

# Chew Valley Neighbourhood Plan Basic Conditions Statement

## Introduction

This document explains how the proposed Chew Valley Neighbourhood Development Plan meets the requirements of the Neighbourhood Planning (General) Regulations 2012. It has been prepared by the Chew Valley Neighbourhood Development Plan Steering Committee for submission by Chew Magna Parish Council designated as the lead parish on behalf of the Chew Valley Neighbourhood Development Plan in accordance with the Localism Act 2011. By Order of Bath and North East Somerset Council made on the 26<sup>th</sup> March 2014 the parishes of Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree were designated as a Neighbourhood Plan Area.



The Neighbourhood Plan Area - the 'Designated Area' is as shown in the Chew Valley Neighbourhood Plan.

## Background

The seven participating Parish Councils considered that a neighbourhood plan area would give the local population a greater influence in planning land use in the Chew Valley. It would generate interest in community affairs and encourage residents to become more actively involved in the development of their neighbourhood. The Plan will reflect the wishes of the residents as expressed in questionnaires, surveys and public meetings and will be a truly democratic means of delivering the type of neighbourhood that the population desires. It will also seek to facilitate the development of businesses and to employ the local population. The decision to undertake a Neighbourhood Plan was one fully supported by the Local Authority of Bath and North East Somerset Council.

## Legislation

Neighbourhood Development Plans must meet the following basic conditions (**Paragraph 8, Schedule 4B, 1990 Act**):

- (1) *The examiner must consider the following:*
  - (a) *Whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2),*

- (b) Whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L,*
- (d) Whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*
- (e) Such other matters as may be prescribed.*

*(2) A draft neighbourhood development plan meets the basic conditions if—*

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,*
- (d) The making of the neighbourhood development plan contributes to the achievement of sustainable development,*
- (e) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- (f) The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*
- (g) Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*

*(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

## Meeting Requirements

Neighbourhood Plans must not breach and must be compatible with EU and human rights obligations. The National Planning Policy Framework makes clear that a sustainability appraisal should be an integral part of the plan preparation process, but the particular assessment requirements need to respond to the scale, status and scope of the plan being developed. It is not the case that every Neighbourhood Plan will need an environmental assessment of the type normally required when preparing Local Plans. Strategic Environmental Assessment may be required for Neighbourhood Plans, where they are likely to cause significant environment effects.

Even where there is no need to undertake formal environmental assessment under EU directives, it is good practice to prepare a statement setting out how environmental issues have been taken into account and considered during the preparation of the Neighbourhood Plan.

Regulation	Comments
<p>(1) <i>The examiner must consider the following—</i></p>	
<p>(a) <i>Whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),</i></p>	<p>The Neighbourhood Plan has due regard for the core planning principles set out in Para 17 of the NPPF and in particular seeks to support this thriving local rural community ,contribute to conserving and enhancing the natural environment, improve health, social and cultural wellbeing for all and deliver facilities and services to meet local needs.</p>
<p>(b) <i>Whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,</i></p>	<p>The provision of 61E (2) 61J and 61L as amended by s38C (5) (b) is a reference to the provisions of 38A and 38B.</p> <p><b>38A</b>            (1) Chew Magna Parish Council designated as the lead parish on behalf of the Chew Valley Neighbourhood Development Plan is a qualifying body authorised to act in relation to the neighbourhood area and is therefore entitled to submit a neighbourhood development plan for the neighbourhood area.</p> <p>(2) The Neighbourhood Plan policies and guidelines relate solely to the Neighbourhood Area – the seven participating parishes of Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree.</p> <p><b>38B(1)</b>            (a) The period of the neighbourhood plan is up to 2035.            (b)The Neighbourhood Plan does not include any provision for excluded development such as national infrastructure.            (c) There is no other neighbourhood plan in place in this neighbourhood area.</p> <p><b>38B(2)</b>            The Neighbourhood Plan does not relate to more than one neighbourhood area; it relates to the neighbourhood area as designated by Bath and North East Somerset Council on the 26<sup>th</sup> March 2014</p> <p><b>38B (4)</b>            The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Neighbourhood Plan.</p> <p>Chew Magna Parish Council designated as the lead parish on behalf of the Chew Valley Neighbourhood Development Plan (the ‘qualifying body’) has submitted as part of the proposal a Consultation Statement setting out the process and extent of the consultation undertaken as part of the neighbourhood plan development. The consultation bodies have been included in the Statement.</p>

	(Note: NDPs which are likely to have a significant effect on European Sites habitats) must be subject to an appropriate assessment-the Plan will not affect European Sites habitats. NDOs may also be subject to an Environmental Impact Assessment-This is not applicable to NDPs.)
<i>(d) Whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates,</i>	It is not considered that there would be any benefit in extending the referendum area beyond the neighbourhood area as the plan relates only to those properties that fall within the neighbourhood boundary.
<i>(e) Such other matters as may be prescribed.</i>	There are no other prescribed matters
<i>(2) A draft neighbourhood development plan meets the basic conditions if—</i>	
<i>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,</i>	The Neighbourhood Plan has due regard for the core planning principles set out in Para 17 of the NPPF and in particular seeks to support this thriving local rural community ,contribute to conserving and enhancing the natural environment, improve health, social and cultural wellbeing for all and deliver facilities and services to meet local needs.
<i>(d) The making of the neighbourhood development plan contributes to the achievement of sustainable development,</i>  <i>Para 56</i>	The Government's approach to sustainable development as set out in the National Planning Policy Framework is about enabling development to cater for the needs of current generations, ensuring that growth doesn't mean worse lives for future generations.  The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that: 'Good design is a key aspect of sustainable development is indivisible from good planning and through:  <ul style="list-style-type: none"> <li>• The Chew Valley Neighbourhood Plan seeks to protect and enhance the character and identity of the village whilst acknowledging that the village will grow in the future.</li> <li>• The Plan seeks to contribute and enhance the natural and local environment by protecting and improving valued landscapes recognising at all times the special protection afforded to the Green Belt and the Area of Outstanding Natural Beauty.</li> <li>• The Plan seeks to ensure that all new dwellings and commercial developments shall be laid out to maximise solar energy gain.</li> </ul>
<i>(e) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),</i>	This Plan takes due account of the adopted Core Strategy for Bath and North East Somerset Council, including policies for housing and economic development and is in general conformity with them (please see table above)
<i>(f) The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations,</i>	A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) would be required in support of the plan. It was determined (January 2015) that the Neighbourhood Plan will not have significant environmental effects and that no European Sites will be affected by the policies described in the Neighbourhood Plan.) As such an SEA is not required for this Neighbourhood Plan. Therefore, basic conditions concerning

	<p>Habitats and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for.)</p> <p>The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.</p>
<p><i>(g) Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.</i></p>	<p>None.</p>

Policy No	Policy Name	Objective	B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007)	National Planning Policy Framework (2012)
<b>Housing Development and Environment</b>				
<b>HDE1</b>	Rural Landscape Character	The Neighbourhood Plan will support future housing development which protects areas of valued landscape and avoids potential impacts on AONB landscape character and its statutory purpose as well as safeguarding the intrinsic character of the landscape	Policy NE2A: Landscapes and the green setting of settlements Policy GB1: Visual amenities of the Green Belt Policy CP8: Green Belt Policy NE2: Conserving and enhancing the landscape and landscape character Policy CP6: Environmental quality B&NES SA Objective 6: Protect and enhance local distinctiveness CVNP Objective 1: Housing & Development CVNP Objective 2: Environment	<p>Para 7 of the NPPF: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles including an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Para: 115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important 24 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system. Achieving sustainable development considerations in all these areas, and should be given great weight in National Parks and the Broads.</p> <p>Para 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p>
<b>HDE2</b>	Settlement Build Character	The Neighbourhood Plan will support future housing development which will preserve and enhance the cultural and historic character of each settlement, both visually in	Policy CP6: Environmental quality Policy HE1 Safeguarding Heritage Assets Policy D2: Local Character & Distinctiveness CVNP Objective 1: Housing & Development B&NES SA Objective 2: Meet identified needs	Para 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

		terms of patterns, proportions, landscape setting and their individual natural boundary treatments, as well as scale, density and distinctive varied build.	for sufficient, high quality and affordable housing B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets	<p>Para 58: Policies in neighbourhood plan and Local plans should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul>
<b>HDE3</b>	Important Views	The Neighbourhood Plan will support future housing development which does not have a detrimental impact on the views seen from or towards significant landscape features and which are sensitive in general to views around the Plan Area.	<p>Policy D1: General Urban Design Principles  Policy CP8: Green Belt  Policy CP6: Environmental quality  CVNP Objective 1: Housing &amp; Development  CVNP Objective 2: Environment  Policy GB1: Visual amenities of the Green Belt  Policy NE2A: Landscapes and the green setting of settlements  Policy NE2: Conserving and enhancing the landscape and landscape character  B&amp;NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime  B&amp;NES SA Objective 6: Protect and enhance local distinctiveness</p>	<p>Para 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>Para 81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p> <p>Para: 115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding</p>

				Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
<b>HDE4</b>	Skyline Policy	Protect key skyline views from detrimental impact	<p>Policy GB1: Visual amenities of the Green Belt</p> <p>Policy NE2A: Landscapes and the green setting of settlements</p> <p>B&amp;NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p> <p>B&amp;NES SA Objective 6: Protect and enhance local distinctiveness</p> <p>CVNP Objective 1: Housing &amp; Development</p> <p>CVNP Objective 2: Environment</p>	<p>Para 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>Para 81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p> <p>Para: 115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</p>
<b>HDE5a</b>	Housing Need	Ensure that local housing need is treated as a priority	<p>Policy CP9: Affordable Housing</p> <p>Policy CP10: Housing Mix</p> <p>Policy RA4: Rural Exception Sites</p> <p>B&amp;NES SA Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p> <p>B&amp;NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p> <p>CVNP Objective 1: Housing &amp; Development</p>	<p>Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> <li>• where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for</li> </ul>



				example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
<b>HDE5b</b>	Housing Need	Ensure that affordable housing allocation is prioritised for applicants with parish or Neighbourhood Plan connections	Planning Obligations Supplementary Plan Document Policy CP10: Housing Mix Policy RA4: Rural Exception Sites	<p>Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> </ul> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>
<b>HDE6a</b>	Sustainability	Encourage development of a scale, proportion and visual impact which is sensitive to the heritage, character and natural environment of it's setting	SCR3: Ground Mounted Solar Arrays SCR4: Community Renewable Energy Scheme Policy CP3: Renewable Energy SCR2: Roof mounted/building integrated scale solar pv B&NES SA Objective 12: Promote waste management accordance with the waste hierarchy CVNP Objective 1: Housing & Development	<p>Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none"> <li>• <b>an economic role</b> – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of</li> </ul>

			CVNP Objective 2: Environment	<p>infrastructure;</p> <ul style="list-style-type: none"> <li>• <b>a social role</b> – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and</li> <li>• <b>an environmental role</b> – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</li> </ul>
<b>HDE6b</b>	Sustainability	Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	<p>Policy CP6: Environmental quality CVNP Objective 2: Environment Policy SCR1: On-site renewable energy requirement Policy CP3: Renewable Energy B&amp;NES SA Objective 12: Promote waste management accordance with the waste hierarchy B&amp;NES SA Objective 9: Reduce land, water, air, light, noise pollution B&amp;NES SA Objective 11: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction B&amp;NES Sustainable Construction SDP CVNP Objective 1: Housing &amp; Development CVNP Objective 2: Environment</p>	<p>Para 7: <b>an environmental role</b> – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Para 95. To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for new development in locations and ways which reduce greenhouse gas emissions;</li> <li>• actively support energy efficiency improvements to existing buildings; and</li> <li>• when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.</li> </ul>
<b>HDE7</b>	Traffic Impact	Limit additional traffic impact to an acceptable level	<p>Policy ST7: Transport, access and development management and parking Policy D4: Streets and Spaces CVNP Objective 1: Housing &amp; Development</p>	<p>Para 35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to</p> <ul style="list-style-type: none"> <li>• accommodate the efficient delivery of goods and supplies;</li> <li>• give priority to pedestrian and cycle movements, and</li> </ul>

				<p>have access to high quality public transport facilities;</p> <ul style="list-style-type: none"> <li>• create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;</li> </ul> <p>Para 34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.</p>
<b>HDE8a</b>	Parking for Domestic Dwellings	Boundary of parking area(s) to be in character with the area.	<p>Policy D4: Streets and Spaces  Policy ST7: Transport requirements for managing development  CVNP Objective 4: Facilities  CVNP Objective 1: Housing &amp; Development  CVNP Objective 2: Environment</p>	<p>Para 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p>
<b>HDE8b</b>	Parking for Domestic Dwellings	Provision of sufficient parking for all residents and visitors	<p>Policy ST7: Transport requirements for managing development  CVNP Objective 1: Housing &amp; Development  CVNP Objective 4: Facilities</p>	<p>Para. 37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p>
<b>HDE9a</b>	Sustainable Drainage to Minimise Flooding	Incorporation of surface water disposal systems	<p>Policy CP5: Flood Risk Management  Water Framework Directive  SU1: Sustainable Drainage Policy  B&amp;NES SA Objective 9: Reduce land, water, air, light, noise pollution  B&amp;NES SA Objective 10 Increase resilience to climate change including flood risk  B&amp;NES Sustainable Construction SDP  West of England Sustainable Drainage Guide  CVNP Objective 2: Environment</p>	<p>Para 94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, 16 taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Para. 100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p>
<b>HDE9b</b>	Sustainable Drainage to Minimise Flooding	To prevent flood risk to existing properties	<p>Policy CP5: Flood Risk Management  Water Framework Directive  SU1: Sustainable Drainage Policy  SCR5: Water Efficiency  B&amp;NES SA Objective 10 Increase resilience to climate change including flood risk  West of England Sustainable Drainage Guide</p>	<p>Para 94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, 16 taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Para. 100. Inappropriate development in areas at risk of flooding should be avoided by</p>

			CVNP Objective 2: Environment	directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
<b>HDE9c</b>	Modifications to Minimise Flooding	To reduce flood risk to existing properties	Policy CP5: Flood Risk Management Water Framework Directive B&NES Objective 10: Increase resilience to climate change including flood risk CVNP Objective 1: Housing & Development	Para 94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, 16 taking full account of flood risk, coastal change and water supply and demand considerations.  Para. 100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
<b>HDE10</b>	Community Green Space Design	For the provision of communal green areas	Policy CP7: Green Infrastructure Policy CP13: Infrastructure Provision Policy HE1: Safeguarding Heritage Assets B&NES SA Objective 1: Improve the health and well-being of all communities CVNP Objective 1: Housing and Development CVNP Objective 2: Environment CVNP Objective 4: Facilities	Para. 73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
<b>HDE11</b>	Protection of Designated Green Spaces	To identify sites for designation as Local Green Spaces.  Note: sites identified are in addition to B&NES Placemaking Plan LGD designations and have used the same methodology.	Policy LCR6A: Local Green Spaces Policy LCR5: Revisions to the protection of playing fields & recreational open spaces CVNP Objective 2: Environment CVNP Objective 4: Facilities	Para. 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

<b>HDE12a</b>	Tree and Ancient Hedgerow Conservation	To oppose development that directly or indirectly affects ancient hedgerows, woodland or veteran trees	Policy NE6: Trees and woodland conservation B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets CVNP Objective 1: Housing & Development CVNP Objective 2: Environment CVNP Objective 4: Facilities	Para. 118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
<b>HBE12b</b>	Tree and Ancient Hedgerow Conservation	To prevent adverse impact on existing trees, hedgerow and woodland	Policy NE6: Trees and woodland conservation B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets CVNP Objective 1: Housing & Development CVNP Objective 2: Environment CVNP Objective 4: Facilities	Para. 118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
<b>HDE13</b>	Green Corridors and Biodiversity	Promote protection of green corridors	Policy NE1: Green infrastructure network Policy D4: Townscape considerations Policy NE2: Conserving and enhancing the landscape and landscape character Policy NE3: Sites, Species and Habitats Policy NE4: Eco Services Policy CP6: Environmental quality Policy CP7: Green Infrastructure Policy NE5: Ecological networks B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change) CVNP Objective 2: Environment CVNP Objective 4: Facilities	Para 118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: <ul style="list-style-type: none"> <li>development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;</li> <li>opportunities to incorporate biodiversity in and around developments should be encouraged;</li> </ul> Para 109: minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
<b>HDE14a</b>	Water Life Biodiversity	Oppose any adverse effects on	Policy NE3: Sites, Species and Habitats	Para 118. When determining planning applications, local

		Blagdon and Chew Lakes	Policy NE4: Eco Services Policy NE5: Ecological networks B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change) CVNP Objective 2: Environment CVNP Objective 4: Facilities	<p>planning authorities should aim to conserve and enhance biodiversity by applying the following principles:</p> <ul style="list-style-type: none"> <li>development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;</li> <li>opportunities to incorporate biodiversity in and around developments should be encouraged;</li> </ul> <p>Para 109: minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p>
<b>HDE14b</b>	Water Life Biodiversity	Encourage conservation of ponds and watercourses	Policy NE3: Sites, Species and Habitats Policy NE4: Eco Services Policy NE5: Ecological networks B&NES Core Strategy CP7 – Green infrastructure B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change) CVNP Objective 2: Environment CVNP Objective 4: Facilities Water Space Study (2016)	<p>Para 118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:</p> <ul style="list-style-type: none"> <li>development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;</li> <li>opportunities to incorporate biodiversity in and around developments should be encouraged;</li> </ul> <p>Para 109. The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability</li> <li></li> </ul>
<b>HDE15</b>	Dark Skies Policy	Minimise light spillage into wider countryside	D8: Lighting B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change) B&NES SA Objective 9: Reduce land, water,	Para 125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

			air, light, noise pollution CVNP Objective 2: Environment	
<b>Business and Facilities</b>				
<b>BF1</b>	Diversification for Tourism	Identification of facilities for designation as Assets of Community Value	Policy LCR1: Safeguarding local community facilities Policy RA3: Community Facilities and Shops Policy LCR2: New or replacement community facilities B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper CVNP Objective 4: Facilities CVNP Objective 3: Business	Para 28: promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
<b>BF2</b>	Retention of Small Businesses	Encourage small local employers, self-employed and home working	Policy LCR1: Safeguarding local community facilities Policy RE3: Farm diversification Policy RE2: Agricultural development Policy RE1: Employment uses in the countryside Policy RE6: Re-use of rural buildings Policy RE7: Visitor accommodation B&NES CS Business 6 B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper CVNP Objective 3: Business	Para 28: promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
<b>BF3a</b>	Enhancing Community Facilities	Protection of rural facilities	Policy LCR2: New or replacement community facilities CVNP Objective 4: Facilities	Para 28: promote the development and diversification of agricultural and other land-based rural businesses.
<b>BF3b</b>	Protecting Significant Facilities	Support farm diversification to enable local businesses to prosper	Policy RE1: Employment uses in the countryside Policy LCR1: Safeguarding local community Facilities B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper B&NES CS Business 6	Para 28: promote the development and diversification of agricultural and other land-based rural businesses.

			CVNP Objective 4: Facilities	
<b>BF4</b>	Chew Valley School	To improve arts and leisure facilities	Policy LCR2: New or replacement community facilities CVNP Objective 3: Business CVNP Objective 4: Facilities	Para 70: To deliver the social, recreational and cultural facilities and services the community needs
<b>BF5</b>	Chew Magna Car Park	Provision of parking facilities in Chew Magna	Policy GB2: Development in Green Belt villages Policy ST7: Transport requirements for managing development B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper CVNP Objective 4: Facilities CVNP Objective 3: Business	Para 41. Local planning authorities should identify and protect where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.
<b>BF6</b>	Parking for Non-Domestic Development	Ensure provision of commercial parking for new facilities	Policy D4: Streets and Spaces Policy ST7: Transport, access and development CVNP Objective 4: Facilities CVNP Objective 3: Business	Para 41. Local planning authorities should identify and protect where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.
<b>BF7</b>	Fibre to the Premises Internet Connectivity	Provision of 24 Mbps for all development	Policy LCR7B: Broadband B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper CVNP Objective 4: Facilities CVNP Objective 3: Business	Para 42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.  Para 7 of the NPPF: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles including an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.  Para: 115. Great weight should be given to conserving landscape and scenic beauty in



				<p>National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important 24 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system. Achieving sustainable development considerations in all these areas, and should be given great weight in National Parks and the Broads.</p> <p>Para 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p>
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The Qualifying Body has submitted with this application, accompanying documents as set out in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

### **Conclusion**

It is submitted that the Chew Valley Development Neighbourhood Plan meets the conditions set out in Paragraph 8 of Schedule 4B of the 1990 Act.