

Coggeshall Neighbourhood Plan

Basic Conditions Statement

February 2020

1. Introduction

Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 requires a Neighbourhood Plan to meet the following basic conditions in order to progress to referendum:

- 1) the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
- 2) the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- 3) the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan;
- 4) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
- 5) prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with proposals within the Neighbourhood Plan¹.

When submitting a Neighbourhood Plan to a local authority, Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) states that the Plan should be accompanied by a statement which identifies how the draft Neighbourhood Plan meets the requirements of the basic conditions listed above. This statement is referred to as a Basic Conditions Statement.

The basic conditions require a different level of assessment between national and local planning policy. In relation to national policies and advice, neighbourhood plans are only required to 'have regard' to their content, therefore referencing and relating appropriately to relevant national policy and guidance. In relation to local planning policy, neighbourhood plans are required to be 'in general conformity' with strategic policies, therefore complying, agreeing, and seeking similar outcomes as local strategic planning policies.

The draft Coggeshall Neighbourhood Plan (CNP) was published for Regulation 14 consultation in January 2019. Amendments have since been made to the Plan to address issues identified through consultation responses, and the Regulation 15 CNP has been produced for submission to Braintree District Council (BDC).

The Regulation 15 CNP and this Basic Conditions Statement have been informed by the Strategic Environmental Assessment (SEA) and the Habitats Regulation Assessment (HRA)² which have been produced alongside the production of the Plan.

¹ Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for Neighbourhood Plans in addition to those set out in the primary legislation, requiring the making of the Neighbourhood Plan to not have a likely significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

² See the SEA and HRA reports available within the Neighbourhood Plan evidence base on the Parish Council website.

The CNP and this Basic Conditions Statement have been produced against a complex local planning policy context. BDC currently has an adopted Local Plan Review (LPR) adopted in 2005, and a Core Strategy adopted in 2011. Relevant policies within these two documents form the statutory Development Plan for the District against which the CNP will be examined. However, the Publication Draft (Regulation 19) Braintree District Local Plan (BDLP) was published for consultation in summer 2017, and was submitted to the Secretary of State for independent examination in October 2017. The BDLP includes Strategic Section 1, which is shared by all three North Essex local authority areas of Braintree, Colchester, and Tendring. The section 1 includes policies on strategic cross boundary issues including infrastructure and housing numbers and includes proposals for three new Garden Communities. The Garden Communities are intended to provide a large proportion of housing growth included within the BDLP.

Section 1 of the BDLP is subject to a joint examination with Colchester and Tendring which began in 2018. The examination was placed on-hold to allow further evidence base work and amendments to the Sustainability Appraisal to be undertaken. Further examination hearings have taken place in January 2020. As the emerging BDLP is at an advanced stage of preparation, and will eventually constitute the new and up to date statutory development plan for the District subject to the successful completion of the independent examination, this Basic Conditions Statement will refer to the emerging BDLP alongside the adopted Local Plan.

This statement supports the submission of the Regulation 15 CNP. The statement will begin by clarifying which adopted and emerging local planning policies are considered to be strategic and outlining how the overarching legal requirements of a Neighbourhood Plan are met. The remaining sections of the statement will review each Neighbourhood Plan objective and policy to consider how they meet the requirements of the basic conditions.

2. Adopted and emerging strategic local planning policies

Part 3 of the basic conditions listed in section 1 above requires a neighbourhood plan to be ‘in general conformity with the strategic policies contained in the Local Plan’. Given the local planning policy context in Braintree District outlined above, this would require the CNP to consider the strategic policies contained within the adopted LPR, the Core Strategy, and the emerging BDLP.

In January 2019 BDC provided clarification to the Cressing Parish Neighbourhood Plan Inspector on which adopted and emerging Local Plans policies should be considered strategic for the purposes of producing a neighbourhood plan. The strategic policies identified by BDC are listed in Table 1 below. To meet the requirements of the basic conditions in relation to local planning policy, this Basic Conditions Statement is only required to review the general conformity of the CNP policies against the strategic local planning policies listed within Table 1.

Table 1: Adopted and emerging strategic local planning policies within Braintree District

Local Development Plan Document	Identified strategic policies
Local Plan Review (2005)	Strategic policies in the 2005 Plan have been superseded by the 2011 Core Strategy
Core Strategy (2011)	CS1 – Housing Provision and Delivery CS2 – Affordable Housing CS3 – Gypsies and Travellers and Travelling Showpersons CS4 – Provision of Employment CS5 – The Countryside CS6 – Retailing and Town Centre Regeneration CS7 – Promoting Accessibility for All CS8 – Natural Environment and Biodiversity CS9 – Built and Historic Environment CS10 – Provision for Open Space, Sport and Recreation CS11 – Infrastructure Services and Facilities
Publication Draft Local Plan (2017)	Section 1: SP1 – Presumption in Favour of Sustainable Development SP2 – Spatial Strategy for North Essex SP3 – Meeting Housing Needs SP4 – Providing for Employment and Retail SP5 – Infrastructure & Connectivity SP6 – Place Shaping principles SP7 – Development & Delivery of New Garden Communities in North Essex SP8 – Tendring/Colchester Borders Garden Community SP9 – Colchester/Braintree Borders Garden Community SP10 - West of Braintree Garden Community Section 2: LPP2 – Location of Employment Land LPP3 – Employment Policy Areas LPP10 – Retailing and Regeneration LPP17 – Housing Provision and Delivery LPP18 – Strategic Growth location – land East of Great Notley, south of Braintree LPP19 – Strategic Growth Location – Land East of Broad Road, Braintree LPP20 – Strategic Growth Location – Former Towerlands Park Site LPP21 – Strategic Growth Location North West Braintree LPP22 – Strategic Growth Location – Land at Feering LPP23 – Strategic Growth Location – Wood End Farm, Witham LPP33 – Affordable Housing LPP36 – Gypsy and Traveller and Travelling Showpersons Accommodation LPP44 – Sustainable Transport LPP48 – New Road Infrastructure LPP50 – Built and Historic Environment LPP67 – Natural Environment and Green Infrastructure

	LPP68 – Protected Species, Priority Species and Priority Habitat LPP82 – Infrastructure Delivery and Impact Mitigation
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3. Legal requirements of a Neighbourhood Plan

The CNP has been produced by the Neighbourhood Plan Sub Committee of Coggeshall Parish Council. The Parish Council is a qualifying body to produce a Neighbourhood Plan in accordance with Schedule 9 of the Localism Act 2011.

In 2015, and in accordance with Part 2 of the Neighbourhood Planning Regulations 2012, BDC formally designated Coggeshall Parish as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan.

The draft CNP contains policies relating to the development and use of land within the neighbourhood area. All policies have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The draft CNP relates to the period 2019-2033. This is consistent with the proposed plan period of the emerging BDLP which also runs to 2033. The draft CNP does not propose policies relating to mineral extraction and waste development, nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Coggeshall. There are no other Neighbourhood Plans in place or proposed within the neighbourhood area.

4. Assessment of the Neighbourhood Plan objectives

Through ongoing engagement with the local community, the Neighbourhood Plan Sub Committee identified 7 ‘super objectives’ to guide the production of the Neighbourhood Plan. Table 2 assesses if the general themes of the identified objectives against the requirements of the basic conditions, to consider if the objectives have regard to national planning policy and advice, and conform with the identified strategic local planning policy listed in Table 1.

Table 2: Assessment of the Coggeshall Neighbourhood Plan Super Objectives against the requirements of the basic conditions

Objectives	Have regard to national planning policy	Conformity with local strategic planning policy
<p>1. Meet the housing, business and other development needs of the parish</p>	<p>Sections 5 and 6 of the NPPF seek to ensure that housing and business needs are met through the production of a local plan and associated decision making on planning applications.</p> <p>The NPPF also guides the consideration of development needs associated with town centres (section 7), transport (section 9) and communications infrastructure (section 10)</p>	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • CS1 – Housing Provision and Delivery • CS2 – Affordable Housing • CS3 – Gypsies and Travellers and Travelling Showpersons • CS4 – Provision of Employment • CS6 – Retailing and Town Centre Regeneration • CS11 – Infrastructure Services and Facilities • SP3 – Meeting Housing Needs • SP4 – Providing for Employment and Retail • SP5 – Infrastructure & Connectivity • SP7 – Development & Delivery of New Garden Communities in • North Essex • SP8 – Tendring/Colchester Borders Garden Community • SP9 – Colchester/Braintree Borders Garden Community • SP10 - West of Braintree Garden Community • LPP2 – Location of Employment Land • LPP3 – Employment Policy Areas • LPP10 – Retailing and Regeneration • LPP17 – Housing Provision and Delivery • LPP18 – Strategic Growth location – land East of Great Notley, • south of Braintree • LPP19 – Strategic Growth Location – Land East of Broad Road, • Braintree • LPP20 – Strategic Growth Location – Former Towerlands Park Site • LPP21 – Strategic Growth Location North West Braintree • LPP22 – Strategic Growth Location – Land at Feering • LPP23 – Strategic Growth Location – Wood End Farm, Witham • LPP33 – Affordable Housing

		<ul style="list-style-type: none"> • LPP36 – Gypsy and Traveller and Travelling Showpersons • Accommodation • LPP44 – Sustainable Transport • LPP48 – New Road Infrastructure • LPP82 – Infrastructure Delivery and Impact Mitigation
2. Protect and enhance our heritage	NPPF section 16 on conserving and enhancing the historic environment.	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • CS9 – Built and Historic Environment • LPP50 – Built and Historic Environment
3. Protect and enhance our natural environment	NPPF section 15 on conserving and enhancing the natural environment.	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • CS8 – Natural Environment and Biodiversity • LPP67 – Natural Environment and Green Infrastructure
4. Support a strong vibrant and healthy community	NPPF section 8 promoting healthy and safe communities.	In relation to new development the objective conforms with Policy SP6 – Place Shaping principles. This objective does not relate to any other local strategic planning policies.
5. Support and develop the economy of the parish	Section 6 of the NPPF building a strong competitive economy.	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • CS4 – Provision of Employment • CS6 – Retailing and Town Centre Regeneration • SP4 – Providing for Employment and Retail • LPP2 – Location of Employment Land • LPP3 – Employment Policy Areas • LPP10 – Retailing and Regeneration
6. Maintain access to appropriate education and health services within the village	NPPF paragraph 94 refers to providing sufficient school places to meet local needs. The NPPF does not refer specifically to the provision of health services.	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • CS7 – Promoting Accessibility for All • CS11 – Infrastructure Services and Facilities • SP5 – Infrastructure & Connectivity • LPP44 – Sustainable Transport • LPP82 – Infrastructure Delivery and Impact Mitigation
7. Encourage a more sustainable community	NPPF section 2 achieving sustainable development. All sections of the NPPF seek to support and encourage sustainable development.	<p>This objective conforms with the following adopted and emerging local strategic planning policies:</p> <ul style="list-style-type: none"> • SP1 – Presumption in Favour of Sustainable Development • LPP44 – Sustainable Transport • Sustainability objectives form part of many local planning policies.

Table 2 demonstrates that the CNP super objectives have regard to national planning policy and conform with local strategic planning policy. Objective 4 has limited connections to local strategic planning policy, however the principle of creating healthy communities is clearly supported within local planning policy.

5. Assessment of the Neighbourhood Plan policies against the basic conditions

There are 19 policies within the CNP. This section will review each policy against the requirements of the basic conditions.

5.1 Residential development policies

Policy 1 Meeting the housing need

Summary of CNP policy	
<ul style="list-style-type: none"> • Allocation of sites for residential development in the Parish to meet future housing needs. • Support for brownfield and infill development. • Requiring an appropriate range of house types to meet local needs. • Protecting and enhancing the character and appearance of the area. • Maintaining new development within settlement boundaries. • Providing affordable housing in accordance with local plan requirements. • Demonstrate how a development of 5 or more dwellings has considered self-build needs. • Include, where appropriate, renewable and low carbon energy generation technology. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 5	The policy seeks to ensure that housing needs are met through the CNP.
NPPF para 69	The policy allocates small and medium sized sites for housing.
NPPF para 59	The policy seeks to provide more homes in the area.
NPPF para 61	The policy seeks to provide an appropriate range of house types to meet local needs, the policy seeks to provide additional affordable housing, and the policy seeks to provide opportunities for self-build development.
NPPF para 79 and 170	The policy seeks to locate new development within settlement boundaries, on brownfield land, and as infill development. The policy therefore seeks to discourage development in the countryside and protect the character of the countryside.
NPPF para 117	The policy seeks to make effective use of land by encouraging development on brownfield land and on infill sites.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 148, 151, 152	The policy supports renewable and low carbon energy generation through new development proposals.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	All requirements in the policy have regard to national planning policy and guidance.

Topics within the policy which are not included within national planning policy and guidance	
All policy requirements are related to topics considered within national planning policy and guidance.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
LPP 17	The policy allocates all sites in the Parish allocated in the draft BDLP (although allocation numbers vary in some cases)
SP 3	The policy seeks to provide more housing in the area.
LPP 33	The policy seeks to provide additional affordable housing in the area.
CS5	The policy seeks to locate new development within settlement boundaries, on brownfield land, and as infill development. The policy therefore seeks to discourage development in the countryside and protect the character of the countryside.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Housing types • Low carbon and renewable energy generation • Encouraging self-build development <p>Policies in the emerging BDLP covering these topics have not been identified as being 'strategic'.</p>	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Allocating development in sustainable locations. • Encouraging new development to be located within settlement boundaries, on brownfield and infill sites, reducing the requirement to develop open countryside areas which are often unsustainable and have a greater impact on flora and fauna. • Encouraging new development to include renewable and low carbon energy generation. 	
Compatibility with EU obligations	
The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.	

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 2 Allocated Site: Tey Road

Summary of CNP policy	
<ul style="list-style-type: none"> • Allocation of the Tey Road site for 10 dwellings. • Design and layout requirements to mitigate noise and air pollution from the A120. • Protection of the character and appearance of the area, and create a distinctive character. • Respect the local landscape setting. • Provide a mix of house types and tenure. • Design which encourages community integration. • Reinforce boundary planting to establish green infrastructure links. • Incorporate SuDS as outlined in ECC guidance. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 5	The policy seeks to ensure that housing needs are met through the CNP.
NPPF para 29	<p>The policy allocates the site for around 10 dwellings. The BDLP allocates the site for 11 dwellings. Paragraph 29 of the NPPF states that a 'neighbourhood plan should not promote less development than set out in the strategic policies for the area'. However, the BDLP is an emerging plan currently subject to independent examination, and therefore does not currently form part of the statutory development plan. The allocation of around 10 dwellings on the site is based on the most up to date evidence and information and has been discussed and agreed with BDC in preparing the Regulation 15 Submission version of the CNP.</p> <p>It should also be noted that whilst this individual policy allocates less development on this site than the BDLP, the CNP allocates a greater quantum of housing for the Parish overall than the emerging BDLP.</p>
NPPF para 69	The policy allocates small and medium sized sites for housing.
NPPF para 59	The policy seeks to provide more homes in the area.
NPPF para 61	The policy seeks to provide an appropriate range of house types and tenures to meet local needs.
NPPF para 170, 180	The policy seeks to ensure that the new development will not be at an unacceptable risk from noise and air pollution, and that any potential risks of noise and air pollution are mitigated.
NPPF para 127	The policy seeks to ensure that the development will respect and landscape setting.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 170, 171, 174	The policy seeks to establish, maintain and enhance green infrastructure links to support coherent ecological networks
NPPF para 91, 127,	The policy seeks to encourage community integration, inclusion, and cohesion.
NPPF para 163, 165	The policy requires developments to incorporate sustainable drainage systems.

Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	All requirements in the policy have regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
All policy requirements are related to topics considered within national planning policy and guidance.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP 3	The policy seeks to provide more housing in the area.
SP 6, CS8	The policy seeks to use design and layout to assist in mitigating noise and air pollution.
CS5	The policy seeks to locate new development within settlement boundaries, on brownfield land, and as infill development. The policy therefore seeks to discourage development in the countryside and protect the character of the countryside.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting.
CS8, LPP67	The policy seeks to maximise opportunities to create a new green infrastructure network.
CS8	The policy requires sustainable drainage to be incorporated into the site.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
LPP 17	<p>The policy allocates the site for around 10 dwellings. The BDLP allocates the site for 11 dwellings. Paragraph 29 of the NPPF states that a 'neighbourhood plan should not promote less development than set out in the strategic policies for the area'. However, the BDLP is an emerging plan currently subject to independent examination, and therefore does not currently form part of the statutory development plan. The allocation of around 10 dwellings on the site is based on the most up to date evidence and information and has been discussed and agreed with BDC in preparing the Regulation 15 Submission version of the CNP.</p> <p>It should also be noted that whilst this individual policy allocates less development on this site than the BDLP, the CNP allocates a greater quantum of housing for the Parish overall than the emerging BDLP.</p>
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Housing types • Encouraging community integration through design <p>Policies in the emerging BDLP covering these topics have not been identified as being 'strategic'.</p>	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	

The policy requirements have regard to national planning policy. The policy does not conform with Policy LPP 17 of the emerging BDLP for the reasons explained above.

Contribution towards the achievement of sustainable development

The policy contributes towards the achievement of sustainable development by:

- Allocating development in a sustainable location.
- Requiring the incorporation of sustainable drainage systems.
- Requiring additional planting support the reduction in carbon in the atmosphere.

Compatibility with EU obligations

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 3 Allocated Site: The Dutch Nursery

Summary of CNP policy	
<ul style="list-style-type: none"> • Allocation of the Dutch Nursery site for 60 dwellings. • Respect the historic streetscape. • Layout and character of development should respect the topography and landscape setting • Provide a mix of house types and tenure. • Allocate a new Local Green Space. • Protection of important trees on the site. • Incorporate SuDS as outlined in ECC guidance. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 5	The policy seeks to ensure that housing needs are met through the CNP.
NPPF para 69	The policy allocates small and medium sized sites for housing.
NPPF para 59	The policy seeks to provide more homes in the area.
NPPF para 61	The policy seeks to provide an appropriate range of house types and tenures to meet local needs.
NPPF section 16, para 185, 127	The policy seeks to protect heritage assets and respect historic streetscapes.
NPPF para 127	The policy seeks to ensure that the development will respect and landscape setting.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 99, 100	The policy designates an area of Local Green Space. Whilst some concerns were raised through the Regulation 14 consultation in relation to the appropriateness of the designation, the CNP subcommittee have assessed LGS against the criteria set out in NPPF 2019 and National Planning Policy Guidance note Open space, sports and recreation, PRoW and local green space and found them to meet the criteria. Members of the CNP subcommittee met with officers of BDC in July 2019 to discuss and amend the approach to the designation of LGS in the CNP. As a result it is understood that BDC support the revised designations. Appendix F3 to the Plan provides the subcommittees assessment and justification for the designation of Local Green Spaces in the CNP.
NPPF para 170, 175	The policy seeks to protect important trees.
NPPF para 163, 165	The policy requires developments to incorporate sustainable drainage systems.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	All policy requirements are related to topics considered within national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	

<ul style="list-style-type: none"> Requiring the layout character of the development to respond to the topography of a site. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
LPP 17	The policy allocates a site in the Parish allocated in the draft BDLP.
SP 3	The policy seeks to provide more housing in the area.
CS9, LPP50	The policy seeks to protect heritage assets and respect historic streetscapes.
LPP67	The policy seeks to protect green infrastructure in the area through the allocation of a Local Green Space.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting.
CS8	The policy requires sustainable drainage to be incorporated into the site.
LPP68	The policy seeks to protect important trees
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Housing types and tenure. Requiring the layout character of the development to respond to the topography of a site. <p>Policies in the emerging BDLP covering these topics have not been identified as being 'strategic'.</p>	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> Allocating development in a sustainable location. Requiring the incorporation of sustainable drainage systems. Protecting green infrastructure and trees which contribute to the reduction in carbon in the atmosphere. 	
Compatibility with EU obligations	

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 4 Allocated Site: Cook Field

Summary of CNP policy	
<ul style="list-style-type: none"> • Allocation of the Cook Field site for 15 dwellings. • Respect and reflect the historic landscape setting. • Create a distinctive character, respect and enhance the character of the area. • Provide a mix of house types and tenure. • Protect and enhance the setting of the Essex Way public right of way (PRoW). • Protect the landscape setting of the conservation area. • Allocate a new Local Green Space, and requiring new homes to be set back 15m from the Local Green Space. • Incorporate SuDS as outlined in ECC guidance. • Retain mature planting along East Street. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 5	The policy seeks to ensure that housing needs are met through the CNP.
NPPF para 29	<p>The policy allocates the site for around 15 dwellings. The draft BDLP allocates the site for 25 dwellings. Paragraph 29 of the NPPF states that a ‘neighbourhood plan should not promote less development than set out in the strategic policies for the area’.</p> <p>However, the BDLP is an emerging plan currently subject to independent examination, and therefore does not currently form part of the statutory development plan. The allocation of around 15 dwellings on the site is based on the most up to date evidence and information, recognising the context of the site including its historic landscape setting, relationship with the conservation area and the setting of the Essex Way. A development of 25 dwellings would be considered by the subcommittee to be entirely out of character with the site context. Further detailed explanation and justification is set out in Volume 2 of the CNP. This approach has been discussed and agreed with BDC in preparing the Regulation 15 Submission version of the CNP.</p> <p>It should also be noted that whilst this individual policy allocates less development on this site than the BDLP, the CNP allocates a greater quantum of housing for the Parish overall than the emerging BDLP.</p>
NPPF para 69	The policy allocates small and medium sized sites for housing.
NPPF para 59	The policy seeks to provide more homes in the area.
NPPF para 61	The policy seeks to provide an appropriate range of house types and tenures to meet local needs.
NPPF section 16, para 185, 127	The policy seeks to protect heritage assets and their setting.
NPPF para 190, 194, 200	The policy seeks to protect the setting of the conservation area and associated heritage assets.

NPPF para 127	The policy seeks to ensure that the development will respect the historic landscape setting.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 99, 100	The policy designates an area of Local Green Space. Whilst some concerns were raised through the Regulation 14 consultation in relation to the appropriateness of the designation, the CNP subcommittee have assessed LGS against the criteria set out in NPPF 2019 and National Planning Policy Guidance note Open space, sports and recreation, PRoW and local green space and found them to meet the criteria. Members of the CNP subcommittee met with officers of BDC in July 2019 to discuss and amend the approach to the designation of LGS in the CNP. Appendix F3 to the Plan provides the subcommittees assessment and justification for the designation of Local Green Spaces in the CNP.
NPPF para 170, 175	The policy seeks to protect mature planting and important trees.
NPPF para 163, 165	The policy requires developments to incorporate sustainable drainage systems.
NPPF para 98	Protect and enhance PRoW.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
All policy requirements are related to topics considered within national planning policy and guidance.	
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Protecting and enhancing the setting of a PRoW. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP 3	The policy seeks to provide more housing in the area.
CS9, LPP50	The policy seeks to protect the setting of heritage assets and conservation areas.
LPP67	The policy seeks to protect green infrastructure in the area through the allocation of a Local Green Space.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting.
LPP 44	The policy seeks to protect the character and attractiveness of a public right of way.
CS8	The policy requires sustainable drainage to be incorporated into the site.
LPP68	The policy seeks to protect mature planting and important trees.

Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
LPP 17	<p>The policy allocates the site for around 15 dwellings. The draft BDLP allocates the site for 25 dwellings. Paragraph 29 of the NPPF states that a 'neighbourhood plan should not promote less development than set out in the strategic policies for the area'. However, the BDLP is an emerging plan currently subject to independent examination, and therefore does not currently form part of the statutory development plan. The allocation of around 15 dwellings on the site is based on the most up to date evidence and information, recognising the context of the site including its historic landscape setting, relationship with the conservation area and the setting of the Essex Way. A development of 25 dwellings would be considered by the subcommittee to be entirely out of character with the site context. Further detailed explanation and justification is set out in Volume 2 of the CNP. This approach has been discussed and agreed with BDC in preparing the Regulation 15 Submission version of the CNP.</p> <p>It should also be noted that whilst this individual policy allocates less development on this site than the BDLP, the CNP allocates a greater quantum of housing for the Parish overall than the emerging BDLP.</p>
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Housing types and tenures. <p>Policies in the emerging BDLP covering these topics have not been identified as being 'strategic'.</p>	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The policy requirements have regard to national planning policy. The policy does not conform with Policy LPP 17 of the emerging BDLP for the reasons explained above.</p>	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Allocating development in a sustainable location. • Requiring the incorporation of sustainable drainage systems. • Protecting green infrastructure and trees which contribute to the reduction in carbon in the atmosphere. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p>	

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 5 Allocated Site: Land north of Colchester Road

Summary of CNP policy	
<ul style="list-style-type: none"> • Allocation of the Colchester Road site for 300 dwellings. • Allow small-scale B1 employment uses within the site. • The development must respect, conserve and enhance local residential amenity. • Respect the landscape setting and the environment. • Respect and enhance the character of the area. • Mitigate impacts on local services and facilities. • Provide a mix of house types and tenure, which are adaptable for disabled and elderly residents. • Provide a variety of road layouts to support social interactions and the development of a community. • 3% of the total development is required to be self-build plots. • Provide a variety of densities within the site to establish interesting design and different character areas. • Mitigate the visual impact of the development on the surrounding area. • Protect and enhance the character, appearance and function of the Conservation Area. • Protect views to St Peter ad Vincula from the site and the surrounding area. • Require the production of a masterplan to support the development of the site. • Allocation of Local Green Space, along the stream and PRow in the centre of the site. • Facilitate the early delivery of a landscape scheme. • Provide landscaping which enhances wildlife habitats and biodiversity. • Incorporate SuDS as outlined in ECC guidance, provide natural flood management techniques and un-culvert the stream. • Provide green infrastructure networks to facilitate the movement of wildlife. • Include mitigation measure to address noise and air pollution from the A120. • Require a lighting strategy to reduce the impact of light pollution. • Protect and enhance the setting of the Essex Way public right of way (PRow). • Incorporate measures to enable a new crossing on the A120 for the Essex Way on the eastern boundary of the site. • Include safe pedestrian access and multiple access points to surrounding areas within the design and layout of the development. • Improvements to local bus stops. • Improvements to footpaths on Tey Road and Mount Road connecting the site to the surrounding area. • Provision of a travel plan in accordance with ECC guidance. • Provision of a 'pump' cycle track or skatepark to meet the needs of the Parish. • Provision for elderly peoples housing such as a care home, sheltered housing, or alms housing. • Contributions towards additional education infrastructure. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance

NPPF section 5	The policy seeks to ensure that housing needs are met through the CNP.
NPPF para 59	The policy seeks to provide more homes in the area.
NPPF section 6, para 81, 83	The policy allows employment uses within the site.
NPPF para 127	The policy seeks to protect the amenity of existing and future residents.
NPPF para 61	The policy seeks to provide an appropriate range of house types and tenures to meet local needs, including the needs of disabled and elderly people.
NPPF para 61	The policy seeks to encourage opportunities for self-build development.
NPPF para 127	The policy requires the production and implementation of a landscaping scheme.
NPPF Policy 91, 127	The policy requires the layout of the development to be varied in order to support good design, character areas, and to promote social interaction and the development of a community.
NPPF para 190, 194, 200	The policy seeks to protect the setting of the conservation area and associated heritage assets.
NPPF para 127, 170	The policy seeks to ensure that the development will respect the landscape setting.
NPPF section 15, para 170	The policy requires new development to respect the environment.
NPPF para 127	The policy seeks to ensure that the development is visually attractive as a result of good design.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
PPG Paragraph: 006 Reference ID: 26-006-20191001	The policy requires the production of a masterplan to determine how the site will be developed in the future.
NPPF para 54	The policy will require the proposed development to mitigate impact on services and facilities. This will be likely to be addressed through developer contributions.
NPPF para 99, 100	The policy designates an area of Local Green Space. The CNP subcommittee have assessed LGS against the criteria set out in NPPF 2019 and National Planning Policy Guidance note Open space, sports and recreation, PRoW and local green space and found them to meet the criteria. Members of the CNP subcommittee met with officers of BDC in July 2019 to discuss and amend the approach to the designation of LGS in the CNP. Appendix F3 to the Plan provides the subcommittees assessment and justification for the designation of Local Green Spaces in the CNP.
NPPF para 174	The policy seeks to enhance local habitats and biodiversity.
NPPF para 170	The policy encourages the use of trees to establish character and good design in streets.
NPPF para 157	The policy encourages the use of natural flood management techniques on the site.
NPPF para 170, 171, 174	The policy seeks to establish, maintain and enhance green infrastructure links to support coherent ecological networks

NPPF para 170, 180	The policy seeks to ensure that the new development will not be at an unacceptable risk from noise and air pollution, and that any potential risks of noise and air pollution are mitigated.
NPPF para 91, 110	The policy seeks to ensure good quality pedestrian and cycle access to surrounding areas.
NPPF para 56	The policy requires the development to incorporate measures to enable a new crossing on the A120 for the Essex Way footpath. The extent of the measures incorporated into the development will be dependent on the masterplanning process and consideration of the potential for an increased use of this path as a result of the development. To ensure compliance with NPPF paragraph 56, the policy does not require the development to deliver a crossing on the A120, and instead seeks to enable the provision of a crossing to take place in the future.
NPPF section 8, para 91, 92	The policy requires the design and layout of the development to incorporate a 'pump' cycle track or skateboard park.
NPPF para 56	The policy requires the design and layout of the development to incorporate a 'pump' cycle track or skateboard park. The contribution towards these facilities made by the developer will be dependent on an assessment of the demand for this type of facility from the future residents. To ensure compliance with NPPF paragraph 56, the policy does not require the development to deliver the cycle track or skate park, and instead seeks to incorporate the provision of such a facility within the layout of the site.
NPPF para 61	The policy requires planning policies to reflect the size, type and tenure of housing needed for different groups in the community. This includes people wishing to commission or build their own homes. The CNP subcommittee provide an explanation and justification for the requirement for 3% of homes to be provided for self-build plots within Appendix 2 to the CNP.
NPPF para 163, 165	The policy requires developments to incorporate sustainable drainage systems.
NPPF para 102	Consider opportunities to promote the use of public transport.
NPPF para 111	Provision of a travel plan for developments which generate significant amounts of movements.
NPPF para 20	Policies should make sufficient provision for community facilities such as education.
NPPF para 98	Protecting and enhancing public rights of way.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
All policy requirements are related to topics considered within national planning policy and guidance.	
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Providing a variety of densities within the site to establish interesting design and different character areas. • Protecting views to important features in the surrounding area. • Protecting and enhancing the setting of a PRoW. 	
Conformity with local strategic planning policy	

Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP 3	The policy seeks to provide more housing in the area.
SP 4	The policy allows small-scale B1 employment uses within the site.
LPP67	The policy seeks to protect green infrastructure in the area through the allocation of a Local Green Space.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting.
LPP 44	The policy seeks to protect the character and attractiveness of a public right of way.
CS8	The policy requires sustainable drainage to be incorporated into the site.
LPP 82	Mitigate impacts on local services and facilities.
CS9, LPP 50	Provide a variety of densities within the site to establish interesting design and different character areas. Mitigate the visual impact of the development on the surrounding area. Protect and enhance the character, appearance and function of the Conservation Area.
SP 6	Require the production of a masterplan to support the development of the site. The development must respect, conserve and enhance local residential amenity.
CS5, CS8	Facilitate the early delivery of a landscape scheme.
LPP 67, CS8	Provide landscaping which enhances wildlife habitats and biodiversity. Provide green infrastructure networks to facilitate the movement of wildlife.
CS8	Include mitigation measure to address noise and air pollution from the A120. Require a lighting strategy to reduce the impact of light pollution.
CS7, SP6, LPP44	<ul style="list-style-type: none"> • Incorporate measures to enable a new crossing on the A120 for the Essex Way on the eastern boundary of the site. • Include safe pedestrian access and multiple access points to surrounding areas within the design and layout of the development. • Improvements to local bus stops. • Improvements to footpaths on Tey Road and Mount Road connecting the site to the surrounding area. • Provision of a travel plan in accordance with ECC guidance.
CS10	Provision of a 'pump' cycle track or skatepark to meet the needs of the Parish.

CS11	Contributions towards additional education infrastructure.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Provide a mix of house types and tenure, which are adaptable for disabled and elderly residents. • Provide a variety of road layouts to support social interactions and the development of a community. • 3% of the total development is required to be self-build plots. • Protect views to St Peter ad Vincula from the site and the surrounding area. • Provision for elderly peoples housing such as a care home, sheltered housing, or alms housing. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirement for 3% of housing on site to be provided through self-build plots does not conform with policy LPP 37 of the emerging BDLP. However, this policy is not considered to be 'strategic', and therefore the CNP policy does not need to conform with it. The CNP subcommittee provide an explanation and justification for the requirement for 3% of homes to be provided for self-build plots within Appendix 2 to the CNP.</p> <p>The policy is considered to have regard to national planning policy and guidance and conform with local strategic policy.</p>	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Allocating development in a sustainable location. • Requiring the incorporation of sustainable drainage systems. • Protecting the environment. • Encouraging the use of sustainable modes of transport. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 6 Meeting the business need

Summary of CNP policy	
<ul style="list-style-type: none"> • Create new jobs and enhance the local economy. • Encourage new employment opportunities. • Respect the character of the environment and landscape. • Local new jobs in accessible locations, which will not have a detrimental impact on congestion. • Protect residential amenity, health and quality of life. • Protect heritage assets. • Supporting the subdivision of larger units to improve viability. • Seeking infrastructure improvements which support the local economy, including improving broadband and mobile phone connectivity. • Ensuring street furniture responds to the character of the surroundings. • Protect existing retail and business units unless the present use significantly harms the character and amenity of the area, or the site has been appropriately marketed and it can be demonstrated that the current use is no longer viable as employment use. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 6, para 80, 81, 83	Create new jobs and enhance the local economy. Encourage new employment opportunities.
NPPF para 127	Respect the character of the environment and landscape. Protect residential amenity, health and quality of life. Ensuring street furniture responds to the character of the surroundings.
NPPF para 190, 194	The policy seeks to protect heritage assets.
NPPF para 127, 170	The policy seeks to ensure that the development will respect the landscape setting.
NPPF section 15, para 170	The policy requires new development to respect the environment.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 170, 180	Protect health and quality of life.
NPPF para 91, 110	The policy seeks to ensure good quality pedestrian and cycle access to surrounding areas.
NPPF para 102, 108, 127	Local new jobs in accessible locations, which will not have a detrimental impact on congestion.
NPPF section 10, paragraphs 81, 112	Seeking infrastructure improvements which support the local economy, including improving broadband and mobile phone connectivity.
NPPF para 83d)	Protect existing retail and business units.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	All requirements in the policy have regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Supporting the subdivision of larger units to improve viability. 	
Conformity with local strategic planning policy	

Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS4, SP 4, LPP2	Create new jobs and enhance the local economy. Encourage new employment opportunities.
CS8, CS9, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting.
CS8	Protect health and quality of life.
CS7, SP6, LPP44	Local new jobs in accessible locations, which will not have a detrimental impact on congestion.
LPP 10	Protect existing retail units. The CNP goes beyond the requirements of local policy, requiring the loss of existing retail and business units to demonstrate that the current use is no longer viable as employment use through appropriate marketing of the site. While this creates additional policy requirements, the aims and objectives are still considered to conform with local strategic planning policy.
SP5	Seeking infrastructure improvements which support the local economy, including improving broadband and mobile phone connectivity.
SP6	Ensuring street furniture responds to the character of the surroundings. Protect local residential amenity.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements in the policy conform with local strategic planning policy and guidance.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Supporting the subdivision of larger units to improve viability. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> Protecting the environment. Encourage employment generating developments to be in accessible locations. 	
Compatibility with EU obligations	

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 7 Protecting and enhancing green and blue infrastructure and the natural environment

Summary of CNP policy	
<ul style="list-style-type: none"> • Protect, enhance, and increase the provision of green and blue infrastructure. • All proposals should seek to deliver a net gain in biodiversity, in addition to protecting habitats and species. • Proposals which have a negative impact on identified features will only be permitted where the benefits outweigh any negative impacts. • Incorporate pedestrian, cycle and bridleway access to new areas of green and blue infrastructure. • Conserve and enhance the network of important ecological features in the Parish. • Proposal which could have an impact on ecological features should include an independent survey report, including a Phase 1 Habitat Survey. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 15, para 170	Protect, enhance, and increase the provision of green and blue infrastructure. All proposals should seek to deliver a net gain in biodiversity, in addition to protecting habitats and species. Conserve and enhance the network of important ecological features in the Parish.
NPPF para 175	Proposals which have a negative impact on identified features will only be permitted where the benefits outweigh any negative impacts.
NPPF section 9, para 91, 102, 104, 110	Incorporate pedestrian, cycle and bridleway access to new areas of green and blue infrastructure.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	All requirements in the policy have regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Proposal which could have an impact on ecological features should include an independent survey report, including a Phase 1 Habitat Survey. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS8, LPP 67	Protect, enhance, and increase the provision of green and blue infrastructure. All proposals should seek to deliver a net gain in biodiversity, in addition to protecting habitats and species. Conserve and enhance the network of important ecological features in the Parish.
LPP 68	All proposals should seek to deliver a net gain in biodiversity, in addition to protecting habitats and species. Conserve and enhance the network of important ecological features in the

	Parish. Proposals which have a negative impact on identified features will only be permitted where the benefits outweigh any negative impacts. Proposal which could have an impact on protected ecological features should undertake an ecological survey.
CS7, SP6, LPP44	Incorporate pedestrian, cycle and bridleway access to new areas of green and blue infrastructure.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements in the policy conform with local strategic planning policy and guidance.
Topics within the policy which are not included within local strategic planning policy	
All topics within the policy are included within local strategic planning policy.	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Protecting the environment. • Seeking the protection and enhancement of biodiversity. • Encouraging walking and cycling. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
<p>The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.</p>	

Policy 8 Green buffers

Summary of CNP policy	
<ul style="list-style-type: none"> • Four sites are designated in the Plan as green buffer areas. • Protect and enhance the landscape character, setting, amenity value, ecology, heritage assets, and recreational assets within identified buffer areas. • Minimise the potential for coalescence through design. • Preserve the rural character and setting of the area. • Development should include landscaping which minimises the visual impact of development. • Development proposals within buffer areas should include an assessment of the local landscape. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 170	Protecting the rural character and appearance of the countryside.
NPPF para 125	The CNP has undertaken an evaluation of the area, and determined that there are locally specific issues which warrant additional protection within these identified green buffer areas. Therefore four sites are designated in the Plan as green buffer areas. This is based on an assessment of the specific characteristics of the area, and an assessment of potential development pressures on these areas. This approach therefore conforms with NPPF paragraph 125.
NPPF section 16, para 185, 127	The policy seeks to protect and enhance heritage assets.
NPPF para 127	The policy seeks to ensure that the development will respect landscape setting. Development proposals within buffer areas should include an assessment of the local landscape.
NPPF para 125, 127, 130, 170	The policy seeks to maintain the character and appearance of the area.
NPPF section 15, para 170	Protecting and enhancing ecology.
NPPF para 127	The policy seeks to protect the amenity of existing and future residents. Development should include landscaping which minimises the visual impact of development.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
All requirements in the policy have regard to national planning policy and guidance.	
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Minimise the potential for coalescence through design. National planning policy refers to maintaining the character of areas, but does not seek to specifically address issues relating to the potential coalescence of settlements. 	
Conformity with local strategic planning policy	

Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS5	Protecting the rural character and appearance of the countryside.
CS8, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and setting. Development proposals within buffer areas should include an assessment of the local landscape.
CS8	Protect and enhance ecology.
CS9, LPP50	Protect and enhance heritage assets.
SP6	Protect and enhance amenity value.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	There are no requirements within the policy which do not conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Green buffers are not included within local strategic planning policy. They are included within draft BDLP Policy 72, which is a non-strategic policy. • Minimising the potential for coalescence through design. • Using landscaping to minimise the visual impact of development. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>Concerns were raised through the Regulation 14 consultation on the draft CNP that the designation of the Green Buffers proposed at that time was intended to restrict development and could be considered as a designation <i>'proposed as a back door way to try to achieve what would amount to a new area of Green Belt by another name'</i> (Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014). The subcommittee has sought to carefully examine, identify and designate areas in order to assist in preventing coalescence, consolidation between built areas and aim to protect the open countryside and historic setting of those areas, the village, and of its hamlets. Green Buffers are not intended to be afforded the same protection by the Neighbourhood Plan or national planning policy as Green Belt or Local Green Spaces. Rather, the designation of Green Buffers ensures that development proposals will be required to ensure that the potential for coalescence between settlements is acknowledged and mitigated, and that the open countryside and historic setting of the designated areas is recognised and protected. The CNP subcommittee's assessment of each site is set out in Appendix E1 Green Buffers Assessment.</p> <p>The policy requirements have regard to national planning policy and conform with local strategic planning policy.</p>	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Protecting the environment within the countryside. • Protecting ecology. 	
Compatibility with EU obligations	

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 9 Local Green Spaces

Summary of CNP policy	
<ul style="list-style-type: none"> • Four sites are designated in the Plan as Local Green Spaces. • Development that results in the loss of Local Green Spaces, or, results in adversely affecting their character, setting, accessibility, appearance, general quality or amenity value will not be supported. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 170	Protecting the rural character and appearance of the countryside.
NPPF para 127	The policy seeks to ensure that the development will respect landscape setting. Development proposals within buffer areas should include an assessment of the local landscape.
NPPF para 125, 127, 130, 170	The policy seeks to maintain the character and appearance of the area.
NPPF para 127	The policy seeks to protect the existing and future amenity value of the area.
NPPF section 9, para 91, 102, 104, 110	Ensuring accessibility to community assets such as open space.
NPPF para 99, 100	The policy designates areas of Local Green Space. Whilst some concerns were raised through the Regulation 14 consultation in relation to the appropriateness of the designations, the CNP subcommittee have assessed LGS against the criteria set out in NPPF 2019 and National Planning Policy Guidance note Open space, sports and recreation, PRoW and local green space and found them to meet the criteria. Members of the CNP subcommittee met with officers of BDC in July 2019 to discuss and amend the approach to the designation of LGS in the CNP. Appendix F3 to the Plan provides the subcommittees assessment and justification for the designation of Local Green Spaces in the CNP.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
All requirements in the policy have regard to national planning policy and guidance.	
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Minimise the potential for coalescence through design. National planning policy refers to maintaining the character of areas, but does not seek to specifically address issues relating to the potential coalescence of settlements. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS5	Protecting the rural character and appearance of the countryside.
CS8, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and setting.
SP6	Protect and enhance amenity value.

LPP67	The policy seeks to protect green infrastructure in the area through the allocation of a Local Green Space.
LPP44	Accessibility to Local Green Spaces
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	There are no requirements within the policy which do not conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Local Green Space is not referenced within local strategic planning policy. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> Protecting the environment within the countryside. Protecting ecology. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.	

Policy 10 Green Amenity Areas

Summary of CNP policy	
<ul style="list-style-type: none"> • Six sites are designated in the Plan as Green Amenity Areas. • Protect and enhance landscape character, setting, amenity value, ecology, quality of the natural environment, heritage assets, recreational assets, and wildlife corridors within the designated Green Amenity Areas. • Protect accessibility to the designated Green Amenity Areas. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 170	Protecting the rural character and appearance of the area.
NPPF para 127	The policy seeks to ensure that the development will respect landscape character and setting.
NPPF para 125, 127, 130, 170	The policy seeks to maintain the character and appearance of the area.
NPPF para 127	The policy seeks to protect the existing and future amenity value of the area.
NPPF section 9, para 91, 102, 104, 110	Ensuring accessibility to community assets such as open space and amenity areas.
NPPF section 15, para 170	Protect and enhance ecology, the quality of the natural environment, and wildlife corridors.
NPPF section 16, para 185, 127	The policy seeks to protect and enhance heritage assets.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
All requirements in the policy have regard to national planning policy and guidance.	
Topics within the policy which are not included within national planning policy and guidance	
National planning policy does not refer to green amenity areas, however the topics within the policy are included within national planning policy and guidance.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS5	Protecting the rural character and appearance of the area.
CS8, SP6	The policy seeks to protect the character and appearance of the area, including local landscape and setting.
SP6	Protect and enhance amenity value.
LPP67	The policy seeks to protect green infrastructure in the area through the allocation of Green Amenity Areas.
LPP44	Accessibility to Local Green Spaces
CS8, LPP68	Protect and enhance the natural environment, ecology, and wildlife corridors.
CS9, LPP50	Protect and enhance heritage assets.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy

n/a	Local Amenity Areas are not included within local strategic planning policy. There are no requirements within the policy which do not conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
Local Amenity Areas are not included within local strategic planning policy, however all topics within the policy are included within local strategic planning policy.	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>Concerns were raised through the Regulation 14 consultation on the draft CNP that the designation of the Green Amenity Areas was overly restrictive, and that they could be considered as '<i>extensive tracts of land</i>' which did not accord with national planning policy. However, the Green Amenity Area designation is less restrictive than that of Local Green Space. The designated area and boundary are not an arbitrary decision by the subcommittee but rather a considered assessment of the landscape that meets the established criteria. Members of the subcommittee have subsequently worked closely with BDC officers to seek to ensure that the policy and the designated areas are robustly and appropriately considered. The justification is provided within Appendix F4 to the CNP. The subcommittee is therefore confident that the policy and designations have had sufficient regard to national planning policy and conform with local strategic policy.</p> <p>The policy requirements have regard to national planning policy and conform with local strategic planning policy.</p>	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Protecting the environment within the countryside. • Protecting ecology. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
<p>The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.</p>	

Policy 11 Open Space

Summary of CNP policy	
<ul style="list-style-type: none"> • Protect the value and amenity of open space provision. • Seek to increase, enhance and protect open space. • Identify community needs for open space. • Increase footpath, bridleway and cycle way connections, and create safe routes to Coggeshall centre and the hamlets. • Development proposals associated with open space should create a sense of place. respond to the landscape setting, increase ecology, habitats and food sources, and improve wildlife corridors. • Improve open space provision within local schools. • Outline minimum open space standards for schools. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 127	The policy seeks to ensure that the development will respect landscape character and setting, and create a strong sense of place.
NPPF para 83, 96, 97	Protect and enhance open space areas.
NPPF para 92, 96	Meeting community needs for open space
NPPF para 127	The policy seeks to protect the existing and future amenity value of the area.
NPPF section 9, para 91, 96, 98, 102, 104, 110	Ensuring accessibility to community assets such as open space.
NPPF section 15, para 170	Protect and enhance ecology, the quality of the natural environment, and wildlife corridors.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Improve open space provision within local schools. • Outline minimum open space standards for schools. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS10, SP6, LPP67	Protect and enhance open space areas.
CS8, SP6	The policy seeks to ensure that the development will respect landscape character and setting, and create a strong sense of place.
SP6	Protect and enhance amenity value.
LPP67	The policy seeks to protect green infrastructure in the area through the designation of open spaces.
LPP44	Accessibility to open space areas
CS8, LPP68	Protect and enhance the natural environment, ecology, and wildlife corridors.

Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Identify community needs for open space. • Improve open space provision within local schools. • Outline minimum open space standards for schools. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Protecting and enhancing open space areas, increasing ecology and improving wildlife corridors. • Seeking to increase the use of sustainable modes of transport. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The HRA recommended the inclusion of additional text in Policy 11 to ensure the provision of open space as an additional recreational facility, which may therefore assist in the protection of designated environmental sites. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.	

Policy 12 Preventing Pollution

Summary of CNP policy	
<ul style="list-style-type: none"> • Supporting Government goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment'. • Development proposals will not be support which increase air, land, water, odour, noise, or light pollution to a level which could detrimentally impact upon the health, quality of life and residential amenity. • Development with the potential to increase air pollution should undertake an air quality assessment. • Increase deciduous and evergreen tree planting. • Seek to increase the use of sustainable modes of transport. • Protect water quality and temperature levels. • New development should be accompanied by increased water recycling infrastructure facilities. • Protect water levels and the flow of the river Blackwater. • Designated dark sky areas in the Parish to reduce the impacts of light pollution. Development in these areas must minimise light pollution and the impacts upon biodiversity and visual amenity. • Designated tranquil areas to reduce the impacts of noise pollution. • New development is required to meet the BREEAM standards for residential and non-residential development. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
A Green Future: Our 25 Year Plan to Improve the Environment, p10	Supporting Government goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment'
NPPF para 170	Development proposals will not be support which increase air, land, water, odour, noise, or light pollution. Protect water quality, water levels and the flow of the river Blackwater.
NPPF para 180	Protecting health and quality of life impacts associated with pollution.
NPPF para 180	Designated dark sky areas in the Parish to reduce the impacts of light pollution. Development in these areas must minimise light pollution and the impacts upon biodiversity and visual amenity. Designated tranquil areas to reduce the impacts of noise pollution.
NPPF para 181	Development with the potential to increase air pollution should undertake an air quality assessment.
NPPF para 170, 175	Increasing tree planting.
NPPF para 127	The policy seeks to ensure that the development will respect landscape character and setting, and create a strong sense of place.
NPPF para 127	The policy seeks to protect the existing and future amenity value of the area.

NPPF section 9, 102, 104, 110	Seek to increase the use of sustainable modes of transport.
NPPF para 34	New development should be accompanied by increased water recycling infrastructure facilities.
NPPF para 129	New development is required to meet the BREEAM standards for residential and non- residential development. The NPPF does not specifically reference BREEAM, but instead refers to the use of design assessment frameworks such as Building for Life.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Protecting water temperature levels. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS8, SP6, LPP67	Development proposals will not be support which increase air, land, water, odour, noise, or light pollution. Protect water quality, water levels and the flow of the river Blackwater.
CS8, SP6	New development should be accompanied by increased water recycling infrastructure facilities.
SP6	Protect and enhance amenity value.
LPP44	Seek to increase the use of sustainable modes of transport.
LPP68	Increasing tree planting.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Supporting Government goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment'. Designated dart sky areas in the Parish to reduce the impacts of light pollution. Development in these areas must minimise light pollution and the impacts upon biodiversity and visual amenity. Designated tranquil areas to reduce the impacts of noise pollution. Development with the potential to increase air pollution should undertake an air quality assessment. Protecting water temperature levels. New development is required to meet the BREEAM standards for residential and non-residential development. Protecting health and quality of life impacts associated with pollution. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	

The policy requirements have regard to national planning policy and conform with local strategic planning policy.

Contribution towards the achievement of sustainable development

The policy contributes towards the achievement of sustainable development by:

- Protecting and enhancing open space areas, increasing ecology and improving wildlife corridors.
- Seeking to increase the use of sustainable modes of transport.

Compatibility with EU obligations

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 13 Managing flood risk and drought prevention

Summary of CNP policy	
<ul style="list-style-type: none"> • Development proposals should not increase flood risk, and where possible use innovative technology to reduce and mitigate flood risks. • Proposals should meet the requirements of the sequential and exceptions tests. • Ensure 80% of hard surfacing is permeable or collected by infiltration systems. • Proposals should collect and recycle grey water. • Development proposals should include SUDs features. • Use tree planting to reduce run off. • Identification and designation of Flood Management Areas throughout the Parish, where development requirements seek to mitigate the risks of flooding in these areas. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 155, 163	Development proposals should not increase flood risk.
NPPF para 157 - 161	Proposals should meet the requirements of the sequential and exceptions tests.
NPPF 165	Development proposals should include SUDs features.
NPPF para 157	Identification and designation of Flood Management Areas. The NPPF encourages plans to safeguarding land from development that is required, or likely to be required, for current or future flood management and to use opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). The designation of Flood Management Areas is therefore consistent with this approach.
NPPF para 170, 175	Increasing tree planting.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Ensure 80% of hard surfacing is permeable or collected by infiltration systems. • Use innovative technology to reduce and mitigate flood risks. • Proposals should collect and recycle grey water. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS8, SP6	Development proposals should not increase flood risk.
CS8	Proposals should meet the requirements of the sequential and exceptions tests
CS8	Development proposals should include SUDs features
LPP68	Increasing tree planting.

Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Ensure 80% of hard surfacing is permeable or collected by infiltration systems. • Use innovative technology to reduce and mitigate flood risks. • Proposals should meet the requirements of the sequential and exceptions tests • Proposals should collect and recycle grey water. • Development proposals should include SUDs features. • Identification and designation of Flood Management Areas. <p>The draft BDLP Policy 78 on flood risk and surface water drainage is not considered by BDC to be a strategic policy. While many of the above requirements are referenced in the BDLP, they do not form part of the strategic policies and therefore do not need to be assessed for conformity.</p>	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
<p>The policy contributes towards the achievement of sustainable development by:</p> <ul style="list-style-type: none"> • Seeking to reduce the risks of flooding. • Increasing tree planting. 	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.	

Policy 14 Protecting and enhancing our heritage

Summary of CNP policy	
<ul style="list-style-type: none"> • New development proposals should respect the scale and character of existing development within the conservation, the spaces and setting of heritage assets. • Protect views into and out of the conservation area. • Protect and enhance the character, appearance, setting, structural stability, and historic features of heritage assets. • Development proposals will be supported where the benefits of the development outweigh any identified harm. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 16, para 189, 192, 194,	New development proposals should respect the scale and character of existing development within the conservation, the spaces and setting of heritage assets. Protect and enhance the character, appearance, setting, structural stability, and historic features of heritage assets.
NPPF para 195	Development proposals will be supported where the benefits of the development outweigh any identified harm.
NPPF para 200	Protect views into and out of the conservation. While the NPPF does not refer directly to views, the setting of heritage assets could include important views to and from the asset.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
All topics within the policy are included within national planning policy.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS9, SP6, LPP50	New development proposals should respect the scale and character of existing development within the conservation, the spaces and setting of heritage assets. Protect and enhance the character, appearance, setting, and historic features of heritage assets.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	

- Development proposals will be supported where the benefits of the development outweigh any identified harm.
- Protect views into and out of the conservation.
- Protect the structural stability of heritage assets.

Draft BDLP Policies 56 – 63 associated with conservation areas and heritage assets are not considered by BDC to be strategic policies. While many of the above requirements are referenced in the BDLP, they do not form part of the strategic policies and therefore do not need to be assessed for conformity.

Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy

The policy requirements have regard to national planning policy and conform with local strategic planning policy.

Contribution towards the achievement of sustainable development

The policy contributes towards the achievement of sustainable development by protecting heritage assets.

Compatibility with EU obligations

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 15 Design management within the built environment

Summary of CNP policy	
<p>The design of development proposals should:</p> <ul style="list-style-type: none"> • Have regard to the Coggeshall Village Design Guide. • Protect the character, setting, and appearance of the area. • Ensure scale, size, materials, and design details reflect the scale, design, density, layout and historic character of existing development in the area. • Incorporate tree planting and shared open spaces. • Include a mix of house types. • Support the needs of home working through convertible homes. • Incorporate sustainable design features which promote energy conservation and efficiency and support renewable energy and low carbon energy generation. • Encourage the use of sustainable modes of transport. • Protect residential amenity. <p>Development proposals should demonstrate how the guidance within the Essex Design Guide has been considered.</p> <p>Developers are encouraged to engage with the Parish Council at an early stage in the process.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 126	Have regard to the Coggeshall Village Design Guide. Development proposals should demonstrate how the guidance within the Essex Design Guide has been considered. The NPPF supports the use of design guides to provide clarity to developers.
NPPF para 61	The policy seeks to provide an appropriate range of house types and tenures to meet local needs.
NPPF para 127	The policy seeks to ensure that the development will respect and landscape setting.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 170, 175	The policy seeks to protect important trees.
NPPF section 9, 102, 104, 110	Seek to increase the use of sustainable modes of transport.
NPPF para 127	The policy seeks to protect the amenity of existing and future residents.
NPPF para 81	Support the needs of home working through convertible homes.
NPPF para 150	Incorporate sustainable design features which promote energy conservation and efficiency and support renewable energy and low carbon energy generation.
NPPF para 39	Developers are encouraged to engage with the Parish Council at an early stage in the process.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.

Topics within the policy which are not included within national planning policy and guidance	
All topics within the policy are included within national planning policy and guidance.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP6, CS8	Incorporate sustainable design features which promote energy conservation and efficiency and support renewable energy and low carbon energy generation.
CS8, CS9, SP6	The policy seeks to protect the character, setting and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy requires the development to respect the local landscape setting. Ensure scale, size, materials, and design details reflect the scale, design, density, layout and historic character of existing development in the area.
LPP68	The policy seeks to protect important trees
LPP 50	Support the needs of home working through convertible homes.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Have regard to the Coggeshall Village Design Guide. • Development proposals should demonstrate how the guidance within the Essex Design Guide has been considered. • Developers are encouraged to engage with the Parish Council at an early stage in the process. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
The policy contributes towards the achievement of sustainable development by: <ul style="list-style-type: none"> • Encouraging tree planting. • Encouraging sustainable design features. • Encouraging home working. 	
Compatibility with EU obligations	
The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports	

raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 16 Design management within rural areas

Summary of CNP policy	
<p>The design of development proposals should:</p> <ul style="list-style-type: none"> • Assess the impact on the surrounding landscape. • Protect the character, setting, and appearance of the area. • Encourage deciduous and evergreen tree planting, locally prevalent grass species, and encourage the planting of native species of trees and hedgerows to mitigate the visual impact of new development. • Promote woodland and hedgerow management appropriate for the character of rural areas. • Not include excessive or incongruous signage and lighting which has a negative impact on the character of the area. <p>19 protected views have been identified. Proposals which impact upon these views should include a visual impact assessment.</p> <p>Supporting Government goals set out in ‘A Green Future: Our 25 Year Plan to Improve the Environment’.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 127	The policy seeks to ensure that the development will respect and landscape setting.
NPPF para 79, 110, 122, 125, 127, 130, 170, 185, 192	The policy seeks to maintain the character and appearance of the area.
NPPF para 170, 175	The policy seeks to protect important trees.
NPPF para 70	Promote woodland and hedgerow management appropriate for the character of rural areas.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Encourage the planting of locally prevalent grass species. • Encourage the planting of native species of trees and hedgerows to mitigate the visual impact of new development. • Not include excessive or incongruous signage and lighting which has a negative impact on the character of the area. • Protecting views to important features in the surrounding area. • Supporting Government goals set out in ‘A Green Future: Our 25 Year Plan to Improve the Environment’. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy

CS8, CS9, SP6	The policy seeks to protect the character, setting and appearance of the area, including local landscape and heritage character.
CS5, CS8, CS9, LPP50	The policy seeks to maintain the character and appearance of the area.
LPP68	The policy seeks to protect important trees
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Encourage the planting of locally prevalent grass species. • Encourage the planting of native species of trees and hedgerows to mitigate the visual impact of new development. • Not include excessive or incongruous signage and lighting which has a negative impact on the character of the area. • Protecting views to important features in the surrounding area. • Supporting Government goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment'. • Promote woodland and hedgerow management appropriate for the character of rural areas. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
The policy contributes towards the achievement of sustainable development by encouraging tree, hedgerow, and grass planting.	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as	

defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 17 Transport and accessibility

Summary of CNP policy	
<ul style="list-style-type: none"> • New development proposals should include pedestrian, cycle, and public transport connections to key destinations in the surrounding area, cycle storage throughout the Parish, and public charging points for electric vehicles. • Protecting public rights of way (PRoW), including the use, character, appearance, setting of the PRoW, and the use of the PRoW by flora and fauna as a habitat and wildlife corridor. 	
<p>Require new development proposals over 5 dwellings to:</p> <ul style="list-style-type: none"> • Be located within walking distance of public transport routes. • Comply with the Essex Parking Standards. • Control on-street parking. • Provide developer contributions towards sustainable modes of transport. • Provide travel plans, transport assessments, and / or statements to assess the impact of the development on the highway network. • Improve 'way finding' throughout the Parish. • Restricting the use of green lanes by 4WD vehicles. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF section 9, para 91, 96, 98, 102, 104, 108, 110	New development proposals should include pedestrian, cycle, and public transport connections to key destinations in the surrounding area. Be located within walking distance of public transport routes.
NPPF para 104	Provide cycle storage throughout the Parish.
NPPF para 105	Comply with the Essex Parking Standards. Control on street parking.
NPPF para 34, 108	Provide developer contributions towards sustainable modes of transport.
NPPF para 110	Provide public charging points for electric vehicles.
NPPF para 98	Protecting public rights of way (PRoW), including the use and character, appearance and setting.
NPPF para 174	Protecting the use of PRoW for flora and fauna, as a habitat and wildlife corridor.
NPPF para 111	Provide travel plans, transport assessments, and / or statements to assess the impact of the development on the highway network.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Protecting the character, appearance, and setting of PRoW. • Restricting the use of green lanes by 4WD vehicles. • Improve 'way finding' throughout the Parish. 	
Conformity with local strategic planning policy	

Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS7, SP5, LPP44	New development proposals should include pedestrian, cycle, and public transport connections to key destinations in the surrounding area. Be located within walking distance of public transport routes.
CS7, LPP44	Provide travel plans, transport assessments, and / or statements to assess the impact of the development on the highway network.
CS7	Comply with the Essex Parking Standards. Control on street parking. Provide cycle storage throughout the Parish.
LPP44	Protecting public rights of way (PRoW), including the use.
LPP44	Provide developer contributions towards sustainable modes of transport.
SP5	Provide public charging points for electric vehicles.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Improve 'way finding' throughout the Parish. • Restricting the use of green lanes by 4WD vehicles. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
The policy contributes towards the achievement of sustainable development by encouraging the use of sustainable modes of transport.	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

Policy 18 Infrastructure and developer contributions

Summary of CNP policy	
<ul style="list-style-type: none"> • New development proposals should contribute towards infrastructure projects identified throughout the Neighbourhood Plan, associated with allocated sites, green and blue infrastructure, open space provision, sports facilities, community facilities, education, flood management, transportation, accessibility and sustainable modes of transport. • Developer contributions should be discussed with the Parish Council prior to the submission of a planning application. • Insufficient mitigation through developer contributions will only be acceptable where it can be demonstrated that the benefits of the development outweigh the collective harm, and where an applicant can demonstrate that full mitigation would render the development financially unviable. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 34, 54, 55, 56, 57	New development proposals should contribute towards infrastructure projects identified throughout the Neighbourhood Plan, associated with allocated sites, green and blue infrastructure, open space provision, sports facilities, community facilities, education, flood management, transportation, accessibility and sustainable modes of transport.
NPPF para 55	Developer contributions should be discussed with the Parish Council prior to the submission of a planning application.
NPPF para 57	Insufficient mitigation through developer contributions will only be acceptable where it can be demonstrated that full mitigation would render the development financially unviable.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Insufficient mitigation through developer contributions will only be acceptable where it can be demonstrated that the benefits of the development outweigh the collective harm 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS11, LPP82	New development proposals should contribute towards infrastructure projects identified throughout the Neighbourhood Plan, associated with allocated sites, green and blue infrastructure, open space provision, sports facilities, community facilities, education, flood management, transportation, accessibility and sustainable modes of transport.
CS2, LPP82	Insufficient mitigation through developer contributions will only be acceptable where it can be demonstrated that full mitigation would render the development financially unviable.
LPP82	Insufficient mitigation through developer contributions will only be acceptable where it can be demonstrated that the benefits of the development outweigh the collective harm

Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Developer contributions should be discussed with the Parish Council prior to the submission of a planning application. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The policy requirements have regard to national planning policy and conform with local strategic planning policy.	
Contribution towards the achievement of sustainable development	
The policy contributes towards the achievement of sustainable development by seeking contributions towards sustainable transport, green and blue infrastructure, open space, sports facilities, community facilities, education, and flood management.	
Compatibility with EU obligations	
<p>The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The Policy is therefore considered to be compatible with EU obligations.</p> <p>The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.</p>	
Meeting prescribed conditions	
The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.	

Policy 19 RAMS (Recreational disturbance Avoidance and Mitigation Strategy)

Summary of CNP policy	
<ul style="list-style-type: none"> • New development proposals should contribute towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). • Financial contributions will be sought for all residential development which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects. 	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF para 34, 54, 56	New development proposals should contribute towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
NPPF 174, 175	Financial contributions will be sought for all residential development which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects.
Relevant section of national planning policy and guidance	How has the Neighbourhood Plan policy <u>not</u> had regard to national planning policy and guidance
n/a	The policy has regard to national planning policy and guidance.
Topics within the policy which are not included within national planning policy and guidance	
The NPPF does not refer specifically to RAMS, however it does refer to seeking developer contributions to mitigate the impacts of development on habitats and biodiversity.	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
CS11, LPP82	New development proposals should contribute towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
LPP82, LPP68	Financial contributions will be sought for all residential development which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects.
Relevant section of national planning policy and guidance	How does the Neighbourhood Plan policy <u>not</u> conform with local strategic planning policy
n/a	All requirements within the policy conform with local strategic planning policy.
Topics within the policy which are not included within local strategic planning policy	
Local strategic planning policy does not refer specifically to RAMS, however it does refer to seeking developer contributions to mitigate the impacts of development on habitats and biodiversity.	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	

The policy requirements have regard to national planning policy and conform with local strategic planning policy.

Contribution towards the achievement of sustainable development

The policy contributes towards the achievement of sustainable development by seeking contributions towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), to support the protection of habitats and biodiversity.

Compatibility with EU obligations

The policy will not have a significant impact on EU environmental designations in the area. The Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) reports raised no significant concerns. The HRA support the approach by RAMS in seeking to mitigate the impacts of new development on surrounding environmental designations. The Policy is therefore considered to be compatible with EU obligations.

The Policy does not impact upon the European Convention on Human Rights and the UK Human Rights Act 1998, including equality implications.

Meeting prescribed conditions

The policy is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

6. Conclusions

This Basic Conditions Statement demonstrates how the Coggeshall Neighbourhood Plan meets the requirements of the basic conditions. The Basic Conditions Statement should be read alongside the CNP and all other supporting documentation.

The objectives contained within the draft CNP were assessed as meeting the neighbourhood plan basic conditions. All CNP policies have been prepared with regard to national planning policy and are considered to be in general conformity with local strategic planning policy. All CNP policies contribute towards the achievement of sustainable development. No issues have been identified regarding the compatibility of the policies with EU obligations or meeting the prescribed conditions.