



BRAILES & WINDERTON
Neighbourhood Development Plan

BASIC CONDITIONS STATEMENT

BRAILES NEIGHBOURHOOD DEVELOPMENT PLAN

OCTOBER 2018

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1. Basic Conditions to be met

1.1 This Basic Conditions Statement has been prepared to accompany the Submission Draft of the Brailes Neighbourhood Development Plan (BNDP). Neighbourhood Plans must meet certain requirements, referred to as “basic conditions”, before they can come into force. This compliance will be assessed by the local planning authority (Stratford –on-Avon District Council – SDC) and tested by an independent examination prior to the draft plan proceeding to a local referendum.

1.2 The defined basic conditions to be met are:

- They must have appropriate regard to national policy
- They must contribute to attaining more sustainable development
- They must be in general conformity with the strategic policies in the development plan for the area, in this case, the July 2016 published SDC Core Strategy 2011 – 2031
- They must be compatible with human rights legislation and requirements
- They must be compatible with EU obligations and Directives

With regard to the last point on EU obligations and Directives, it must be shown that the Plan will not have a significant adverse effect on any designated European site. The Plan must also show that any proposed policies or site allocations are not of a type or size as to require an Environmental Impact Assessment.

The Plan may be subject to a Strategic Environmental Assessment screening. If a full assessment is required, the Plan must show that any issues regarding the assessment outcome have been addressed and that the environmental impact has been shown to be acceptable.

With regard to the conformity with the District-wide strategic policies Neighbourhood Plans are not just about re-stating the policies within the adopted Core Strategy 2011-2031. They are about setting out the community’s views, as justified by the evidence gathered, on the development and use of land in their neighbourhood. In our case, this includes policies and site allocations on where development should take place. The basic conditions ensure an appropriate balance between communities being able to take reasonable control of the future of their areas whilst ensuring the Plan does not inappropriately constrain the delivery of important strategic policies for the area.

1.3 The Qualifying Body for the Brailes Neighbourhood Development Plan is Brailes Parish Council, as was conformed in May 2014 by SDC.

1.4 The designated Neighbourhood Plan Area is the Parish of Brailes.

1.5 The timescale for the BNDP is 2011-2031. This period was selected to align with the Stratford –on-Avon Core Strategy 2011-2031.

2. Regard for national planning aim and policies

2.1 The BNDP contains policies and makes site allocations that are in line with the published national planning aims and policy. Full regard has been given to the National Policy Framework and related published guidance during the production of the Plan.

2.2 The three policy areas all make reference to the national and district Policies which we have identified as being relevant and supportive of the policies within the BNDP.

2.3 Section 3 includes information about how the policies within BNDP will help to locally attain more sustainable development. The BNDP has set out to embrace the basic purpose of the planning system which is to contribute towards sustainable development.

2.4 To check that the emerging local policies in the Plan will contribute to achieving more sustainable development in the Parish, the draft policies were subjected to a Sustainability Appraisal (SA). This took place in March 2017 following revisions to the policies after our pre-submission consultation phase. A SA is not mandatory but it was considered good practice to do one so that draft policies could be modified and improved. The model for the SA was a streamline version of the SA conducted in 2014 by Lepus Consulting, as hired by SDC to assess the then draft Core Strategy. The Lepus report used 15 categories, derived from the Framework, against which the draft Core Strategy policies were assessed and scored. This was an excellent model to emulate for the SA on draft local policies.

2.5 The report on the SA on the draft local policies can be found at the end of this document.

3. Locally contributing to sustainable development

3.1 The comments in section 2 above show how the implementation of the BNDP policies will locally support the overall planning system aim of contributing to the achievement of sustainable development.

3.2 The local policies will be supported by local projects to help implement the Plan (see Appendix 28).

4. Conforming to the adopted Core Strategy

4.1 Each major section of the Plan, the natural environment, meeting housing requirements and a strong local economy refer to policies from the Core Strategy that the Plan is supporting, ensuring that all policies are in line with the Core Strategy.

4.2 The plan-making process has demonstrated that the policies will locally deliver more sustainable development in compliance with Core Strategy and National Planning Policy Framework requirements. (See Appendix 1, Sustainability Appraisal of Pre-Submission Plan Policies)

5. Compatible with human rights requirements

5.1 The process by which the draft Submission BNDP has been produced and the resulting document, has had regard to the fundamental rights and freedoms as guaranteed under the European Convention on Human Rights. The Plan complies with the requirements of the Human Rights Act 1998.

6. Compatible with EU obligations

6.1 Strategic Environmental Assessment

Following the Regulation 14 Consultation which ended in January 2017 the group were ready to action all the feedback and progress to submission of the Plan. SDC took the decision in late February 2017 that the Plan should be subjected to a SEA. Lepus Consulting were appointed to carry this out. The final Lepus report was issued on 16/10/17 but we did not receive the final feedback from Historic England on one of our sites until 4/12/17.

As a result of the SEA and subsequent feedback and delays throughout the year, two of our sites were no longer available to us. Following discussions with the Parish Council they agreed (find date) that we should move away from our four small sites policy and adopt a three medium size site policy.

A second SEA was carried out between June and September 2018, one of the conclusions reached was:

“9.1.2 Appraisal of the proposed site allocations did not identify any likely significant effects on the environment whilst the vision, objectives and policies of the NDP will be expected to result in significantly positive sustainability impacts”

6.2 In respect of relevant protected habitats, the designated are does not include any relevant protected habitats.

APPENDIX 1 - Sustainability Appraisal of Pre-Submission Plan Policies

Parish of Brailes Neighbourhood Development Plan

Workshop 1 on Pre-submission Draft Plan October 2016 held 17 March 2017

Workshop 2 on Submission Draft Plan V40 October 2018 held 09 October 2018

Sustainability Appraisal [SA] of draft Plan Policies

Notes of workshop meetings held on 17 March 2017 and 09 October 2018

Locations: Lower Brailes

Workshop 1 attendance: Peter Jordan, Louise Couchman, Maggie Witherick, Richard Cheney, John Dudbridge, Jane Miles, Stephen Miles.

Workshop 2 attendance: Louise Couchman, Maggie Witherick, Richard Cheney, Stephen Miles.

1. Background and purpose of the meetings

1.1 A Neighbourhood Plan must meet a number of ‘basic conditions’¹ before it can be confirmed as a sound plan and adopted. Whether the submitted draft plan meets those requirements will be assessed by the local planning authority, and will figure in an independent examination.

1.2 One of the ‘basic conditions’ is to satisfactorily show that the plan will contribute to the achievement of sustainable development. This is the main purpose of the planning system². There are three dimensions to sustainable development: economic, social and environmental. The method by which such compliance is demonstrated is not prescribed. Most common is a comparison between the draft Neighbourhood Plan policies and policies in the development plan for the wider area, in this instance the adopted Stratford-on-Avon Core Strategy 2011 – 2031. To reach the stage of adoption a development plan such as the Core Strategy has to be subjected to a formal Sustainability Appraisal

¹ See page 38 of Locality Neighbourhood Plans Roadmap Guide 2012 www.locality.org.uk

² Refer to Section 2 of the National Planning Policy Framework July 2018, Ministry of Housing, Communities and Local Government. The definition of sustainable development is on page 5 of the Framework.

[SA]. So if the local policies in a Neighbourhood Plan are shown to be aligned with those in the higher level development plan implementing those local policies will certainly achieve sustainable development in the Neighbourhood Area.

1.3 The SA of the then submission draft Core Strategy was undertaken in 2014. A comprehensive report on the process and outcomes was issued by the environmental consultant hired by the District Council. The consultant defined 15 sustainable development objectives that were relevant to the draft plan. A set of criteria and questions was then applied to the draft policies and scores for the 15 objectives were assessed. In this way the contribution to sustainable development resulting from the implementation of the policies was explained. The policies could, if necessary, be reconsidered so they might perform better.

1.4 For the SA of the pre-submission draft Neighbourhood Plan the aim was to do more than 'box tick' by way of a comparison with the policies in the Core Strategy. Using the set of 15 objectives as applied to the draft Core Strategy a checklist pro forma was created, and the methodology as applied by the District Council's consultant was used³. This was a rigorous approach. The set of 15 draft local policies was assessed as a team by those attending the workshop. The policies were taken from the October 2016 pre-submission draft plan that was published for community and stakeholder comments over the last six weeks of 2016. The workshop 1 appraisal team comprised five members of the community plan-making team. Providing professional support were Chartered Town Planners Jane and Stephen Miles.

1.6 By Autumn 2018 a submission draft plan had been produced. This followed Regulation 14 stage consultations on the pre-submission draft plan, with significant modifications being made using the overall feedback received. Notably this feedback included a Strategic Environmental Assessment [SEA] report by Lepus Consulting, required due to identified potentially significant effects in relation to a Scheduled Monument located in the Neighbourhood Area. The most significant modifications were in relation to the emerging environment and housing policies, and particularly to the then proposed four site allocations. The initial SEA had identified that one of the proposed housing sites compromised the protection of the scheduled heritage asset. A re-think was undertaken, and a set of three sound site allocations was identified, all confirmed as viable using a published Locality method and checklist plus formal meetings with the site owners. The resulting draft submission plan was subjected to Regulation 16 formal consultations during Summer 2018, and the feedback received, including an updated SEA report and feedback from the main statutory consultees, was taken on board with final modifications written in September 2018. The product of those final modifications [NDP Draft V40] as issued 06 October 2018 was used in the second SA workshop. There were now 13 policies to assess, a reduction from the earlier 15, and as noted three housing sites, amended from four, are allocated.

1.8 This SA report will form part of the Basic Conditions Statement that has to be sent to the District Council with the Submission Draft Neighbourhood Plan and a Consultation Statement covering the local community and stakeholder engagement that has taken place.

³ Sustainability Appraisal of the Stratford-on-Avon Core Strategy, May 2014, Lepus Consulting. Published on the District Council's website.

2. Conclusions

2.1 The SA workshops outcome demonstrates that achieving sustainable development is at the heart of the emerging plan and the objectives and policies therein. The second workshop confirmed that the modified set of policies slightly improved the sustainability performance of the plan relative to the earlier draft as assessed, creating a good basis for Submission. The SA process had demonstrably helped improve the sustainability performance of the emerging plan.

2.2 There is some overlap and duplication with policies within the adopted Core Strategy, the first SA workshop identified it would be helpful to review that cross over, and to ensure that the emerging local policies fully respond to local issues and requirements. The performance of the as-modified draft plan assessed in the second SA workshop demonstrated that the relationships to higher level planning policies in the NPPF and Core Strategy had been adequately explored and acted upon. This is also the case with relevant considerations from the published Cotswolds Conservation Board's Management Plan [the body responsible for the Area of Outstanding Natural Beauty], a cross reference to Core Strategy policy CS.11 will clarify this point.

2.3 Taken overall, and compared to the Lepus Consulting [footnote 3 refers] Sustainability Appraisal of the Core Strategy, it is evident that the emerging Parish of Brailes Neighbourhood Plan, using the Core Strategy sustainable development criteria scores at least as well, if not marginally better than the Core Strategy in locally achieving sustainable development.

2.4 The score sheets from the second SA workshop are annexed below. The April 2017 report and scoresheets from the first SA workshop can be found at Appendix 33 of the plan.

Stephen Miles

Stephen Miles BSc MSc MRTPI
Chartered Town Planner

11 October 2018

Sustainability Appraisal of Submission Draft Plan: Policies Assessment Checklists

Policy Number: E1	Policy Title: Better managing flood risks	
1	Protect, enhance and manage historic and cultural heritage	n/a
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	++
4	Reduce the risk of flooding	++
5	Minimise the District's contribution to climate change	0
6	Plan for anticipated levels of climate change	++
7	Protect and conserve natural resources	++
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	n/a
12	Protect the integrity of the District's countryside	+
13	Provide affordable, environmentally sound and good quality housing for all	n/a
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	n/a

Comments on policy performance: it is recognised that this policy requires implementation and actions across a wider area than the Parish as this is only one part of the river catchment area. Such wider action needs to be supported by actions at a Parish level, and the work of the Flood Action Group is recognised and supported. Policy scores strongly for SA criteria 3/4 and 6/7. Note the positive and detailed written support from the Environment Agency [28 August 2018 letter] and Lead local Flood Authority [WCC email 20 July 2018] to the Reg 16 consultation and updated SEA report. It is important that the local Flood Action Group provides information and guidance when development proposals are under consideration as on-the-ground progress over the last few years in the Parish and wider catchment has been very positive.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	---
Not applicable	n/a

Policy Number: E2	Policy Title: A Defined Built-Up Area Boundary [BUAB]	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+

4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	n/a
12	the integrity of the District's countryside Protect	++
13	Provide affordable, environmentally sound and good quality housing for all	n/a
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	n/a

Comments on policy performance: this policy delivers the more efficient use of land resources, and making better use of the existing settlement area reduces the tendency for the village to expand into adjacent countryside [other than the sites allocated in this plan where managed changes will moderate the effects of such edge-of-settlement expansion]. Workshop 2 indicated an improved sustainability performance resulting from stronger wordings and clearer linkages to Policies E4, H2 and H3.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: E3	Policy Title: Conserving Locally Valued Green Spaces	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	n/a
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	n/a

Comments on policy performance: from workshop 1 - the title wording in the draft plan might better describe the purpose and effect of the policy. The policy is about protecting linear green spaces that connect with the surrounding open countryside and break up the component built areas of the village and are important features and characteristics much valued by the community. It is not clear whether formal Local Green Space designation is proposed, if so what is the distinction between policies L1 and L2?

These issues were resolved as the draft policy was refined and clarified. The resulting Submission Plan policy as assessed at workshop 2 scored significantly better across a wider range of the 15 objectives. Note the important overlaps with Policies E2, E4 and particularly H3.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: E4	Policy Title: Ensuring development respects landscape and local character
1	Protect, enhance and manage historic and cultural heritage
	++

2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	++
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	n/a

Comments on policy performance: This policy, which was radically revised and strengthened from the earlier pre-submission version, scored much better and more broadly at Workshop 2. It particularly reinforces by applying a local dimension to the Core StrategyvcS.11 section on the AONB protection. The theme of protecting and conserving the landscape setting and village character, evident in the long standing Village Design Statement, has figured strongly and consistently in all the community feedback during the plan-making work.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: E5	Policy Title: Renewable and Low Carbon Energy
1	Protect, enhance and manage historic and cultural heritage n/a
2	Protect, enhance and manage landscape and townscape distinctiveness -

3	Protect, enhance and manage biodiversity and geodiversity	n/a
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	++
6	Plan for anticipated levels of climate change	++
7	Protect and conserve natural resources	++
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	+
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	n/a
12	Protect the integrity of the District's countryside	+/-
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

Comments on policy performance: workshop 1 comments were - not surprising that this policy scored well. It would. Consider what the policy adds to Core Strategy policy CS.2. Recognise that the role of the planning system is limited and that advances such as in Building Regulations and BREAAAM standards are seen as the appropriate regulatory approach. The L6 content about community led initiatives is interesting, perhaps make the policy more about this objective and the basis of future local projects to introduce the technology as noted in the L6 explanation?

Applying the above comments, and taking on board the feedback on Reg 16 consultations, the policy was made stronger and clearer, the resulting better scores indicating the changes were valid.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: E6	Policy Title: Retaining 'Dark Skies'	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	n/a
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	n/a

14	Safeguard and improve community health, safety and wellbeing	!
15	Develop a dynamic, diverse and knowledge-based economy	n/a

Comments on policy performance: The minus score is about practicalities, increased risks of falls in the dark. Overall an interesting and distinctive policy. Consider how the policy fits with Core Strategy CS.11 which is about the Cotswolds AONB. There is a good reason for E6 in relation to paragraph 4.2.5 explanation of that CS.11 policy as 'dark skies' arguably will contribute something special to the AONB aims and objectives. Note the prudent overlap with Policy E4.2g.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	!
Likely strong adverse effect	---
Not applicable	n/a

Policy Number: H1	Policy Title: Ensuring a supply of affordable housing is sustained
1	Protect, enhance and manage historic and cultural heritage 0
2	Protect, enhance and manage landscape and townscape distinctiveness +
3	Protect, enhance and manage biodiversity and geodiversity 0
4	Reduce the risk of flooding 0
5	Minimise the District's contribution to climate change n/a
6	Plan for anticipated levels of climate change n/a
7	Protect and conserve natural resources n/a
8	Reduce air, soil and water pollution n/a
9	Reduce waste generation and promote effective waste management n/a
10	Encourage sustainable transport and reduce the need to travel +
11	Reduce barriers for those living in rural areas ++
12	Protect the integrity of the District's countryside 0
13	Provide affordable, environmentally sound and good quality housing for all ++
14	Safeguard and improve community health, safety and wellbeing ++
15	Develop a dynamic, diverse and knowledge-based economy +

This new policy wording resulted from dialogue with SDC in September 2018, the aim is to locally provide opportunities for additional affordable housing by a) site allocations [Policy H2] and b) windfall development [Policy H3], both types to be on sites within the BUAB. Creating more affordable housing will meet identified local needs and can ensure that those with a local connection by family or employment have access to new homes in the village. This will assist community cohesion, and should help the local economy by providing housing near to work places and thus reducing a need to travel.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number	Policy Title: Allocating sites to meet future local housing needs		
H2			
1	Protect, enhance and manage historic and cultural heritage	+	
2	Protect, enhance and manage landscape and townscape distinctiveness	+	
3	Protect, enhance and manage biodiversity and geodiversity	+	

4	Reduce the risk of flooding	+		
5	Minimise the District's contribution to climate change	0		
6	Plan for anticipated levels of climate change	0		
7	Protect and conserve natural resources	+		
8	Reduce air, soil and water pollution	+		
9	Reduce waste generation and promote effective waste management	0		
10	Encourage sustainable transport and reduce the need to travel	+		
11	Reduce barriers for those living in rural areas	++		
12	Protect the integrity of the District's countryside	n/a		
13	Provide affordable, environmentally sound and good quality housing for all	++		
14	Safeguard and improve community health, safety and wellbeing	++		
15	Develop a dynamic, diverse and knowledge-based economy	+		

Comments on policy performance: this Submission Plan policy is particularly important. Community feedback has consistently identified that meeting local housing needs, especially with more 'affordable' homes for younger persons, families and those employed locally, is a big priority, not least to sustain the vitality of the village and to enhance community cohesion. Refer to Sections 4.2.1 and 4.2.2 in the Submission Plan document. Policy H2 allocates land for 36 dwellings, of which 12 will be 'affordable'.

The sites allocation process was rigorous and the three tests about viability and deliverability were satisfactorily performed. See Appendix 39. Further, the 2018 SEA update report by Lepus Consulting has confirmed the sites selection was sound and that development can occur without adverse environmental impacts.

The ++ scores in categories 11, 13 and 14 should be noted.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: H3	Policy Title: Development on Windfall Sites	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	+/-
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	n/a
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	+
13	Provide affordable, environmentally sound and good quality housing for all	+
14	Safeguard and improve community health, safety and wellbeing	0

15	Develop a dynamic, diverse and knowledge-based economy	+
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Comments on policy performance: it makes good sense to use land within the BUAB more efficiently, by way of the re-use of buildings and plots, and where plots are large enough to add some dwellings. It is not expected this approach will create that many new homes but there are a few opportunities, and this is encouraged. In particular there will be some opportunities for developments of 3+ new dwellings, and applying the threshold in Policy H1 should create some affordable homes to meet local needs. The policy performance reflects this opportunity to bolster village vitality and social cohesion, and meets the environmental aim of making a more effective use of available land within the settlement. The presence of + scores reflects the limited number of viable windfall development opportunities that are available, but this is still a worthwhile aim and approach.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a-

Policy Number: SE1	Policy Title: Encouraging sustainable economic development
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1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	0
4	Reduce the risk of flooding	0
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	0
8	Reduce air, soil and water pollution	0
9	Reduce waste generation and promote effective waste management	0
10	Encourage sustainable transport and reduce the need to travel	++
11	Reduce barriers for those living in rural areas	++
12	Protect the integrity of the District's countryside	+/-
13	Provide affordable, environmentally sound and good quality housing for all	0
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	++

Comments on policy performance: A) the village contains various local services and several active businesses on the industrial estate, and the surrounding agricultural area is buoyant and boosted by rural tourism. It makes good sense to encourage those existing businesses, ideally more will be created over the plan period. The high ++ scores for 10/11 and 14/15 reflect this aim.

B) most likely development related to expanding or additional businesses will be within the village, or on existing farm complexes where there may well be opportunities to re-use agricultural buildings. If well designed in accordance with adopted guidance such as the VDS and AONB guidelines such development can enhance the village’s built environment and landscape setting. This is reflected in the + scores for categories 1 and 2.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Not applicable	n/a

Policy Number: SE2	Policy Title: Re-use of redundant agricultural buildings	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+

4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	n/a
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	0
9	Reduce waste generation and promote effective waste management	0
10	Encourage sustainable transport and reduce the need to travel	0
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	0
14	Safeguard and improve community health, safety and wellbeing	0
15	Develop a dynamic, diverse and knowledge-based economy	+

Comments on policy performance: there are further opportunities on the many farmsteads in the Parish for the re-use by conversion of redundant agricultural buildings. Notwithstanding opportunities arising from permitted development rights which generally encourages new dwellings, there may well be the potential to create some additional business spaces. The first preference is for this to happen in the village to minimise the need to travel, but supporting rural business development across the Parish is a worthy aim, subject to landscape protection requirements being met.

Refer to Appendix 40 comments at SA Workshop 1 about then Policy E2, a broadly similar performance at Workshop 2.

Policy Number: SE3		Policy Title: Improving access to communications
1	Protect, enhance and manage historic and cultural heritage	n/a
2	Protect, enhance and manage landscape and townscape distinctiveness	n/a
3	Protect, enhance and manage biodiversity and geodiversity	n/a
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	n/a
7	Protect and conserve natural resources	n/a
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	++
12	Protect the integrity of the District's countryside	n/a
13	Provide affordable, environmentally sound and good quality housing for all	n/a
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	++

Comments on policy performance: Workshop 1 comments were - a practical measure to ensure that commercial development includes the essential future-proof technology to connect with local upgraded telecommunications. This links well to Core Strategy AS.10 business and tourism content so cross reference it in the explanation and bring out the local dimension. Workshop 2 endorsed those comments. As a LSV2 village Brailes should have the up-to-date infrastructure that an expanding rural economy needs, in line the needs of progressive local businesses, greater numbers employed locally, and increasing homeworking, all of which reduce the need to travel. This economic objective merges with the social objectives of prosperity and wellbeing.

Policy Number: SE4		Policy Title: More opportunities for homeworking
1	Protect, enhance and manage historic and cultural heritage	n/a
2	Protect, enhance and manage landscape and townscape distinctiveness	n/a
3	Protect, enhance and manage biodiversity and geodiversity	n/a
4	Reduce the risk of flooding	n/a
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	+
7	Protect and conserve natural resources	n/a
8	Reduce air, soil and water pollution	n/a
9	Reduce waste generation and promote effective waste management	n/a
10	Encourage sustainable transport and reduce the need to travel	++

11	Reduce barriers for those living in rural areas	++
12	Protect the integrity of the District's countryside	0
13	Provide affordable, environmentally sound and good quality housing for all	0
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	++

Comments on policy performance: the scores show SE4 can make a useful contribution to reducing the need to travel to work. There are also wellbeing gains, and social cohesion will be improved by the presence of local workers as opposed to commuters.