

# Alcester Neighbourhood Development Plan

## Basic Conditions Statement

March 2019



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# 1. Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Alcester Neighbourhood Development Plan (ANDP).

## The Basic Conditions

- 1.2. Paragraph 8, sub-paragraph (2), of schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan to meet the following basic conditions:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order 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 order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

- 1.3. This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework as revised in February 2019 (NPPF);

Section 3 Shows how the ANDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;

Section 4 Demonstrates conformity with the strategic policies contained within the Stratford-on-Avon District Council (SDC) Core Strategy; and

Section 5 Demonstrates compliance with the appropriate EU obligations.

## The Qualifying Body

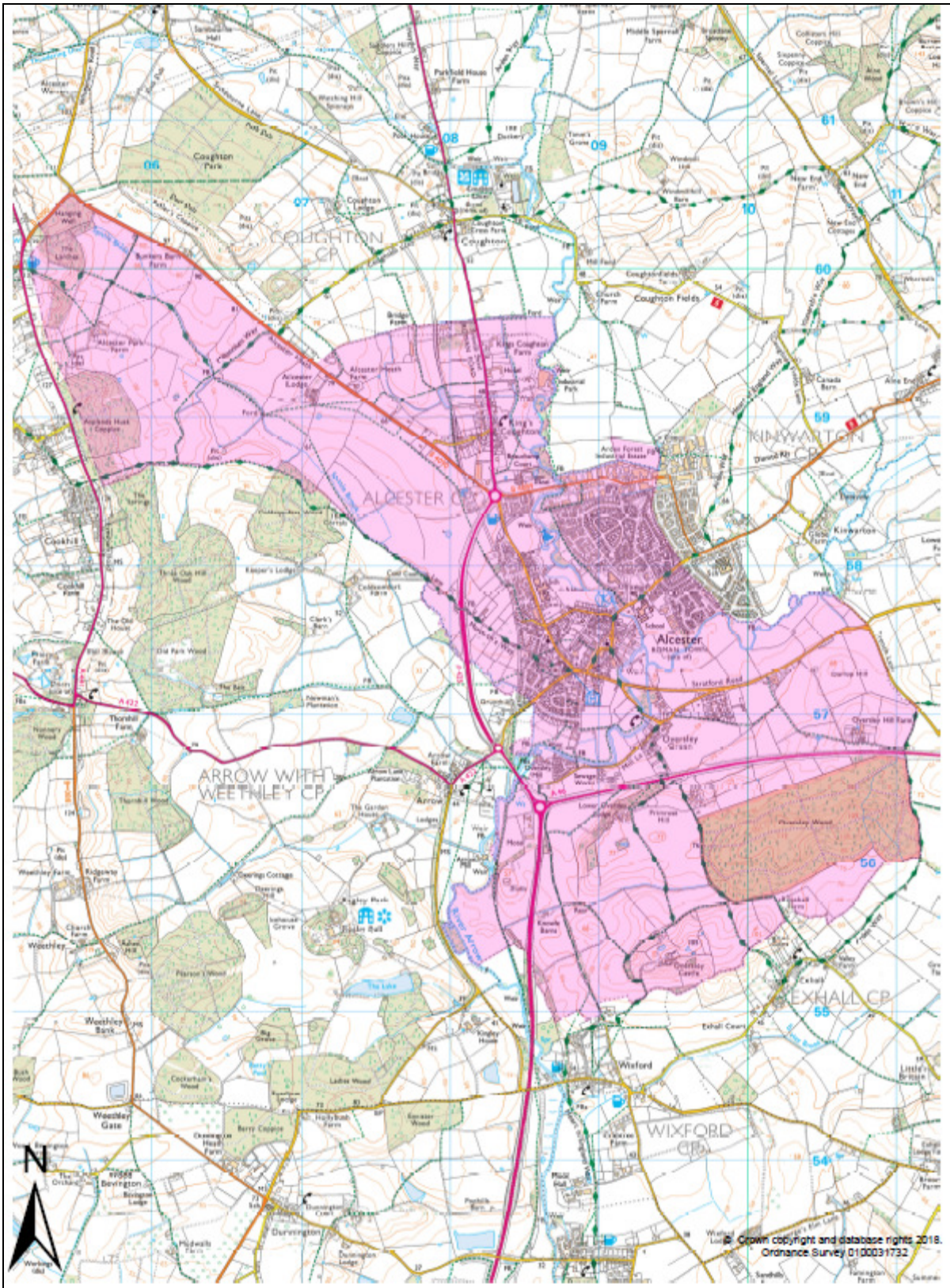
- 1.4. The ANDP is submitted by Alcester Town Council, which is the qualifying body as defined by the Localism Act 2011.

## **The Neighbourhood Area**

- 1.5. The ANDP applies to the Parish of Alcester which is within Stratford-on-Avon District. In accordance with Part 2 of the Regulations, SDC, as the local planning authority, publicised the Neighbourhood Area application from Alcester Town Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6. The application was approved by the Cabinet of SDC in September 2013 and consequently the Parish of Alcester was designated as a Neighbourhood Area.
- 1.7. Alcester Town Council confirms that the ANDP:
  - Relates only to the Parish of Alcester and to no other Neighbourhood Area(s); and
  - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.
- 1.8 Alcester is an attractive rural market town and civil parish of Roman origin at the junction of the River Alne and River Arrow in Warwickshire, England, approximately 8 miles west of Stratford-upon-Avon, and 8 miles south of Redditch, close to the Worcestershire border. The 2011 census recorded a population of 6,273. The area covered by the Plan includes the town of Alcester and the settlements of Oversley Green, Kings Coughton and Alcester Heath. Kinwarton parish has 1,082 residents and according to its Parish Plan, identifies itself as a village rather than as part of the town of Alcester. Similarly, Arrow with Weethley parish has only 226 residents and is a small hamlet.

## **Plan Period**

- 1.9 The ANDP states that the period it relates to is from 2011 until 2031. The period has been chosen to align with the dates of SDC's Core Strategy.



Alcester Neighbourhood Area

## 2. National Planning Policy Framework

- 2.1. The ANDP must have appropriate regard to national planning policy. The following section describes how the ANDP relates to the National Planning Policy Framework (NPPF) revised February 2019.

### Sustainable Development

- 2.2. The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

*“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*

- 2.5. Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

*“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”*

2.6. Footnote 16 to paragraph 29 notes that:

*“Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”*

2.7. In addition to contributing to the district’s strategic development plan, Paragraph 69 adds that:

*“Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their areas.”*

2.8. Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Alcester’s plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt Land (in Alcester’s case: Local Green Spaces);
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.9. The tables below summarises how ANDP policies contribute to the sustainability objectives of NPPF:

### Achieving sustainable development

**Policy HBE 1** supports development within the Built-up Area Boundary (BUAB) through new build, conversion, extending or redeveloping existing underused buildings. **Policy HBE 2** supports local needs housing development beyond but adjacent to the BUAB. **Policy HBE 3** encourages development with a housing mix based on the most up-to-date housing assessment. **Policy HBE 6** requires proposals for larger scale developments to demonstrate how they protect occupant health and the wider environment. **Policy HBE 7** requires all new dwellings to have at least one electric car charging point and non-residential development to have 1 per 10 car parking spaces. **Policy HBE 8** supports proposals relating to the production of renewable energy. **Policy EC 1** supports proposals that provide new retail, offices, hospitality or tourism units which enhance or extend existing units. It also supports change of business uses which enhance or enhance the vitality of the Town Centre. **Policy EC 2** supports proposals for employment uses on brownfield sites. **Policy EC 3** supports proposals for small-scale business space for start-ups and new builds or conversions with live-work space. **Policy EC 4** supports change of use from business to residential only when it can be demonstrated

that continued business use is no longer viable. **Policy EC 5** supports new commercial developments where it demonstrates direct benefit to the local area and workforce. It also supports environmental improvements to existing employment land within the BUAB as well as the provision of low-cost business space within the BUAB. **Policies EC 6 and 7** support the provision of new education, further education and childcare facilities and the extension of existing ones provided they have adequate parking provision. **Policy EC 8** supports proposals that increase or improve the amount and range of visitor attractions and accommodation within the town. It requires applicants to demonstrate how they will contribute to adequate parking provision, cycle storage, linkages to public transport, improved cycle and footpath routes. **Policy TI 1** requires developments of 10 or more units to provide direct connection to existing networks of footpaths bridleways and cycleways and should seek to reduce car journeys. **Policy TI 2** supports new and enhanced telecommunications development. **Policy TI 3** requires all new development to include the necessary infrastructure for future connectivity to the highest speed broadband. **Policy CLW 1** supports proposals which enhance and improve existing community and leisure facilities. **Policy CLW 2** supports proposals which improve access to and recreational usage of open green spaces. **Policy CLW 3** supports proposals which create or enhance facilities that support improving mental or physical health. **Policy CLW 4** supports the protection and enhancement of allotments. It also requires new dwellings to provide sufficient space for homeowners to grow their own food. **Policy CLW 5** requires proposals to demonstrate that only acceptable levels of air, noise, water or light pollution arise and requires proposals, where appropriate, to demonstrate how impacts can be minimised. **Policy NE 1** requires new developments to protect mature, healthy trees and hedges. **Policy NE 2** seeks to ensure that new developments contribute to and enhance the natural environment, provide net gains for and minimise impact on biodiversity. **Policy NE 4** discourages proposals which adversely affect rivers, streams and ponds. **Policy NE 6** ensures that new development does not increase pluvial or fluvial flooding and requires new developments to include SuDS. It also encourages the re-use and recycling of water within developments.

## Plan making

**Policy HBE 1, 6.1.4** The plan recognises the two housing sites identified and allocated through the Stratford-on-Avon District Core Strategy. Together, the two sites provide for up to 350 dwellings to meet local and district needs.

## Delivering a sufficient supply of homes

**Policy HBE 1, 6.1.4** The plan recognises the two housing sites identified and allocated through the Stratford-on-Avon District Core Strategy. Together, the two sites provide for up to 350 dwellings. **Policy HBE 1** supports development in the Built-up Area Boundary (BUAB) through new build, converting, extending or redeveloping existing underused buildings. **Policy HBE 2** supports local needs housing development beyond but adjacent to the BUAB. **Policy HBE 3** encourages development with a housing mix based on the most up-to-date housing assessment.

## Building a strong, competitive economy

**Policy EC 1** supports proposals that provide new retail, offices, hospitality or tourism units which enhance or extend existing units. It also supports change of business uses which enhance or support the vitality of the Town Centre. **Policy EC 2** supports proposals for employment uses on brownfield sites. **Policy EC 3** supports proposals for small-scale business

space for start-ups and new builds or conversions with live-work space. **Policy EC 4** supports change of use from business to residential only when it can be demonstrated that continued business use is no longer viable. **Policy EC 5** supports new commercial developments where it demonstrates direct benefit to the local area and workforce. It also supports environmental improvements to existing employment land within the BUAB as well as the provision of low-cost business space within the BUAB. **Policies EC 6 and 7** support the provision of new education, further education and childcare facilities and the extension of existing ones provided they have adequate parking provision. **Policy EC 8** supports proposals that increase or improve the amount and range of visitor attractions and accommodation within the town. It requires applicants to demonstrate how they will contribute to adequate parking provision, cycle storage, linkages to public transport, improved cycle and footpath routes.

### Promoting healthy and safe communities

**HBE 6** requires proposal for larger scale developments to demonstrate how they protect occupant health and the wider environment. **Policy CLW 1** supports proposals which enhance and improve existing community and leisure facilities. **Policy CLW 2** supports proposals which improve access to and recreational usage of open green spaces. It also requires that consideration should be given to wheelchair users as well as pedestrians. Level, safe pathways, and appropriate signage/ waymarking should be provided where possible. **Policy CLW 3** supports proposals which create or enhance facilities that support improving mental or physical health. **Policy CLW 4** does not support proposals which result in the loss of allotments unless it can be demonstrated that there is a positive improvement or net increase in allotment provision elsewhere in the Neighbourhood Area. It also requires new dwellings to provide sufficient space for homeowners to grow their own food. **Policy CLW 5** requires proposals to demonstrate that only acceptable levels of air, noise, water or light pollution arise and requires proposals, where appropriate, to demonstrate how impacts can be minimised.

### Promoting sustainable transport

**Policy HBE 7** requires all new dwellings to have at least one electric car charging point and non-residential development to have 1 per 10 car parking spaces. **Policies EC 6 and 7** support the provision of new education, further education and childcare facilities and the extension of existing ones provided they have adequate parking provision. **Policy TI 1** requires developments of 10 or more units to provide direct connection to existing networks of footpaths bridleways and cycleways and should seek to reduce car journeys. **Policy CLW 2** supports proposals which improve access to and recreational usage of open green spaces.

### Making effective use of land

**Policy HBE 1** supports development in the Built-up Area Boundary (BUAB) through new build, conversion, extension or redeveloping existing underused buildings. **Policy EC 2** supports proposals for employment uses on brownfield sites.

### Achieving well-designed places

**Policy HBE 3** requires developers to justify developments with a housing mix that departs from the policy's approach with regard to viability and character of the area. **Policy HBE 6** requires proposals for larger scale developments to demonstrate how they protect occupant health and the wider environment by making best use of orientation, built form, layout,



landscaping and materials to maximise natural light and heat. **Policy HBE 7** requires all new dwellings to have at least one electric car charging point and non-residential development to have 1 per 10 car parking spaces. **Policy HBE 9** seeks to ensure that all development is well designed, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. **Policy HBE 10** requires all new developments to demonstrate how they would positively contribute to the local character during the design process with regard to density, scale, surrounding landscape, materials and height. **Policy HBE 11** seeks to ensure that developments strive to establish a high quality environment in the public realm. **Policy TI 1** requires developments of 10 or more units to provide direct connection to existing networks of footpaths bridleways and cycleways and should seek to reduce car journeys.

### Protecting Green Belt land

The ANDP does not designate any land for development within the Green Belt and all policies respect national Green Belt policy.

### Meeting the challenge of climate change, flooding and coastal change

**Policy HBE 6** requires proposals for larger scale developments to demonstrate how they protect occupant health and the wider environment. **Policy HBE 7** requires all new dwellings to have at least one electric car charging point and non-residential development to have 1 per 10 car parking spaces. **Policy HBE 8** supports proposals relating to the production of renewable energy. **Policy CLW 5** requires proposals to demonstrate that only acceptable levels of air, noise, water or light pollution arise and requires proposals, where appropriate, to demonstrate how impacts can be minimised. **Policy NE 1** requires new developments to protect mature, healthy trees and hedges. **Policy NE 2** seeks to ensure that new developments contribute to and enhance the natural environment, provide net gains for and minimise impact on biodiversity. **Policy NE 4** rejects proposals which adversely affect rivers, streams and ponds. **Policy NE 6** ensures that new development does not increase pluvial or fluvial flooding and requires new developments to include SuDS. It also encourages the re-use and recycling of water within developments.

### Conserving and enhancing the natural environment

**Policy CLW 5** requires proposals to demonstrate that only acceptable levels of air, noise, water or light pollution arise and requires proposals, where appropriate, to demonstrate how impacts can be minimised. **Policy NE 1** requires new developments to protect mature, healthy trees and hedges. **Policy NE 2** seeks to ensure that new developments contribute to and enhance the natural environment, provide net gains for and minimise impact on biodiversity. **Policy NE 3** designates 18 Local Green Spaces. **Policy NE 4** resists proposals which adversely affect rivers, streams and ponds. **Policy NE 5** requires development proposals to demonstrate how they are appropriate to, and integrate with, the character of the landscape. **Policy NE 6** encourages the re-use and recycling of water within developments.

### Conserving and enhancing the historic environment

The Neighbourhood Area contains a number of listed buildings and a Conservation Area within the town centre. **Policy HBE 12** will only support development proposals within or adjacent to the Conservation Area or a designated or non-designated heritage asset or its setting if the proposals conserve and enhance the Conservation Area or the heritage asset.

It also supports proposals that bring heritage assets back into use.

2.10. The table below provides a matrix of the ANDP policies against the relevant paragraphs of the NPPF:

Alcester Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
<b>6.1 Housing and the Built Environment</b>	
Policy HBE 1 – Residential Development within the Built-up Area Boundary	77, 78, 79c, 118d
Policy HBE 2 – Local Needs Housing	60, 61, 63, 64d, 77, 79a
Policy HBE 3 – Housing Mix	60 - 62
Policy HBE 4 - Bungalows	60 - 62
Policy HBE 5 – Specialist Accommodation	60 – 62, 64b
Policy HBE 6 – Healthy Living	8b & c, 180 & 181, 127f
Policy HBE 7 – Electric Car Charging Points	8c, 20d, 105e, 110e, 150, 151
Policy HBE 8 – Renewable Energy	8c, 20d, 150, 151, 154a
Policy HBE 9 – Development Design	110c, 122d & e, 125-127, 130
Policy HBE 10 – Responding to Local Character	8b, 122d & e, 125-127, 130
Policy HBE 11 – Public Realm	91, 102, 110c, 118e, 127d
Policy HBE 12 – Heritage Assets	8c, 79b, 184, 185, 189, 190, 193–198
<b>6.2 Economy</b>	
Policy EC 1 - Development within the Town Centre	8a, 20c, 80, 81a & d, 83, 118e
Policy EC 2 - Supporting Employment on Brownfield Sites	117, 118c
Policy EC 3 – Supporting Business Start Up	8a, 80, 81a & d, 83, 118d & e
Policy EC 4 – Employment Land Change of Use	8a, 80, 81a & d, 83, 118d & e
Policy EC 5 – Support for Commercial Development	8a, 20c, 80, 81a & d, 83, 102e, 105, 106,
Policy EC 6 – Education and Childcare Provision	8b, 20c, 28, 83d, 91a, 94, 102e, 104d, 105, 110a & c, 122d & e, 125-127, 130
Policy EC 7 – Further Education Support	8b, 20d, 28, 83d, 91a, 94, 102e, 104d, 105,
Policy EC8 – Support for new or improved tourist attractions and accommodation	8a, 80, 81, 83c & d, 91a & b, 98, 104d, 110 a & c
<b>6.3 Transport and Infrastructure</b>	
Policy TI 1 – New Development and Connectivity	8b & c, 91a & b, 98, 102c, 103, 104a & d, 108a & b, 110a & c
Policy TI 2 - Telecommunications	20b, 112 - 115
Policy TI 3 – High Speed Broadband	20b, 112

<b>6.4 Community, Leisure and Well-being</b>	
Policy CLW 1 - Community and Leisure Facilities Development	8b, 83d, 91a & c, 92, 96, 97, 121b
Policy CLW 2 - Enhancing Access and Utilisation of open green spaces	91a & c, 96, 98, 102c, 104a & d, 108a, 110a, b & c
Policy CLW 3 - Health Provision	8b, 20c, 91, 92, 96, 97, 110b
Policy CLW 4 - Allotments and Growing Spaces	91c, 92a & b, 96, 170, 174b
Policy CLW 5 - Protecting Against Air, Noise, Water and Light Pollution	8c, 170, 180
<b>6.5 Natural Environment</b>	
Policy NE 1 - Trees, Hedges and Landscape Features	8c, 20d, 127c, 170a, b & d, 171, 172, 174, 175
Policy NE 2 - Biodiversity	8c, 170a,b,d & e
Policy NE 3 - Local Green Spaces	8c, 99-101
Policy NE 4 - Safeguarding Rivers and Ponds	8c, 170, 172, 174, 175, 177
Policy NE 5 - Protecting Valued Landscapes and Important Views	8c, 170a & b
Policy NE 6 - Mitigating and Preventing Increased Flood Risk	8c, 20b & d, 148-150, 155, 156, 163, 165

### **3. Delivering Sustainable Development**

The key ways that the ANDP will contribute to the achievement of the NPPF's three overarching objectives of sustainable developments are:

#### **3.1. Economic objective**

- The ANDP policies seek to protect and enhance existing employment sites.
- The ANDP supports new employment sites and encourages local employment growth and opportunities where there is no conflict with Green Belt policy.
- It supports home-working and live-work units through the use of flexible design and incorporated internet connectivity.

#### **3.2. Social objective**

- The ANDP supports new housing development within the town boundary, on brownfield sites and garden land. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the town continues to evolve in accordance with residents' wishes.
- It protects and enhances local green spaces, footpath, bridleways and valued landscapes which support the community's health, social and cultural well-being.
- It encourages the protection of local social and recreational amenities and businesses which serve the current and future needs of the community.

#### **3.3. Environmental objective**

- It protects the valued countryside and AONB surrounding the village, including agricultural and horticultural land.
- It seeks a harmonious relationship between developments and local flora and fauna.
- It ensures development within or near the Conservation Area is undertaken with sensitivity and an awareness of its impact on the setting of the towns heritage assets.
- It notes the impact of flooding in the locality and requires all developments to mitigate any future contribution to this by minimising off-site run-off and incorporating sustainable drainage systems.
- It encourages new developments to make effective use of renewable energy and resource recycling.

## 4. General Conformity with Strategic Local Policy

- 4.1. The ANDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2. The Development Plan for the Neighbourhood Area is the Stratford-on-Avon District Core Strategy 2011-2031, adopted July 2016.
- 4.3. Paragraph 13 of NPPF declares that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 4.4. The ANDP supports the delivery of the strategic policies of the Core Strategy, and contains no conflicts with these policies.
- 4.5. The ANDP builds on, adapts or otherwise makes use of selected Core Strategy policies to suit the local environment and economy of Alcester.
- 4.6. The table below provides a matrix indicating the relationship between the ANDP policies and the SDC Core Strategy policies:

Alcester Neighbourhood Plan Policy ref.	SDC Core Strategy Policy ref.
<b>6.1 Housing and the Built Environment</b>	
Policy HBE 1 – Residential Development within the Built-up Area Boundary	CS.15b, CS.20, AS.10a-d, f, i
Policy HBE 2 – Local Needs Housing	CS.18, AS.2b.1, AS.10a
Policy HBE 3 – Housing Mix	CS.18, CS.19
Policy HBE 4 - Bungalows	CS.19c
Policy HBE 5 – Specialist Accommodation	CS.19c
Policy HBE 6 – Healthy Living	CS2.2, CS.9.8, CS.19
Policy HBE 7 – Electric Car Charging Points	CS.9.5, CS.26b
Policy HBE 8 – Renewable Energy	CS.2, CS.3, CS.9.5
Policy HBE 9 – Development Design	CS.9, AS.10
Policy HBE 10 – Responding to Local Character	CS.9, AS.10
Policy HBE 11 – Public Realm	CS.23, CS.24, AS.2.c
Policy HBE 12 – Heritage Assets	CS.5, CS.8, CS.9, AS.10
<b>6.2 Economy</b>	
Policy EC 1 - Development within the Town Centre	CS.22, CS.23, CS.24, AS.2.c
Policy EC 2 - Supporting Employment on Brownfield Sites	AS.2.c, AS.11a-g

Policy EC 3 – Supporting Business Start Up	CS.22, CS.23, CS.24, AS.2.c
Policy EC 4 – Employment Land Change of Use	CS.22
Policy EC 5 – Support for Commercial Development	CS.23, CS.24, AS.2.c
Policy EC 6 – Education and Childcare Provision	CS.9, CS.25, AS.10a
Policy EC 7 – Further Education Support	CS.2, CS.9, CS.25, AS.10a
Policy EC8 – Support for new or improved tourist attractions and accommodation	CS.9, CS.22, CS.24, AS.2c, AS.10
<b>6.3 Transport and Infrastructure</b>	
Policy TI 1 – New Development and Connectivity	CS.9, AS.2b, CS.25
Policy TI 2 - Telecommunications	CS.9, CS.26
Policy TI 3 – High Speed Broadband	CS.22, CS.26
<b>6.4 Community, Leisure and Well-being</b>	
Policy CLW 1 - Community and Leisure Facilities Development	CS.22, AS.2a, AS.10a, CS.25
Policy CLW 2 - Enhancing Access and Utilisation of open green spaces	CS.5, CS.6, CS.7, CS.9, AS.2.b
Policy CLW 3 - Health Provision	CS.22, CS.26
Policy CLW 4 - Allotments and Growing Spaces	CS.2, CS.7, CS.25
Policy CLW 5 - Protecting Against Air, Noise, Water and Light Pollution	CS.9.b.8, CS.11, AS.10
<b>6.5 Natural Environment</b>	
Policy NE 1 - Trees, Hedges and Landscape Features	CS.5, CS.6, CS.9
Policy NE 2 - Biodiversity	CS.5, CS.6, CS.7, AS.2a
Policy NE 3 - Local Green Spaces	CS.5, CS.6, CS.7, AS.2a, CS.25
Policy NE 4 - Safeguarding Rivers and Ponds	CS.5, CS.6, CS.7, AS.2a CS.25
Policy NE 5 - Protecting Valued Landscapes and Important Views	CS.5, CS.6, CS.7, CS.9
Policy NE 6 - Mitigating and Preventing Increased Flood Risk	CS.2, CS.4, CS.7, CS.9

## **5. European Union Obligations**

### **Strategic Environmental Assessment**

- 5.1. A revised Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Stratford-on-Avon District Council (SDC) in December 2018.
- 5.2. The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3. All three bodies have returned consultations and it was confirmed by SDC in a letter dated 1 March 2019 that a Strategic Environmental Assessment (SEA) is not required in respect of the ANDP.

### **Habitat Regulations Assessment**

- 5.4. It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SDC Core Strategy's HRA.
- 5.5. It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

### **Human Rights**

- 5.6. The ANDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.