

Long Marston (Marston Sicca) Neighbourhood Development Plan

Basic Conditions Statement

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Draft Version



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Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Long Marston Neighbourhood Development Plan (LMNDP).

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 (NDP) 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 updated in July 2021 (NPPF);

Section 3 Shows how the LMNDP 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 Council (SDC) Core Strategy; and

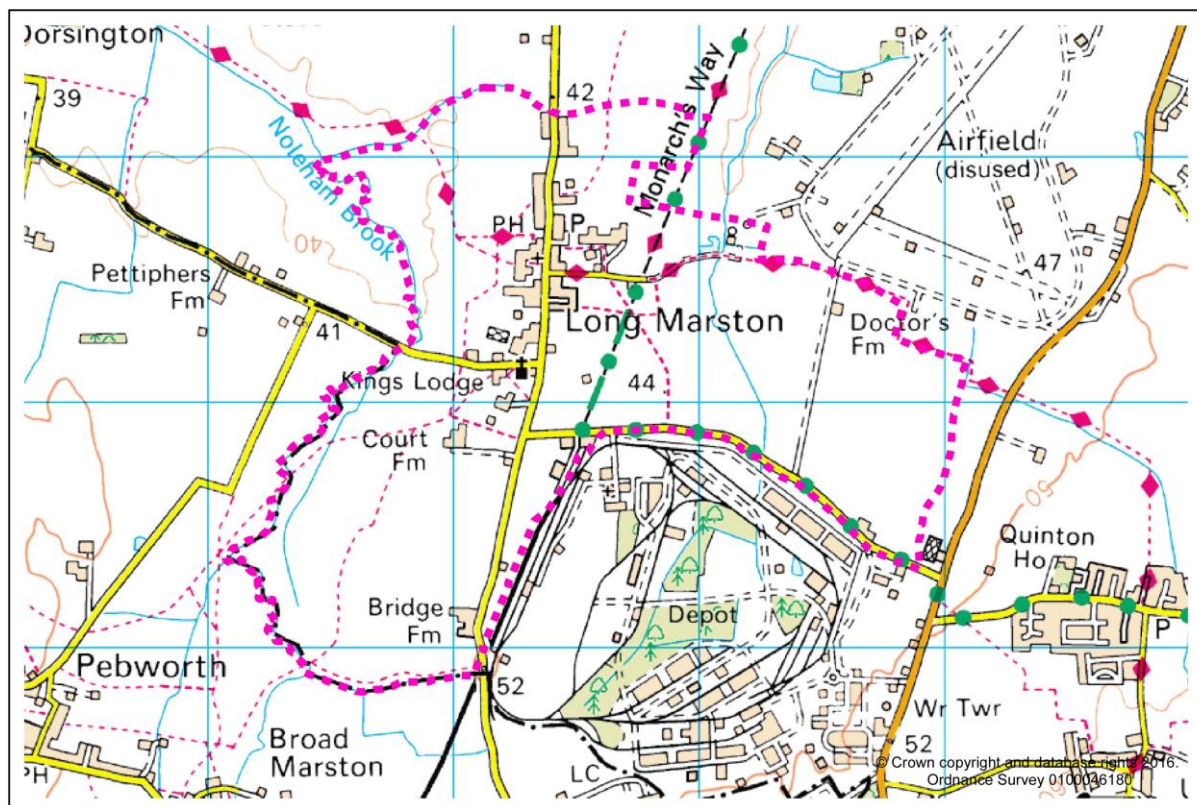
Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

- 1.4. The LMNDP is submitted by Marston Sicca Parish Council who is the qualifying body as defined by the Localism Act 2011. NOTE: Marston Sicca Parish Council is also referred to as Long Marston Parish Council (LMPC).

The Neighbourhood Area

- 1.5. Long Marston Neighbourhood Area is situated in the Parish of Marston Sicca which sits within Stratford-on-Avon District. It is approximately 6 miles southwest of Stratford-upon-Avon. The village lies in the southwest corner of Warwickshire and the parish boundary adjoins the counties of Gloucestershire and Worcestershire.
- 1.6. Only part of the Parish has been formally designated as the Neighbourhood Area. In accordance with Part 2 of the Regulations, SDC, as the local planning authority, publicised the Neighbourhood Area application from LMPC to designate part of their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.7. The application was originally approved by the Cabinet of SDC on 10 February 2014. Further to the adoption of the Long Marston Airfield as a strategic site within the SDC Core Strategy, the Neighbourhood Area boundary was revised in 2016 to omit the site. The revised Neighbourhood Area boundary was approved by SDC in a letter dated 24 January 2017 (see Figure 1).
- 1.8. Marston Sicca Parish Council confirms that the LMNDP:
 - Relates only to designated area within the Parish of Marston Sicca 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.



Marston Sicca Neighbourhood Plan Boundary

Figure 1: Long Marston Neighbourhood Area

- 1.9. The parish is a gateway to the Cotswold AONB (Area of outstanding natural beauty). To the south lies Meon Hill and to the north, Rumer Hill. Long Marston itself sits in a wide east-west level "plain". The panorama of the village is best seen from the top of Rumer Hill en route from Welford on Avon.
- 1.10. The Village was originally known as Marston Sicca. The main part of the name, Marston, is a common English name meaning marsh, farm or village. It is derived from two old English words 'Merisc', meaning march and 'Tun' meaning farm or village.
- 1.11. The village is set within the wider medieval larger village context, evidenced by the wealth of early buildings dating from the 13th Century, and surrounding ridge & furrow landscape together with archaeological evidence that the village was once larger than at present. There are 22 Listed Houses, a Grade 1 Church with groups of Listed grave stones and chest tombs, 3 sets of farm buildings and "Long Marston Grounds". One Grade 2 Listed house Hopkins dates from 1340, and is believed to be the oldest house in Warwickshire. The settings for these buildings are, in the main, contemporary to the buildings, and reflect the original system of hedges, orchards and land-drain ditches.
- 1.12. The Neighbourhood Area is crossed by many public footpaths, including the Stratford Greenway, Monarch's Way and the Heart of England Way. These are widely used and enjoyed by the many local and visiting walkers, cyclists and horse riders who value the Neighbourhood Area's scenic beauty and valued landscapes.
- 1.13. Long Marston is a vibrant and active village which has numerous clubs, a community-run village shop, a pub, village hall and village church.

Plan Period

- 1.14. The LMNDP states that the period it relates to is from 2011 until 2031. The period has been chosen to align with the dates of the District Council's Core Strategy.

2. National Planning Policy Framework

- 2.1. The LMNDP must have appropriate regard to national policy. The following section describes how the LMNDP relates to the National Planning Policy Framework (NPPF) July 2021.

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, beautiful and safe built environment places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, help 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 18 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 give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) 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 Long Marston’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;
- 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 LMNDP policies contribute to the sustainability objectives of NPPF:

Achieving sustainable development

Policy L&E 1 seeks to protect and conserve the natural environment and rural character including: by encouraging biodiversity and the use of environmentally sustainable energy sources as well as by minimising light pollution, mitigating flood risk through the use of SuDS and sustainable drainage systems.

Policy L&E 4 ensures new developments provide or improve connections and accessibility to footpaths and cycle-ways.

Policy L&E 5 seeks to address the Governments net zero target of 2050 by requiring new developments to or supporting new developments that: incorporate recycling of grey water/rainwater capture, support renewable energy development, use local materials and energy efficient technologies and the provide electric vehicle charging points.

Policy Inf 2 seeks to ensure that sufficient capacity exists within the system to accommodate foul water drainage. It requires new developments to include the use of SuDs and demonstrate that flood risk has been taken into account. It also encourages ‘domestic grey water recycling’ and rainwater capture.

Policy Inf 3 addresses flood risk and pluvial flooding through the use of SuDs, the maintenance

of ditches and balancing ponds and ensuring a minimum easement from local watercourses.

Policy Dev 3 supports development of new housing in the countryside only for rural workers, replacement dwellings and individual dwellings of exceptional design.

Policy Dev 4 supports development on small sites beyond, but adjacent to, the Built-up-Area Boundary to meet local need and includes affordable housing.

Policy Dev 5 ensures there is adequate parking for both residential and commercial developments within the curtilage of the development and that car parks incorporate permeable materials.

Plan making

Policy Dev 3 supports development new housing in the countryside only for rural workers, replacement dwellings and individual dwellings of exceptional design.

Policy Dev 4 supports development on small sites beyond, but adjacent to, the Built-up-Area Boundary to meet local need having regard to the latest Housing Needs Survey and includes affordable housing.

Policy Dev 6 safeguards land on the east side Long Marston Road as a Reserve Housing Site, with the potential for future residential development of up to 10 dwellings.

Delivering a sufficient supply of homes

The village of Long Marston is identified as a Category 4 Local Service Village in the Stratford on Avon Core Stratford which requires approximately 32 new homes over the period 2011-2031. Between 2011 and 2020, Long Marston has seen development of 78 new homes focussed on three large developments at Barley Fields (40 homes), Perry Orchard (20 homes), and Old Brewery Fields (18 homes). The housing development in the village over the plan period up to 2020 has exceeded the allocation in the Core Strategy standing at 244% of the Category 4 allocation.

Policy Dev 3 supports development of new housing in the countryside only for rural workers, replacement dwellings and individual dwellings of exceptional design.

Policy Dev 4 supports development on small sites beyond, but adjacent to, the Built-up-Area Boundary to meet local need having regard to the latest Housing Needs Survey and includes affordable housing.

Policy Dev 6 safeguards land on the east side Long Marston Road as a Reserve Housing Site, with the potential for future residential development of up to 10 dwellings.

Building a strong, competitive economy

Policy Inf 1 supports commercial development within the Neighbourhood Area provided the scale is related to the employment needs of the local economy and adequately addresses traffic generation. It also supports farm business diversification provided, among other things, it does not harm the rural character or biodiversity.

Promoting healthy and safe communities

Policy L&E 4 ensures new developments provide or improve connections and accessibility to footpaths and cycle-ways.

Policy Com 1 ensures the protection of community facilities and assets and supports the enhancement and improvement of recreational facilities and community buildings.

Policy Dev 2 requires new developments to incorporate security by design measures.

Promoting sustainable transport

Policy L&E 4 ensures new developments provide or improve connections and accessibility to footpaths and cycle-ways.

Policy L&E 5 requires new development to provide electric vehicle charging points.

Policy Inf 1 requires commercial development within the Neighbourhood Area adequately address traffic generation.

Policy Dev 5 ensures there is adequate parking for both residential and commercial developments within the curtilage of the development and that car parks incorporate permeable materials.

Policy Dev 6 requires that development on the Reserve Housing Site provide a single vehicular access onto Long Marston Road to serve all properties and extends the footway along eastern side of Long Marston Road up to access into the site.

Making effective use of land

Policy Inf 1 supports commercial development within the Neighbourhood Area provided the scale is related to the employment needs of the local economy and adequately addresses traffic generation. It also supports farm business diversification provided, among other things, it does not harm to the rural character or biodiversity.

Policy Dev 3 supports development of new housing in the countryside only for rural workers, replacement dwellings and individual dwellings of exceptional design.

Policy Dev 4 supports development on small sites beyond, but adjacent to, the Built-up-Area Boundary to meet local need having regard to the latest Housing Needs Survey and includes affordable housing.

Policy Dev 6 safeguards land on the east side Long Marston Road as a Reserve Housing Site, with the potential for future residential development of up to 10 dwellings.

Achieving well-designed places

Policy L&E 1 seeks to protect and conserve the natural environment and rural character including: by encouraging biodiversity and the use of environmentally sustainable energy sources as well as by minimising light pollution, mitigating flood risk through the use of SuDS and sustainable drainage systems.

Policy L&E 3 ensures that new development respects valued landscapes, important vistas and skylines and heritage assets.

Policy L&E 4 ensures new developments provide or improve connections and accessibility to footpaths and cycle-ways.

Policy L&E 5 seeks to address the Governments net zero target of 2050 by requiring new developments to or supporting new developments that: incorporate recycling of grey

water/rainwater capture, support renewable energy development, use local materials and energy efficient technologies and the provide electric vehicle charging points.

Policy Inf 2 seeks to ensure that sufficient capacity exists within the system to accommodate foul water drainage. It requires new developments to include the use of SuDs and demonstrate that flood risk has been taken into account. It also encourages 'domestic grey water recycling' and rainwater capture.

Policy Inf 3 addresses flood risk and pluvial flooding through the use of SuDs, the maintenance of ditches and balancing ponds and ensuring a minimum easement from local watercourses.

Policy Inf 4 requires new development, both residential and commercial, to include the necessary infrastructure to support high speed broadband and to allow for future connectivity at the highest speeds available.

Policy Dev 1 requires new development to respect the village's rural character, density, heritage assets and their setting, historical and distinctive features and native trees and hedgerows. It requires commercial fixed signage to be of a scale and design that reflects the local character.

Policy Dev 2 requires new development to be of high quality design and scale which respects the character, heritage assets and distinctiveness of the village, incorporates appropriate landscaping and secure be design, uses appropriate materials.

Policy Dev 5 ensures there is adequate parking for both residential and commercial developments within the curtilage of the development and that car parks incorporate permeable materials.

Protecting Green Belt land

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

Meeting the challenge of climate change, flooding and coastal change

Policy L&E 1 seeks to protect and conserve the natural environment and rural character including: by encouraging biodiversity and the use of environmentally sustainable energy sources as well as by minimising light pollution, mitigating flood risk through the use of SuDS and sustainable drainage systems.

Policy L&E 4 ensures new developments provide or improve connections and accessibility to footpaths and cycle-ways.

Policy L&E 5 seeks to address the Governments net zero target of 2050 by requiring new developments to or supporting new developments that: incorporate recycling of grey water/rainwater capture, support renewable energy development, use local materials and energy efficient technologies and the provide electric vehicle charging points.

Policy Inf 2 seeks to ensure that sufficient capacity exists within the system to accommodate foul water drainage. It requires new developments to include the use of SuDs and demonstrate that flood risk has been taken into account. It also encourages 'domestic grey water recycling' and rainwater capture.

Policy Inf 3 addresses flood risk and pluvial flooding through the use of SuDs, the maintenance of ditches and balancing ponds and ensuring a minimum easement from local watercourses.

Conserving and enhancing the natural environment

Policy L&E 1 seeks to protect and conserve the natural environment and rural character including: by encouraging biodiversity and the use of environmentally sustainable energy sources as well as by minimising light pollution, mitigating flood risk through the use of SuDS and sustainable drainage systems.

Policy Inf 1 supports farm business diversification provided, among other things, it does not harm the rural character or biodiversity.

Policy Inf 3 addresses flood risk and pluvial flooding through the use of SuDs, the maintenance of ditches and balancing ponds and ensuring a minimum easement from local watercourses.

It requires existing culverts on a development site to be opened up to provide more open space/green infrastructure for greater amenity and biodiversity. Where SuDs are incorporated, the use of the SuDs hierarchy should be followed to maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure

Conserving and enhancing the historic environment

The majority of Long Marston Village lies within an area of High Archaeological Sensitivity. Within the Neighbourhood Area there are 26 listed buildings. including the Grade 1 listed medieval Church of St James, the Grade II* listed 16th century Goodwins and the Grade II listed Hopkins which has medieval origins. There are also numerous fields of ridge and furrow.

Policy L&E 3 ensures that new development respects valued landscapes, important vistas and skylines and heritage assets.

Policy Dev 1 requires new development to respect the village's rural character, density, heritage assets and their setting, historical and distinctive features and native trees and hedgerows. It requires commercial fixed signage to be of a scale and design that reflects the local character.

Policy Dev 2 requires new development to be of high quality design and scale which respects the character, heritage assets and distinctiveness of the village, incorporates appropriate landscaping and secure be design, uses appropriate materials.

Policy HA 1 requires new developments to demonstrate how they will impact designated and non-designated heritage assets, including ridge and furrow features. It supports alteration and conversion of historic and listed buildings where the building is retained and the proposed development is sympathetic its heritage value.

2.10. The table below provides a matrix of the LMNDP policies against the relevant paragraphs of the NPPF (2021):

Long Marston Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
Natural Environment	
L&E 1: Conservation and Environmental Sustainability	8c, 20b & d, 152, 153, 160 – 168, 174a, b & d, 175, 179, 180, 182, 185c
L&E 2: Local Gap	20d, 130d, 174b & d, 175, 186
L&E 3: Valued Landscapes and Key Views	8c, 20d, 174a & b
L&E 4: Maintaining Footpaths and access to the Countryside	92a & c, 100, 104c, 106d, 112a
L&E 5: Climate Emergency	8c, 20d, 107e, 112e, 126, 152, 153, 155, 158b, 161d

Community	
Com 1: Protecting Community Facilities & Assets	8b, 20c, 84d, 93

Infrastructure	
Inf 1: Business and Employment	8a, 20a, 81, 84a-c, 85, 104d & e
Inf 2: Foul Water Drainage	8c, 20b & d, 152, 153, 159, 160 - 168
Inf 3: Flooding - Pluvial Flooding Policy	8c, 20b & d, 152, 153, 159, 160 - 168
Inf 4: Communications	20b, 114

Heritage and Archaeological Assets	
HA.1 Heritage and Archaeological Assets	20d, 79b, 189, 190, 194, 195, 199-204

Development	
Dev 1: Maintaining the Rural Character	20d, 112, 124d, 127, 130, 131, 136, 174a & b, 180c, 199-204
Dev 2: Ensuring Appropriate High-Quality Development	9, 20d, 28, 112c, 124a,d & e, 132, 153, 174a & b, 189, 190, 194, 195, 199-204
Dev 3: Preserving the Separate Identity of Long Marston	61, 62, 68, 70, 78-80
Dev 4: Housing for Local People	11, 20a, 60-62, 63b, 64, 70, 78-80, 130d & e
Dev 5: Car Parking	30, 104, 107, 110d & e, 161c, 167c
Dev 6: Future Housing	20a,b&d, 11a, 14, 74, 79b, 104c, 112a, 189, 190, 194, 195, 199-204

3. Delivering Sustainable Development

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

3.1. Social objective

- The LMNDP supports small, new housing development adjacent to the Built-up Area Boundary which meets local need and includes affordable housing. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and enhances community assets, local footpaths, bridleways and valued landscapes which support the community's health, social and cultural well-being.

3.2. Environmental objective

- It seeks to protect, enhance and/or restore habitat biodiversity and reinforce the existing ecological harmony between development and local wildlife, including wild fowl and aquatic wildlife.
- It also seeks to minimise light pollution and protect the dark skies within the Neighbourhood Area
- It ensures development is undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets surrounding landscape.
- It notes the impact of flooding in the locality (which appears to be partly related to climate change) 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.

3.3 Economic objective

- There are no policies in the plan which specifically address employment or economic development in the Neighbourhood Area.
- However, it supports commercial development in the Neighbourhood Area provided its scale and form is in keeping with the size and character of the village and its setting and that the developer can demonstrate that the scale of development is clearly related to the employment needs of the local economy. It also supports farm business diversification provided there is no harm to the character or biodiversity of the countryside or to aspects of local heritage.
- In addition, the economic benefits of new housing will help to sustain local jobs and supply chains during the construction process and post construction, local facilities and services will be use by future occupiers for the lifetime of the development

4. General Conformity with Strategic Local Policy

- 4.1. The LMNDP 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 LMNDP supports the delivery of the strategic policies of the Core Strategy, and contains no conflicts with these policies.
- 4.5. The LMNDP builds on, adapts or otherwise makes use of selected Core Strategy policies to suit the local environment and economy of Long Marston.
- 4.6. The table below provides a matrix indicating the relationship between the LMNDP policies and the SDC Core Strategy policies:

Long Marston Neighbourhood Plan Policy ref.	SDC Core Strategy Policy ref.
Natural Environment	
L&E 1: Conservation and Environmental Sustainability	CS.2a.1 & 3 & b, CS3, CS.4a-c, CS.6.1 & 2, CS.7.2 & 5
L&E 2: Local Gap	CS.7, CS.9
L&E 3: Valued Landscapes and Key Views	CS.5b, CS.7b.3, CS.9, CS.15 req. 4, AS.10
L&E 4: Maintaining Footpaths and access to the Countryside	CS.9b.4&6, CS26.b.5
L&E 5: Climate Emergency	CS.2, CS.3, CS 4, CS.9b.5, CS.26
Community	
Com 1: Protecting Community Facilities & Assets	CS.9b.8, AS.10a, CS.25
Infrastructure	
Inf 1: Business and Employment	CS.1, CS.22, AS.10k-r
Inf 2: Foul Water Drainage	CS.2a.1, CS.4, CS.9b.5
Inf 3: Flooding - Pluvial Flooding Policy	CS.2a.1, CS.4, CS.9b.5
Inf 4: Communications	CS.22, CS.26

Heritage and Archaeological Assets	
HA.1 Heritage and Archaeological Assets	CS.5a.2, CS.8, CS.9a &b.2

Development	
Dev 1: Maintaining the Rural Character	CS.2.3, CS.5, CS.8, CS.9, CS.15 requirements
Dev 2: Ensuring Appropriate High-Quality Development	CS.2.3, CS.5, CS.8, CS.9, AS.10
Dev 3: Preserving the Separate Identity of Long Marston	CS.7a, CS.9, CS.15g & req, AS.10
Dev 4: Housing for Local People	CS.15d,f,g & req, CS.16c, CS.18
Dev 5: Car Parking	CS.9b, CS.26c
Dev 6: Future Housing	CS.4b, CS.9, CS.15b-d & req, CS.16c&d

5. European Union Obligations

Strategic Environmental Assessment

- 5.1. A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Stratford-on-Avon District Council (SDC) in between April and May 2022.
- 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 17 May 2022 that a Strategic Environmental Assessment (SEA) is not required in respect of the LMNDP.

Habitat Regulations Assessment

- 5.4. It is considered that a Habitat Regulations Assessment (HRA) would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SDC Core Strategy's HRA. The Plan was also screened out of the HRA process by Lepus.
- 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 LMNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.