comprises a balance of economic, social and environmental goals.
- 6.7. The environmental goals are:

- **Keep the village feel and sense of place.**
- **Protect and enhance the rural character, heritage assets and biodiversity of the Parish.**
- **Keep the openness of the village as its location on the edge of the High Weald AONB is greatly valued by all who live in the Parish and the residents wish to preserve the rural look and feel of the village.**
- **Preserve and enhance the distinctive heritage and rural biodiversity of the Parish.**
- **Protect important open spaces within the Parish.**
- **Protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.**
- **Enhance the sustainability of the Parish by supporting sympathetic development.**
- **Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within all of the built-up areas.**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads.**

6.8. The social goals are:

- **Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings.**
- **Ensure housing densities are in keeping with existing densities in the surrounding area.**
- **Ensure that future developments allow for adequate garden space, parking and size/width of roads.**
- **Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity.**
- **Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.**
- **Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways.**
- **Ensure a cohesive and safe community, including crime prevention measures and adequate lighting where necessary.**

6.7. The economic goals are:

- **To Maintain the balance between residential and business uses, whilst ensuring business needs do not adversely affect residential amenity.**

6.8. The LBNP accordingly complies with, and contributes to, the achievement of sustainable development in its three limbs of economic, social and environmental.

## 7. 4B 8(2)(e) GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

- 7.1. Section 4B 8(2)(e) states that a draft Neighbourhood Plan will meet the Basic Conditions if, the making of the NP is in general conformity with the strategic policies contained in the Development Plan for the area (or any part of that area).
- 7.2. The relevant Development Plan for the area in this instance is the HPDF. HDC adopted the HPDF in November 2015. It sets out the planning strategy for the District<sup>3</sup> up to 2031 and clearly sets out and identifies the strategic policies which the LBNP must be in “general conformity” with. The LBNP reflects these policies and plans positively to support them.
- 7.3. The table below shows how each LBNP Policy/Aim is in general conformity with the policies of the HPDF.

HDPF policy	Summary of Policy	General Conformity of LBNP Polices
Policy 1 Strategic Policy: Sustainable Development.	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	Full conformity, all Policies and Aims.

<sup>3</sup> HDPF does not apply to that part of the District within the South Downs National Park

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 2 Strategic Policy: Strategic Development.</p>	<p>The spatial strategy to 2031 is to:</p> <ul style="list-style-type: none"> <li>• Focus development in and around the key settlement of Horsham, and allow for growth in the rest of the district in accordance with the settlement hierarchy.</li> <li>• Recognise and develop Horsham town's role complemented by redevelopment at Broadbridge Heath Quadrant.</li> <li>• Bring forward three strategic development areas of at least 2,500 dwellings immediately to the north of Horsham Town, around 600 dwellings West of Southwater, and around 150 dwellings South of Billingshurst.</li> <li>• Bring forward a strategic mixed used opportunity at the former Novartis site for employment, education and specialist housing at the equivalent of around 200 units.</li> <li>• Continue to support the sustainable development of settlements.</li> <li>• Manage development around the edges of existing settlements in order to prevent the merging of settlements.</li> <li>• Provide access to strategic green space and recreational opportunities in and around the built-up urban areas.</li> <li>• Encourage the effective use of previously developed (brownfield land).</li> <li>• Identify existing sites of important employment use, safeguard their function through flexible policies and designation of Key Employment Areas.</li> <li>• Provide for the varied housing needs.</li> <li>• Support the provision of rural housing which contributes towards the provision of affordable housing.</li> <li>• Retain and enhance natural environmental resources.</li> <li>• Support development which protects, conserves and enhances the District's built heritage.</li> <li>• Monitor delivery of the Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> <li>• Policy 4: Sustainability</li> <li>• Policy 5: Energy Efficiency</li> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 12: Design</li> <li>• Aim 4: Garden Space</li> <li>• Policy 13: Density</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 3 Strategic Policy: Development Hierarchy.</p>	<p>Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.</p>	<p>Policy 10: Windfall Development</p>
<p>Policy 4 Strategic Policy: Settlement Expansion.</p>	<p>The growth of settlements across the District will continue to be supported. Outside built-up area boundaries, the expansion of settlements will be supported where;</p> <ul style="list-style-type: none"> <li>• The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.</li> <li>• The level of expansion is appropriate to the scale and function of the settlement type.</li> <li>• The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.</li> <li>• The impact of the development individually or cumulatively does not prejudice comprehensive long term development</li> <li>• The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 7            Strategic Policy:            Economic Growth.</p>	<p>Sustainable employment development will be achieved by;</p> <ul style="list-style-type: none"> <li>• Allocating land for a high quality business park at Land North of Horsham.</li> <li>• Redevelopment, regeneration, intensification and smart growth of existing employment sites.</li> <li>• The formation and development of small, start-up and move-on businesses, as well as home working and home based businesses.</li> <li>• Encouraging appropriate workspace and ICT infrastructure,</li> <li>• Retention of Key Employment Areas, for employment uses.</li> <li>• Promotion of the district as an attractive place to stay and visit,</li> <li>• Encouraging sustainable local employment growth through Neighbourhood Development Plans.</li> <li>• Encouraging the expansion of higher education facilities</li> <li>• Identifying additional employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 12 Strategic Policy: Vitality and Viability of Existing Retail Centres.</p>	<p>The hierarchy for the district’s town and village centres is established as follows;</p> <ul style="list-style-type: none"> <li>• Primary centre: Horsham town.</li> <li>• Secondary centres: Billingshurst, Henfield, Pulborough, Southwater, Steyning and Storrington.</li> <li>• Tertiary centres and outlying small retail units: Smaller village centres and shops.</li> </ul> <p>The hierarchy of retail centres will be supported and enhanced through;</p> <p>Positive measures to improve Horsham town centre as the primary centre. The other town and village centres within the district will be encouraged to help sustain their roles in meeting needs and acting as a focus for a range of activities.</p> <p>Promotion and encouragement of activities in town and village centres so they continue to be the prime focus for community life in the district by:</p> <ul style="list-style-type: none"> <li>• Maintaining a diverse range and choice of suitable uses.</li> <li>• A well designed and maintained attractive public realm.</li> <li>• Promotions, outdoor events and entertainment and markets.</li> <li>• A choice of accessible and affordable means of travel.</li> <li>• Respect for historic character and good urban design principles.</li> <li>• A convenient, cohesive and concentrated primary area which contains a high proportion of retail (A1) uses.</li> <li>• In the larger centres encouragement for variety in the “offer” which for Horsham town centre has meant the identification of distinct “quarters” that define character and ambiance.</li> <li>• For the secondary areas defined within larger town centres a wider range of class A uses as well as other use classes can be located.</li> <li>• Suitable residential use in existing older and new buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 15 Strategic Policy: Housing Provision.</p>	<p>Provision is made for the development of at least 16,000 homes and associated infrastructure; 2011-2031, at an average of 800 homes per annum.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• Housing completions for the period 2011 – 2015</li> <li>• Homes that are already permitted or agreed for release;</li> <li>• Strategic Sites: <ul style="list-style-type: none"> <li>a) At least 2,500 homes at Land North of Horsham.</li> <li>b) Around 600 homes at Land West of Southwater.</li> <li>c) Around 150 homes at Land South of Billingshurst.</li> </ul> </li> <li>• The provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through neighbourhood planning.</li> <li>• 750 windfall units.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 13: Density</li> </ul>
<p>Policy 16 Strategic Policy: Meeting Local Housing Needs.</p>	<p>Development should provide a mix of housing sizes, types and tenures.</p> <p>All residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:</p> <ol style="list-style-type: none"> <li>a. On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.</li> <li>b. On sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site.</li> </ol> <p>If a development site is sub-divided so as to create two or more separate development schemes one or more of which falls below the relevant threshold, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.</p> <p>The Council will support schemes being brought forward through Neighbourhood Plans.</p>	<ul style="list-style-type: none"> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 21 Strategic Policy: Gypsy and Traveller Sites Allocations.</p>	<p>Provision shall be made for 39 net additional permanent residential pitches for Gypsies and Travellers within the period 2011 – 2017.</p> <p>In order to help fulfil the current backlog of unmet need and future need identified through the Council's Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, the following sites have been identified and will be allocated for traveller site development</p> <ul style="list-style-type: none"> <li>• Rowfold Nurseries, Coneyhurst (10)</li> <li>• Southview, Five Oaks (4)</li> <li>• Land adjacent Hillside Park, Small Dole (12)</li> <li>• Lane Top, Pulborough (3)</li> <li>• Sites that have been granted planning permission since the study (13).</li> </ul>	<p>Reliant on HDPF policies.</p>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 23 Strategic Policy: Gypsy and Traveller Accommodation</p>	<p>The following criteria will be taken into consideration when determining the allocation of land for Gypsies, Travellers and Travelling Showpeople and any planning applications for non-allocated sites:</p> <ul style="list-style-type: none"> <li>• There must be no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable.</li> <li>• The site is served by a safe and convenient vehicular and pedestrian access.</li> <li>• The site can be properly serviced and is supplied with essential services. The site must also be large enough to provide adequate vehicle parking.</li> <li>• The site is located in or near to existing settlements, or is part of an allocated strategic location, within reasonable distance of a range of local services and community facilities.</li> <li>• The development will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.</li> </ul> <p>In assessing sites for Travelling Showpeople or where mixed-uses are proposed, the site and its surrounding context must be suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.</p>	<p>Reliant on HDPF policies.</p>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 24 Strategic Policy: Environmental Protection.</p>	<p>The high quality of the district’s environment will be protected.</p> <p>Developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution and ensure that they:</p> <ul style="list-style-type: none"> <li>• Address land contamination;</li> <li>• Are appropriate to their location;</li> <li>• Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;</li> <li>• Minimise the air pollution and greenhouse gas emissions</li> <li>• Contribute to the implementation of local Air Quality Action Plans;</li> <li>• Maintain or reduce the number of people exposed to poor air quality including odour;</li> <li>• Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> </ul>
<p>Policy 25 Strategic Policy: The Natural Environment and Landscape Character.</p>	<p>The Natural Environment and landscape character of the District, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:</p> <ul style="list-style-type: none"> <li>• Protects, conserves and enhances the landscape and townscape character.</li> <li>• Maintains and enhances the Green Infrastructure Network and addresses any identified deficiencies.</li> <li>• Maintains and enhances the existing network of geological sites and biodiversity.</li> <li>• Conserve and where possible enhance the setting of the South Downs National Park.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 26 Strategic Policy: Countryside Protection.</p>	<p>Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development.</p> <p>Any proposal must be essential to its countryside location, and meet one of the following criteria:</p> <ul style="list-style-type: none"> <li>• Support the needs of agriculture or forestry;</li> <li>• Enable the extraction of minerals or the disposal of waste;</li> <li>• Provide for quiet informal recreational use; or</li> <li>• Enable the sustainable development of rural areas.</li> </ul> <p>In addition, proposals must be of a scale appropriate to its countryside character and location.</p> <p>Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.</p>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>
<p>Policy 27 Strategic Policy: Settlement Coalescence</p>	<p>Landscapes will be protected from development which would result in the coalescence of settlements.</p> <p>Development between settlements will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• There is no significant reduction in the openness and 'break' between settlements.</li> <li>• It does not generate urbanising effects within the settlement gap.</li> <li>• Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.</li> <li>• Proposals contribute to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation.</li> </ul>	<p>Reliant on HDPF policies.</p>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 32 Strategic Policy: The Quality of New Development</p>	<p>Development will be expected to:</p> <ul style="list-style-type: none"> <li>• Provide an attractive, functional, accessible, safe and adaptable environment;</li> <li>• Complement locally distinctive characters and heritage;</li> <li>• Contribute a sense of place;</li> <li>• Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and</li> <li>• Help secure a framework of high quality open space</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 1: Light Pollution Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 12: Design</li> <li>• Aim 4: Garden Space</li> <li>• Policy 13: Density</li> </ul>
<p>Policy 35 Strategic Policy: Climate Change.</p>	<p>Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction target.</p> <p>Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape.</p>	<ul style="list-style-type: none"> <li>• Policy 4: Sustainability</li> <li>• Policy 5: Energy Efficiency</li> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> </ul>
<p>Policy 36 Strategic Policy: Appropriate Energy Use</p>	<p>All development will be required to contribute to clean, efficient energy in Horsham.</p> <p>Commercial and residential developments in Heat Priority Areas or the strategic development locations will be expected to connect to district heating network.</p> <p>All (C)CHP must be of a scale and operated to maximise the potential for carbon reduction.</p> <p>All applications for residential or commercial development must include an Energy Statement.</p> <p>Developments in Heat Priority Areas and strategic developments should demonstrate and quantify how the development will comply with the heating and cooling hierarchy.</p> <p>The Council will permit schemes for renewable energy (e.g. solar) where they do not have a significant adverse effect.</p>	<ul style="list-style-type: none"> <li>• Policy 5: Energy Efficiency</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
<p>Policy 38 Strategic Policy: Flooding.</p>	<p>Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Proposals will be supported where they;</p> <p>Comply with the recommendations set out in the Strategic Flood Risk Assessment (SFRA).</p> <p>Incorporate the use of sustainable drainage systems (SuDS) where technically feasible.</p> <p>Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS.</p> <p>Utilise drainage techniques that mimic natural drainage patterns.</p> <p>Are in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study.</p>	<ul style="list-style-type: none"> <li>• Aim 3: Water Environment</li> </ul>
<p>Policy 39 Strategic Policy: Infrastructure Provision.</p>	<p>The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the improvement of the infrastructure caused by the development being provided.</p> <p>Where there is a need for extra capacity, this will need to be provided in time to serve the development.</p> <p>Arrangements for new or improved infrastructure provision, will be secured by planning obligation / Community Infrastructure Levy.</p>	<ul style="list-style-type: none"> <li>• Aim 5: Education</li> <li>• Aim 6: Waste Management</li> <li>• Policy 14: Recreation Areas</li> <li>• Aim 7: Community Infrastructure Levy (CIL)</li> <li>• Aim 12: Public Rights of Way (PRoW)</li> </ul>

HDPF policy	Summary of Policy	General Conformity of LBNP Policies
Policy 42 Strategic Policy: Inclusive Communities	<p>Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from:</p> <ul style="list-style-type: none"> <li>• The needs of an aging population;</li> <li>• People with additional needs, including the disabled or those with learning disabilities;</li> <li>• The requirements of rural workers or essential workers in rural areas;</li> <li>• The co-ordination of services to fulfill the needs of young people;</li> <li>• The specific needs of minority groups within the district, including Gypsies and Traveller's; and</li> <li>• The specific needs of faith and other community groups</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 4: Garden Space</li> <li>• Aim 5: Education</li> <li>• Policy 14: Recreation Areas</li> <li>• Aim 7: Community Infrastructure Levy (CIL)</li> <li>• Policy 16: Broadband and Telecommunications</li> <li>• Aim 8: Utilities</li> <li>• Aim 11: Accessibility</li> </ul>

7.4. HDC have recently published the new Local Plan for public consultation<sup>4</sup>. This will cover the period from 2019 to 2036 and sets out the draft vision, objectives and strategy for the District. Its sets out strategic and general planning policy which identify development location for employment, retail and other needs in the district. It also sets out the framework for the protection and enhancement of the natural and built environment.

7.5. The table below shows how each LBNP Policy/Aim is in general conformity with the emerging policies of the HDPF.

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 1: Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	Full conformity, all Policies and Aims.

<sup>4</sup> Consultation from 17 February -30 March 2020

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 2: Development Hierarchy and Settlement Expansion</p>	<p>Development will be permitted within towns and villages that have defined built-up area boundaries, as defined on the Policies Map, including on any suitable previously developed land.</p> <p>Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristic and function of the settlement in accordance with the settlement hierarchy below.</p>	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 3: Settlement Expansion	<p>The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built up area boundaries, the expansion of settlements will be supported where all of the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an exiting settlement edge;</li> <li>2. The level of expansion is appropriate to the scale and function of the settlement type;</li> <li>3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services;</li> <li>4. The impact of the development individually or cumulatively does not prejudice comprehensive long-term development, in order not to conflict with the development strategy; and</li> <li>5. The development is contained within an existing defensible boundary and the landscape townscape character features are maintained and enhanced.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> </ul>
Strategic Policy 4: Horsham Town	To promote the prosperity of Horsham town and maintain and strengthen its role as the primary economic and cultural centre in the District and the wider economic area.	Reliant on Draft Local Plan policies.
Strategic Policy 5: Broadbridge Heath Quadrant	The policy recognises Broadbridge Heath Quadrant as an Opportunity Area where redevelopment will be required to reinforce its role as successful out of town retail location.	Reliant on Draft Local Plan policies.

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 6: Economic Growth	<p>Sustainable economic growth will be achieved through:</p> <ol style="list-style-type: none"> <li>1. Allocating sites for employment.</li> <li>2. Within Horsham Town, office development will be permitted where this adds to the overall stocks go Grade A offices.</li> <li>3. Retention, redevelopment regeneration, intensification and smart-growth of existing employment sites in accordance with Strategic Policy 7 - Employment Development.</li> <li>4. Taking a positive approach to the formation of small start-up businesses, home-working and home-based businesses, and proposals that seek the retention of existing businesses within the District.</li> <li>5. Requiring major developments to provide appropriate ICT infrastructure, such as high-speed broadband and full fibre, as an integral part of all forms of developments.</li> <li>6. Requiring proposals to maintain and enhance the attractiveness of the District.</li> <li>7. Encouraging sustainable local economic growth through Neighbourhood Development Plans.</li> <li>8. Encouraging the expansion of high education facilities related to research and development and employment training activity.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>
Strategic Policy 7: Employment Development	<p>Proposals for the upgrading and refurbishment of existing offices, industrial/business estates, premises and sites, that enable them to meet modern business standards and enhance the attractiveness of the District as a business location and appropriately resolve any issues arising from badly site uses will be supported. In order to maintain and help meet the employment needs of the District up to 2036, the provision of employment premises ad sites will be safeguarded, including office space in Horsham town centre and sites where employment development has been permitted but not yet commenced.</p>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>
Strategic Policy 11: Tourism Facilities and Visitor Accommodation	<p>Proposals which enhance the visitor economy will be supported. Proposals that result in the loss of visitor accommodation, visitor attractions or cultural facilities will be resisted unless evidence of marketing with a reputable specialist agent at a realistic price that reflects the value of the business is provided.</p>	<p>Reliant on Draft Local Plan policies.</p>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 12: Retail Hierarchy and Town Centre First Principles	Development proposals within existing retail centres will be supported where they promote or protect the Retail Centre Hierarchy. The Council will seek to protect and enhance the character and diversity of existing retail centres. Proposals for town centre uses will be expected to be located within the main shopping area as defined on the proposals map and at a scale appropriate to the settlement hierarchy.	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>
Strategic Policy 13: Town Centre Uses	<p>Main town centre uses will be encouraged within the defined town and village centres, providing they are of an appropriate scale to the centre and maintain or improve the character, quality, function and vitality of the centre as a whole. Proposals must relate well to, and be well connected with, defined primary frontages and main shopping areas where these exist.</p> <p>Proposals for the loss of A1 uses at ground-floor level in primary frontages, or the creation of floorspace at ground-floor level not intended for A1 use will be supported providing that:</p> <p>a) For Primary Retail Frontages</p> <ul style="list-style-type: none"> <li>- The proposal remains as an A2 or A3 use;</li> <li>- There will be no harmful impact on the vitality and viability of the centre;</li> <li>- Active frontages will be retained</li> </ul> <p>Proposals for small-scale retail development or extension to existing village shops and retail units, outside the defined town and village centre boundaries, will be allowed where it will not significantly undermine the vitality and viability of the nearest defined retail frontage or town and village centre. The Council will favour change of use of A1 to other A class uses over change of use to residential in the first instance and A5 will only be appropriate where it does not lead to an over concentration of this use.</p>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 14: Options for Housing Growth</p>	<p>The Local Plan will make provision for a significant number of homes and associated infrastructure within the period 2019-2036. The options for overall housing growth being tested as part of the preparation of the Local Plan area:</p> <ol style="list-style-type: none"> <li>1. 965 homes per year, to meet the objectively assess local housing need;</li> <li>2. 1,200 homes per year, to meet the local housing need and also meet some of the unmet housing need in neighbouring authorities;</li> <li>3. 1,400 homes per year, to meet the local housing need and make significant inroads into the unmet housing need in neighbouring authorities.</li> </ol> <p>The figure to be determined will be achieved by:</p> <ol style="list-style-type: none"> <li>a. Homes that are already permitted or agreed for release, including previously allocated strategic sites at land North of Horsham (2,750) and Land West of Southwater (600), Land at Kilnwood Vale (2,500) and Land South of Billingshurst</li> <li>b. Housing completions</li> <li>c. Allocation of large Strategic Sites that provide 800 homes or more</li> <li>d. Smaller scale allocations to be allocated in this Local Plan or in Neighbourhood Plans and</li> <li>e. Windfall units, including 10% provision on land less than 1ha.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 13: Density</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 15: Strategic Site Development Principles</p>	<p>Proposals will be supported where it can be demonstrated that they adhere to the following principles:</p> <ol style="list-style-type: none"> <li>1. The design and layout of the development is landscape-led, responding to and complementing positive landscape characteristics and qualities of the site and surrounding area.</li> <li>2. Masterplans will be expected to identify key areas of biodiversity enhancement, demonstrating that a minimum of 10% biodiversity net gain can be achieved.</li> <li>3. Development will be expected to contribute to the achievement of zero carbon through a range of measures.</li> <li>4. Deliver high-quality mixed-use communities that provide a range of housing types and tenures, including provision for young families, older people and Gypsies and Travellers.</li> <li>5. Development will be expected to deliver the necessary services and facilities that contribute to the development of a successful community.</li> <li>6. Provide sufficient new employment opportunities through new employment land and through other opportunities to meet the principle of one new job per home.</li> <li>7. Deliver the necessary new infrastructure to support the new development.</li> <li>8. Be designed to minimise the need to travel in the first instance and prioritise pedestrian and cycling opportunities.</li> <li>9. Identify long-term management structures to ensure the long-term success of communities which are created.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> <li>• Policy 4: Sustainability</li> <li>• Policy 5: Energy Efficiency</li> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 12: Design</li> <li>• Aim 4: Garden Space</li> <li>• Policy 13: Density</li> </ul>
<p>Strategic Policy 16: Affordable Housing</p>	<p>All residential developments of 10 dwellings or more will be supported, provided that they include an appropriate proportion of affordable homes, and that at least 70% of the affordable homes are provide as social/affordable rented homes, with the remaining proportion provide as intermediate/ shared ownership homes.</p>	<ul style="list-style-type: none"> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 17: Housing Mix	Developments will be supported where it provides a mix of housing sizes and types to meet the needs of the District's communities.	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> </ul>
Strategic Policy 25: Environmental Protection	<p>The high quality of the district's environment will be protected.</p> <p>Developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, vibration, air and light pollution and ensure that they:</p> <ul style="list-style-type: none"> <li>• Address land contamination;</li> <li>• Are appropriate to their location;</li> <li>• Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;</li> <li>• Minimise the impact of lighting on neighbouring uses and the wider landscape, including potential glare and spillage;</li> <li>• Demonstrate that users of residential and other noise sensitive development will not be exposed to unacceptable noise disturbance from existing or future users;</li> <li>• Minimise the air pollution and greenhouse gas emissions;</li> <li>• Contribute to the implementation of local Air Quality Action Plans;</li> <li>• Maintain or reduce the number of people exposed to poor air quality including odour;</li> <li>• Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 27: The Natural Environment and Landscape Character</p>	<p>The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. Proposals will be required to:</p> <ol style="list-style-type: none"> <li>1. Protects, conserves and enhances the landscape and townscape character.</li> <li>2. Maintains and enhances the Green Infrastructure Network, the Nature Recovery Network and, where practicable, addresses any identified deficiencies.</li> <li>3. Maintains and enhances the existing network of geological sites and biodiversity.</li> <li>4. Incorporating SUDS into a scheme in an optimal location for their purpose whilst also securing landscape enhancements and good quality spaces.</li> <li>5. Conserve and where possible enhance the setting of the South Downs National Park.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> <li>• Aim 3: Water Environment</li> </ul>
<p>Strategic Policy 28: Countryside Protection</p>	<p>Outside built-up area boundaries and unclassified settlements, the rural character and undeveloped nature of the countryside will be protected against inappropriate development.</p> <p>Any proposal must be essential to its countryside location, and meet one of the following criteria:</p> <ul style="list-style-type: none"> <li>• Support the needs of agriculture or forestry;</li> <li>• Enable the extraction of minerals or the disposal of waste;</li> <li>• Provide for quiet informal recreational use; or</li> <li>• Enable the sustainable development of rural areas.</li> </ul> <p>In addition, proposals must be appropriately integrated within the landscape and be of a scale appropriate to its countryside character and location.</p> <p>Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.</p>	<ul style="list-style-type: none"> <li>• Policy 17: Existing Employment Sites</li> <li>• Policy 18: Economic Growth</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 29: Settlement Coalescence</p>	<p>Landscapes will be protected from development which would result in the coalescence of settlements.</p> <p>Development between settlements will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• There is no significant reduction in the openness and 'break' between settlements.</li> <li>• It does not generate urbanising effects within the retained 'break' between settlements.</li> <li>• Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.</li> <li>• Proposals respect the landscape and contribute to the enhancement of their countryside setting, including, where appropriate, enhancements to the Green Infrastructure network, the Nature Recovery Network and/or provide opportunities for quiet informal countryside recreation.</li> </ul>	<p>Reliant on Draft Local Plan policies.</p>
<p>Strategic Policy 30: Protected Landscapes</p>	<p>The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted.</p> <p>Development proposals will be supported within the High Weald AONB and in the setting of protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.</p>	<ul style="list-style-type: none"> <li>• Policy 2: Landscape Character</li> <li>• Aim 1: Light Pollution</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 31: Green Infrastructure and Biodiversity</p>	<ol style="list-style-type: none"> <li>1. Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure, the Nature Recovery Network, natural capital and biodiversity.</li> <li>2. Proposals will be expected to retain and enhance existing fresh water features, hedgerows, trees and deciduous woodland and the provision of additional hedgerow and tree planting will be sought subject to appropriate consideration of local and wider context, habitats and species.</li> <li>3. Where the felling of a tree is necessary, for example due to disease, replacement planting with a suitable species and location to retain the link with the wider network of habitats and Green Infrastructure, will be required.</li> <li>4. Development proposals will be expected to remove invasive species and will be required to contribute to the enhancement of existing biodiversity and deliver, as a minimum, a 10% net gain through the delivery of appropriate on-site biodiversity net gain or, where this is not practicable, to off-set the delivery to the Nature Recovery Network.</li> <li>5. Proposals should create and manage appropriate new habitats, taking into account pollination, where practicable.</li> </ol>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> </ul>
<p>Strategic Policy 33: Development Quality</p>	<p>Development will be expected to:</p> <ul style="list-style-type: none"> <li>• Provide an attractive, functional, accessible, safe and adaptable environment in accordance with the principles of the National Design Guide, or any future updates;</li> <li>• Complement locally distinctive characters and heritage;</li> <li>• Contribute a sense of place;</li> <li>• Make efficient use of land and optimise the provision and use of buildings and open space within a site, taking into account the character, appearance and needs, together with the appearance and needs of the surrounding area;</li> <li>• Contribute to, and enhance the District's green infrastructure</li> <li>• Help secure a framework of high quality open space</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 12: Design</li> <li>• Aim 4: Garden Space</li> <li>• Policy 13: Density</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 34: Development Principles</p>	<p>All proposals for development will be required to:</p> <ul style="list-style-type: none"> <li>• Make efficient use of land;</li> <li>• Provide or retain a good standard of amenity for all existing and future occupants;</li> <li>• Be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land;</li> <li>• Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;</li> <li>• Ensure that it is locally distinctive in character, respects and responds to the character of the surrounding area and, where available and applicable, takes account of the recommendations/ advice in the relevant Supplementary Planning Documents, Design Statements and Character Assessments;</li> <li>• Use high standards of building materials, finishes and landscaping and be sustainable in design and construction, incorporating best practice in resource management, energy efficiency and climate change adaptation; Include the provision of street furniture, public art and streetscene improvements where appropriate;</li> <li>• Development must relate sympathetically to the local landscape and should retain existing important landscape and natural features, for example trees, hedges, banks and watercourses;</li> <li>• Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 1: Biodiversity</li> <li>• Policy 2: Landscape Character</li> <li>• Policy 3: Green Infrastructure</li> <li>• Policy 4: Sustainability</li> <li>• Policy 5: Energy Efficiency</li> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B)</li> <li>• Policy 10: Windfall Development</li> <li>• Policy 11: Housing Mix</li> <li>• Policy 12: Design</li> <li>• Aim 4: Garden Space</li> <li>• Policy 13: Density</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 37: Climate Change</p>	<p>Development proposals are expected to include measures which contribute to achieving zero carbon. Major development proposals will be expected to attain a 19% reduction of the Dwelling Emission Rate when compared with the 2013 Edition of the 2010 Building Regulations (Part L) (equivalent to the code for sustainable homes level 4). Schemes will be expected to demonstrate how this target will be attained.</p> <p>All major development must demonstrate how it has been designed to adapt to the impacts of climate change and reduce vulnerability, particularly in terms of flood risk, water supply and changes to the District's landscape</p>	<ul style="list-style-type: none"> <li>• Policy 4: Sustainability</li> <li>• Policy 5: Energy Efficiency</li> <li>• Aim 1: Light Pollution</li> <li>• Aim 2: Air Quality</li> <li>• Aim 3: Water Environment</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 38: Appropriate Energy Use</p>	<p>All new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements</p> <p>All new strategic developments and development located within Heat Priority Areas must incorporate combined heat and power into their master planning. Commercial and residential developments in Heat Priority Areas will be expected to connect to district heating networks where they exist or incorporate the necessary infrastructure for connection to future networks.</p> <p>All applications for residential or commercial development must include an Energy Statement demonstrating how compliance with the Heating/ Cooling hierarchy has been achieved.</p> <p>Where compliance with the Heating/ Cooling hierarchy has not been possible, a contribution into a Carbon Offset fund will be sought to work towards achieving carbon neutrality, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.</p> <p>Stand-alone renewable energy schemes will be supported where they do not conflict with other policies in this plan. Community initiatives which seek to deliver renewable and low carbon energy will be encouraged.</p>	<ul style="list-style-type: none"> <li>Policy 5: Energy Efficiency</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
<p>Strategic Policy 40: Flooding</p>	<p>Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Proposals will be supported where they;</p> <p>Comply with the recommendations set out in the Strategic Flood Risk Assessment (SFRA).</p> <p>Incorporate the use of sustainable drainage systems (SuDS) where technically feasible.</p> <p>Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS.</p> <p>Utilise drainage techniques that mimic natural drainage patterns.</p> <p>Are in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study.</p>	<ul style="list-style-type: none"> <li>• Aim 3: Water Environment</li> </ul>
<p>Strategic Policy 41: Infrastructure Provision</p>	<p>The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the improvement of the infrastructure caused by the development being provided.</p> <p>Where there is a need for extra capacity, this will need to be provided in time to serve the development.</p> <p>Arrangements for new or improved infrastructure provision, will be secured by planning obligation / Community Infrastructure Levy, or in some cases contributions attached to a planing permission.</p>	<ul style="list-style-type: none"> <li>• Aim 5: Education</li> <li>• Aim 6: Waste Management</li> <li>• Policy 14: Recreation Areas</li> <li>• Aim 7: Community Infrastructure Levy (CIL)</li> <li>• Aim 12: Public Rights of Way (PRoW)</li> </ul>

Draft Local Plan Policy	Summary of Policy	General Conformity of LBNP Policies
Strategic Policy 42: Sustainable Transport	Development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.	<ul style="list-style-type: none"> <li>• Policy 6: Land at Cyder Farm</li> <li>• Policy 7: Land at Trinity Cottage</li> <li>• Policy 8: Land north of Sandygate Lane</li> <li>• Policy 9: Land at Glayde Farm (Field B) Aim 9: Parking</li> <li>• Aim 10: Traffic Management</li> <li>• Aim 11: Accessibility</li> <li>• Aim 12: Public Rights of Way (PRoW)</li> </ul>
Strategic Policy 45: Inclusive Communities, Health and Wellbeing	<p>Development proposals must take positive measures to create socially inclusive and adaptable environments to meet the long term needs of a range of occupiers and users and to ensure they are accessible to all members of the community. New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs. Development should address requirements stemming from:</p> <ul style="list-style-type: none"> <li>• The needs of an ageing population;</li> <li>• People with additional needs, including the disabled or those with learning disabilities;</li> <li>• The requirements of rural workers or essential workers in rural areas;</li> <li>• The co-ordination of services to fulfil the needs of children and young people;</li> <li>• The specific needs of minority groups within the district, including Gypsies and Traveller's;</li> <li>• The specific needs of faith and other community groups; and</li> <li>• The need to protect and enhance existing community facilities, services and open spaces, and/ or to provide new facilities to meet the needs of existing and new communities</li> </ul>	<ul style="list-style-type: none"> <li>• Aim 4: Garden Space</li> <li>• Aim 5: Education</li> <li>• Policy 14: Recreation Areas</li> <li>• Aim 7: Community Infrastructure Levy (CIL)</li> <li>• Policy 16: Broadband and Telecommunications</li> <li>• Aim 8: Utilities</li> <li>• Aim 11: Accessibilit</li> </ul>

7.6. The table below sets out the Policies and Aims of the LBNP and summarises the paragraphs of the NPPF, Strategic Policies of the Adopted HDPF and the Draft Local Plan which they are in conformity with:

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Policy 1: Biodiversity	Chapter 2: Achieving sustainable development  Chapter 15: Conserving and enhancing the natural environment	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character</li> <li>• Policy 26 Strategic Policy Countryside Protection</li> <li>• Policy 27 Strategic Policy Settlement Coalescence</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 35 Strategic Policy Climate Change</li> <li>• Policy 38 Strategic Policy Flooding</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 28: Countryside Protection</li> <li>• Strategic Policy 29: Settlement Coalescence</li> <li>• Strategic Policy 31: Green Infrastructure and Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 37: Climate Change</li> <li>• Strategic Policy 40: Flooding</li> </ul>
Policy 2: Landscape Character	Chapter 2: Achieving sustainable development  Chapter 15: Conserving and enhancing the natural environment	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 25 Strategic Policy The Natural Environment and</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 28: Countryside Protection</li> <li>• Strategic Policy 29: Settlement Coalescence Strategic</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Policy 3: Green Infrastructure	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 15: Conserving and enhancing the natural environment</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 35 Strategic Policy Climate Change</li> <li>• Policy 38 Strategic Policy Flooding</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure and Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 37: Climate Change</li> <li>• Strategic Policy 40: Flooding</li> </ul>
Policy 4: Sustainability	Chapter 2: Achieving sustainable development	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 36 Strategic Policy Appropriate Energy Use</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• HierarchyPolicy 33 Strategic Policy Development Quality</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Policy 5: Energy Efficiency	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 12: Achieving well-designed places.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 35 Strategic Policy Climate Change</li> <li>• Policy 36 Strategic Policy Appropriate Energy Use</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Policy 33 Strategic Policy Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 37: Climate Change</li> <li>• Strategic Policy 38: Appropriate Energy Use</li> </ul>
Aim 1: Light Pollution	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 15: Conserving and enhancing the natural environment</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 27 Strategic Policy Settlement Coalescence</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Policy 29 Strategic Policy Settlement Coalescence</li> </ul>
Aim 2: Air Quality	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 9: Promoting Sustainable Transport</p> <p>Chapter 15: Conserving and enhancing the natural environment</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 35 Strategic Policy Climate Change</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 37: Climate Change</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Aim 3: Water Environment</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 35 Strategic Policy Climate Change</li> <li>• Policy 38 Strategic Policy Flooding</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure and Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 37: Climate Change</li> <li>• Strategic Policy 40: Flooding</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Policy 6: Land at Cyder Farm</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 11: Making effective use of land</p> <p>Chapter 12: Achieving well-designed places</p> <p>Chapter 15: Conserving and enhancing the natural environment.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 4 Strategic Policy Settlement Expansion</li> <li>• Policy 15 Strategic Policy Housing Provision</li> <li>• Policy 16: Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character.</li> <li>• Policy 26 Strategic Policy Countryside Protection.</li> <li>• Policy 32 Strategic Policy: The Quality of New Development..</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 14: Options for Housing Growth</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 16: Affordable Housing</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 42 Sustainable Transport</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Policy 7: Land at Trinity Cottage</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 11: Making effective use of land</p> <p>Chapter 12: Achieving well-designed places</p> <p>Chapter 15: Conserving and enhancing the natural environment.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 4 Strategic Policy Settlement Expansion</li> <li>• Policy 15 Strategic Policy Housing Provision</li> <li>• Policy 16: Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character.</li> <li>• Policy 26 Strategic Policy Countryside Protection.</li> <li>• Policy 32 Strategic Policy: The Quality of New Development..</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 14: Options for Housing Growth</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 16: Affordable Housing</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 42 Sustainable Transport</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Policy 8: Land north of Sandygate Lane</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 11: Making effective use of land</p> <p>Chapter 12: Achieving well-designed places</p> <p>Chapter 15: Conserving and enhancing the natural environment.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 4 Strategic Policy Settlement Expansion</li> <li>• Policy 15 Strategic Policy Housing Provision</li> <li>• Policy 16: Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character.</li> <li>• Policy 26 Strategic Policy Countryside Protection.</li> <li>• Policy 32 Strategic Policy: The Quality of New Development..</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 14: Options for Housing Growth</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 16: Affordable Housing</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 42 Sustainable Transport</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Policy 9: Land at Glayde Farm (Field B)</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 11: Making effective use of land</p> <p>Chapter 12: Achieving well-designed places</p> <p>Chapter 15: Conserving and enhancing the natural environment.</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 4 Strategic Policy Settlement Expansion</li> <li>• Policy 15 Strategic Policy Housing Provision</li> <li>• Policy 16: Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 25 Strategic Policy The Natural Environment and Landscape Character.</li> <li>• Policy 26 Strategic Policy Countryside Protection.</li> <li>• Policy 32 Strategic Policy: The Quality of New Development..</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 14: Options for Housing Growth</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 16: Affordable Housing</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 42 Sustainable Transport</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
<p>Policy 10: Windfall Development</p>	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Chapter 11: Making effective use of land</p> <p>Chapter 12: Achieving well-designed places</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 3 Strategic Policy Development Policy</li> <li>• Policy 15 Strategic Policy Housing Provision</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 14: Options for Housing Growth</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 16: Affordable Housing</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 27: The Natural Environment and Landscape Character</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 42 Sustainable Transport</li> </ul>
<p>Policy 11: Housing Mix</p>	<p>Chapter 5: Delivering a sufficient supply of homes</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 16 Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Policy 12: Design	Chapter 2: Achieving sustainable development  Chapter 12: Achieving well-designed places  Chapter 14: Meeting the challenge of climate change, flooding and coastal change	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 34: Development Principles</li> </ul>
Aim 4: Garden Space	Chapter 2: Achieving sustainable development  Chapter 8: Promoting healthy and safe communities.  Chapter 11: Making effective use of land.	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 24 Strategic Policy Environmental Protection</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 25: Environmental Protection</li> <li>• Strategic Policy 31: Green Infrastructure Biodiversity</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure</li> </ul>
Policy 13: Density	Chapter 5: Delivering a sufficient supply of homes	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 16 Strategic Policy Meeting Local Housing Needs</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 17: Housing Mix</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Aim 5: Education	Chapter 2: Achieving sustainable development  Chapter 8: Promoting healthy and safe communities.  Chapter 11: Making effective use of land.	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure</li> </ul>
Aim 6: Waste Management	Chapter 2: Achieving sustainable development	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development.</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 32 Strategic Policy The Quality of New Development.</li> <li>• Policy 39 Strategic Policy Infrastructure Provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 2: Development Hierarchy</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>
Policy 14: Recreation Areas	Chapter 2: Achieving sustainable development  Chapter 8: Promoting healthy and safe communities  Chapter 11: Making effective use of land  Chapter 12: Achieving well-designed places	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> <li>• Policy 42 Strategic Policy Inclusive Communities</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 33: Development Quality</li> <li>• Strategic Policy 34: Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> <li>• Strategic Policy 45: Inclusive Communities, Health and Wellbeing</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Policy 15: Protection of Local Green Space	Chapter 2: Achieving sustainable development  Chapter 8: Promoting healthy and safe communities	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>
Aim 7: Community Infrastructure Levy (CIL)	Chapter 2: Achieving sustainable development	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 2 Strategic Policy Strategic Development.</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>
Policy 16: Broadband and Tele- communications	Chapter 6: Building a strong, competitive economy  Chapter 10: Supporting high quality communications  Chapter 12: Achieving well-designed places	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 7 Strategic Policy Economic Growth</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> <li>• Policy 42 Strategic Policy Inclusive Communities</li> </ul>	<p>Strategic Policy 1: Sustainable Development</p> <p>Strategic Policy 6: Economic Growth</p> <p>Strategic Policy 7: Employment Development</p> <p>Strategic Policy 41: Infrastructure Provision</p> <p>Strategic Policy 45: Inclusive Communities, Health and Wellbeing</p>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Aim 8: Utilities	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 12: Achieving well-designed places</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> <li>• Policy 42 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>
Policy 17: Existing Employment Sites	<p>Chapter 6: Building a strong, competitive economy</p> <p>Chapter 7: Ensuring the vitality of town centres</p> <p>Chapter 10: Supporting high quality communications</p>	<ul style="list-style-type: none"> <li>• Policy 7 Strategic Policy Economic Growth</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 6: Economic Growth</li> <li>• Strategic Policy 7: Employment Development</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>
Policy 18: Economic Growth	<p>Chapter 6: Building a strong, competitive economy</p> <p>Chapter 7: Ensuring the vitality of town centres</p> <p>Chapter 10: Supporting high quality communications</p>	<ul style="list-style-type: none"> <li>• Policy 7 Strategic Policy Economic Growth</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 6: Economic Growth</li> <li>• Strategic Policy 7: Employment Development</li> <li>• Strategic Policy 41: Infrastructure Provision</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Aim 9: Parking	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 9: Promoting sustainable transport</p> <p>Chapter 12: Achieving well-designed places</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 42: Sustainable Transport</li> </ul>
Aim 10: Traffic Management	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 9: Promoting sustainable transport</p> <p>Chapter 12: Achieving well-designed places</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 42: Sustainable Transport</li> </ul>
Aim 11: Accessibility	<p>Chapter 2: Achieving sustainable development</p> <p>Chapter 8: Promoting healthy and safe communities</p> <p>Chapter 9: Promoting sustainable transport</p> <p>Chapter 12: Achieving well-designed places</p>	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 42: Sustainable Transport</li> </ul>

LBNP Policy/ Aim	NPPF	Adopted HDPF	Draft Local Plan
Aim 12: Public Rights of Way (PRoW)	Chapter 2: Achieving sustainable development  Chapter 8: Promoting healthy and safe communities  Chapter 9: Promoting sustainable transport  Chapter 12: Achieving well-designed places	<ul style="list-style-type: none"> <li>• Policy 1 Strategic Policy Sustainable Development</li> <li>• Policy 32 Strategic Policy The Quality of New Development</li> <li>• Policy 39 Strategic Policy Infrastructure Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Policy 1: Sustainable Development</li> <li>• Strategic Policy 15: Strategic Site Development Principles</li> <li>• Strategic Policy 42: Sustainable Transport</li> </ul>

## **8. 4B 82(f) COMPATIBLE WITH EU OBLIGATIONS**

- 8.1. Section 4B 8(2)(f) states that a draft Neighbourhood Plan will meet the Basic Conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations.
- 8.2. The SA submitted with the LBNP includes the provisions of a Strategic Environmental Assessment (SEA) which is required by European Law.
- 8.3. A Scoping Report of the SA (including the requirements of the SEA) was submitted to Historic England, the Environment Agency and Natural England for assessment against environmental requirements.
- 8.4. Amendments and additional document/objectives were then considered when the SA was formally prepared. The SA is a live document and has been continually updated.
- 8.5. HDC have advised, upon receipt of the Submission Documents, the Authority will undertake the requisite HRA screening.
- 8.6. The LBNP does not breach any EU obligations and would be otherwise compatible with all EU obligations.

## **9. 4B 8(2)(g) COMPLIANCE WITH PRESCRIBED CONDITIONS AND MATTERS**

- 9.1. Section 4B 8(2)(g) states that a draft Neighbourhood Plan will meet the Basic Conditions if prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with.
- 9.2. The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and the prescribed conditions and matters are considered to be met by the LBNP. It is therefore submitted that the LBNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

## **10. 4B 8(6) COMPATIBILITY WITH CONVENTION RIGHTS**

- 10.1. Section 4B 8(6) states that the Examiner is not to consider any matter that does not fall within Sub-Paragraph 4B(1), apart from considering whether the draft Neighbourhood Plan is compatible with Convention Rights.
- 10.2. The LBNP has regard to the fundamental rights and freedoms guaranteed under the EU convention on human rights. It has particularly had regard to Article 1 - Respecting Rights, Article 8 - Privacy and Article 14 - Discrimination. It is submitted that the LBNP complies with the Human Rights Act 1998.