

Upwell Neighbourhood Plan

STATEMENT OF BASIC CONDITIONS

October 2019

Prepared on behalf of Upwell Parish Council
By Collective Community Planning
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1. Introduction

Section 1.01

This Basic Conditions Statement has been prepared to support the submission of the Upwell Neighbourhood Development Plan (NDP) that has been submitted to King's Lynn and West Norfolk Council (KL&WNC).

Section 1.02

The purpose of this statement is to demonstrate that the NDP meets the legal requirements for a Neighbourhood Plan and the four basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004).

Section 1.03

The four basic conditions are:

- *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,*
- *the making of the neighbourhood development plan contributes to the achievement of sustainable development,*
- *the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- *the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.*

Section 1.04

The Statement confirms that:

- The legal compliance requirements have been met (part 2);
- The NDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (part 3);
- The NDP contributes to sustainable development (part 4);
- The NDP is in general conformity with the strategic policies contained in the Local Plan Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (part 5);
- The NDP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (part 6).

2 Legal and regulatory compliance

Section 1.05

The NDP relates to the area that was designated by KL&WNC as a Neighbourhood Area December 2015. The NDP relates only to this Area, which is contiguous with the parish boundary. No other Neighbourhood Development Plan has or is being made for the Area. Upwell Parish Council is the qualifying body.

Section 1.06

The NDP is a plan which sets out policies in relation to the development and use of land in the Neighbourhood Area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance, whilst the Regulation 14 (pre-submission) consultation was consistent with the specific regulatory requirements as explained in the Statement of Community Involvement. For example, the consultation period from Monday 8th April to Friday 24th May; which satisfies the minimum six weeks as required, and residents/ businesses were made aware of the deadline.

The Draft Neighbourhood Plan was published on the Upwell Parish council website and advertised on the front cover of the Spring edition of the Community Magazine as well as the home page of the website. Hard copies were provided to Upwell Village Hall, Three Holes Village Hall, Joanne's Pantry, the Five Bells Inn and Rav's Fish and Chip shop. Comments were invited by email or in writing. A copy was also sent to KL&WNC as well as a range of key stakeholders and businesses, some of whom responded.

Section 1.07

The NDP specifies the period for which it is to have effect, which is 2015 to 2038. It also includes a map of the designated area.

Section 1.08

The NDP does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990.

3 Having due regard to the NPPF

Section 1.09

National planning policy is set out in the National Planning Policy Framework (NPPF). The most recent version was published in February 2019. This NDP has been prepared with the policies and guidance contained within the National Planning Policy Framework (NPPF) at its core. The NPPF sets out more specific guidance on neighbourhood plans at paragraphs 28 to 30, but there is relevant policy scattered throughout the NPPF.

Section 1.10

Set out below are the policies contained within the Upwell Submission NDP, cross referenced to national policies and guidance, to demonstrate how they have had regard to this. It should be noted that the table below is not exhaustive and there may be other cross- references that are not included in the table below.

Table 1: National Planning Policy Framework

NDP Policy reference and title	NPPF cross-references	Comments on NDP policies
General	Para 8, para 13, para 15, para 16, para 28 and 29, para 31, para 32, para 34, Section 12	<p>The plan will help to deliver sustainable growth that meets the economic, social and environmental objectives.</p> <p>The plan provides a suite of policies that should shape and direct development that is outside of the current strategic policies of the Local Plans.</p> <p>The plan supports the on-going strategic policies in the Local Plans as shown in Table 2.</p> <p>The NDP provides a framework for addressing housing needs and other economic, social and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community and other consultees (see statement of community involvement).</p> <p>The plan includes non-strategic policies for infrastructure and community facilities, design principles, conserving and enhancing the natural and historic environment and other development management matters such as residential car parking standards.</p> <p>The plan is supported by a proportionate evidence base. This is available as separate documents, one of which sets out and analyses publicly available data such as the Census, whilst the other presents the assessment of the potential</p>

NDP Policy reference and title	NPPF cross-references	Comments on NDP policies
		<p>sites for allocation. Key aspects of the evidence are presented in the supporting text of policies.</p> <p>The plan will have no significant environmental impacts. SEA was screened in, and the SEA was conducted, the result being the environmental report (see Section 6).</p> <p>The plan sets out what contributions might be expected from development, such as at Policies LR2, LR3, P3 and A1 to A5.</p> <p>Design pervades many of the policies, including H3, H4 and A1 to A5.</p>
Policy ET1: Communication	Section 10, para 112, para 127, section 15	Supports new communications equipment whilst aiming to minimise the impact on the areas's flat landscape
Policy ET2: Economic Development	Section 6, para 92	<p>Supports sustainable economic development, new business and services</p> <p>It positively seeks to provide for the development needs of the community.</p>
Policy ET3: Tourism	Para 83, para 84	Policy promotes rural tourism and leisure and use of the waterways and exploiting local history
Policy LR1: Leisure, recreation and a marina	Para 83, para 84	Policy promotes rural tourism and leisure and use of Welle Creek
Policy LR2: Open and Recreational Space	Para 96	Promotes new on-site provision as well as improvements to accessible existing provision
Policy LR3: Cycling	Section 9, para 91	Promotes cycling and cycling infrastructure.
Policy EN1: Flood Risk and Prevention	Section 14	<p>Policy will help to adapt to climate change</p> <p>Upwell is surrounded by area of high flood risk, which is managed by a network of drains and ditches and other water courses. It is important not to undermine this network.</p>
Policy EN2: Agricultural Land	Para 170	Aims to direct development away from the best and most versatile land in agricultural use
Policy H1. Scale and Location	Para 8, para 13, para 28, para 29, para 59, para 66, Paras 68 and 69, para 79, Section 9, Section 11, and Section 12	<p>This policy seeks to ensure positive but sustainable housing growth. This exceeds the latest housing need advice provided by KL&WNC, but will not conflict with the growth plans in the Local Plans.</p> <p>NDPs should not have strategic policies or undermine the strategic policies in a local plan. Paragraph 28 of the NPPF sets out that NDPs can include allocations and the NDP has</p>

NDP Policy reference and title	NPPF cross-references	Comments on NDP policies
		<p>made five residential allocations to deliver a minimum of 45 new dwellings over the plan period. An explicit part of allocations can be the phasing of them, and phasing is indeed part of Policy A1 for the largest site.</p> <p>The policy will support small and medium sized sites which can make an important contribution to meeting the housing requirement, and are often built-out relatively quickly. Supports small windfall sites.</p> <p>By delivering smaller sites, this policy will help to reduce the impact on the transport network and other infrastructure by dispersing rather than concentrating development</p> <p>Smaller sites should attract smaller builders and potentially more interesting and bespoke developments rather than the generic pastiche often delivered by the volume housebuilders.</p>
Policy H2. Housing mix	Para 8, para 11, paras 61 and 62, para 77, section 9	<p>Will help ensure a sufficient range of homes will be available to meet the diverse needs of the community, including those with specific housing needs such as older people and those with disabilities, as well as self-builders. It positively seeks to provide for the development needs of the community.</p> <p>Takes a positive approach to affordable housing proposals outside of the development boundary, whilst supporting good sustainable accessibility.</p>
Policy H3: Design	Section 12	Policy sets out requirements for good design that reinforces local distinctiveness and provides for sufficient private outdoor amenity space, whilst encouraging innovation
Policy H4: Residential car parking standards	Para 102, para 105 and 106 Section 12	<p>Policy sets out <i>minimum</i> residential parking standards unless contrary to good design</p> <p>Aims to improve traffic flow/ management and road safety though better off-street parking.</p> <p>Standards have been set that reflect the high levels of car ownership, public transport provision, and the availability of local services.</p>
Policy P1: Physical Infrastructure	Para 8, para 28, para 81	<p>Promotes the provision of new infrastructure required through new development, but in keeping the local open character</p> <p>Policy will help to ensure planned delivery of associated infrastructure. It positively seeks to provide for the development needs of the community.</p> <p>Policy aims to address infrastructure needs that might limit growth</p>

NDP Policy reference and title	NPPF cross-references	Comments on NDP policies
Policy P2: Primary school	Para 94 Section 9 Para 197	Policy supports any plan for development of the primary school in an accessible location Gives protection to a non-designated heritage asset Aims to improve traffic flow/ management and road safety though better parking around the schools
Policy P3: Walking	Section 8 (especially para 91), Section 9	Policy aims to support walking opportunities and improve infrastructure/ footways
Policy P4: Local green spaces	Section 8, Para 8, paras 99-101	Policy supports the protection of green open spaces Designates local green spaces
Policies A1 to A5	Most sections, especially para 8	These policies address the delivery of housing through allocating sites. The policies cover many aspects of sustainable development including the mix of housing, protection of heritage assets and design sympathetic to local heritage assets, design generally, open space, consideration of landscape and ecology, flood risk and sequential testing (during site selection), highway access etc

4 Sustainable development

Section 1.11

Sustainable development is defined as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

Section 1.12

This is captured by paragraph 8 of the NPPF in particular, which summarises the three inter-dependent objectives. The middle column of **Table 1**, above, has a number of references to NPPF paragraph 8, demonstrating the number of policies in the NDP that have due regard to these overarching objectives.

Section 1.13

Indeed the NPPF as a whole represents sustainable development, and **Table 1**, above, sets out that the NDP is very consistent with the NPPF. It should therefore be the case that the NDP will help to deliver sustainable development in Upwell through delivering the economic, social and environmental objectives.

Section 1.14

The NDP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental, physical and social considerations are taken into account.

5 General conformity with local strategic policies

Section 1.15

The KL&WNC Local Plans contain the strategic policies of relevance to the Upwell NDP. These are mostly in the 2011 Core Strategy (CS policies), but there are a small number in the 2016 Site Allocations And Development Management Policies Plan (DM policies). **Table 2** below sets out how the NDP is in general conformity with these local strategic policies.

Table 2: General conformity with local strategic policies

NDP Policy reference and title	Strategic policies in Local Plans	Comments on NDP policies
General		<p>The plan will help to deliver sustainable growth that meets the economic, social and environmental objectives.</p> <p>The plan provides a suite of policies that should shape and direct development that is outside of the current strategic policies of the Local Plans.</p> <p>The plan supports the on-going strategic policies in the Local Plans as shown in the rest of this table.</p> <p>The plan includes non-strategic policies for infrastructure and community facilities, design principles, conserving and enhancing the natural and historic environment and other development management matters such as residential car parking standards.</p>
Policy ET1: Communication		Supports new communications equipment whilst aiming to minimise the impact on the areas' flat landscape
Policy ET2: Economic Development	CS01, CS06, CS10	Supports sustainable economic development, new business and services It positively seeks to provide for the development needs of the community.
Policy ET3: Tourism	CS01, CS06, CS10	Policy promotes rural tourism and leisure and use of the waterways and exploiting local history, which is also economic activity
Policy LR1: Leisure, recreation and a marina	CS01, CS06, CS10, DM2, DM11	Policy promotes rural tourism and leisure and use of Welle Creek, which is also economic activity. The scale is appropriate for what is a rural area, and it is adjacent to the village of Upwell but outside of the development boundary for Upwell village.
Policy LR2: Open and Recreational Space	CS08, CS12, CS13, CS14, DM16	Promotes new on-site provision as well as improvements to accessible existing provision. Promotes healthy lifestyles and local heritage. Green spaces also support biodiversity and add to the network of green infrastructure.

NDP Policy reference and title	Strategic policies in Local Plans	Comments on NDP policies
Policy LR3: Cycling	CS08, CS11, CS14	Promotes cycling and cycling infrastructure, which is a healthy means of travel.
Policy EN1: Flood Risk and Prevention	CS01, CS08, CS12, CS14	<p>Policy will help to adapt to climate change</p> <p>Upwell is surrounded by area of high flood risk, which is managed by a network of drains and ditches and other water courses. It is important not to undermine this network.</p> <p>Supports sustainable drainage systems.</p>
Policy EN2: Agricultural Land	CS01, CS08	<p>Aims to direct development away from the best and most versatile land in agricultural use</p> <p>Prefers brownfield land</p>
Policy H1. Scale and Location	CS01, CS02, CS06, CS08, CS09, DM8	<p>Upwell/ Outwell is a Key Rural Service Centre and so suitable for an appropriate level of growth. The allocations for 45 dwellings is believed to be a sustainable and appropriate level of growth given the current population and the services available (school, shops, pubs, village hall, church, playing fields, small businesses etc).</p> <p>CS09 sets out that in Key Rural Service Centres – Provision will be made for at least 2,880 new dwellings in total (with allocations for at least 660 new homes).</p> <p>This policy seeks to ensure positive but sustainable housing growth in line with Upwell being part of the Upwell/ Outwell Key Rural Service Centre. This exceeds the latest housing need advice provided by KL&WNC because the housing need has reduced, but it will not undermine the planned growth in the core strategy, which aims to focus most growth on the larger settlements such as King’s Lynn. The growth will support the sustainability of the rural community of Upwell.</p> <p>Prefers development on brownfield as per Policy CS01.</p> <p>Smaller sites should attract smaller builders and potentially more interesting and bespoke developments rather than the generic pastiche often delivered by the volume housebuilders.</p>
Policy H2. Housing mix	CS06, CS09, CS14, DM2, DM8	<p>Will help ensure a sufficient range of homes will be available to meet the diverse needs of the community, including those with specific housing needs such as older people and those with disabilities, as well as self-builders. It positively seeks to provide for the development needs of the community.</p> <p>Takes a positive approach to affordable housing proposals outside of the development boundary using a set of criteria, whilst supporting good sustainable accessibility.</p>

NDP Policy reference and title	Strategic policies in Local Plans	Comments on NDP policies
Policy H3: Design	CS01, CS06, CS08, CS12, CS13	Policy sets out requirements for good design that reinforces local distinctiveness and provides for sufficient private outdoor amenity space, whilst encouraging innovation
Policy H4: Residential car parking standards	CS14	<p>Policy sets out <i>minimum</i> residential parking standards unless contrary to good design</p> <p>Aims to improve traffic flow/ management and road safety though better off-street parking.</p> <p>Standards have been set that reflect the high levels of car ownership, public transport provision, and the availability of local services.</p>
Policy P1: Physical Infrastructure	CS06, CS13, CS14	<p>Promotes the provision of new infrastructure required through new development, but in keeping the local open character</p> <p>Policy will help to ensure planned delivery of associated infrastructure. It positively seeks to provide for the development needs of the community.</p> <p>Policy aims to address infrastructure needs that might limit growth</p>
Policy P2: Primary school	CS01, CS08, CS11, CS12	<p>Policy supports any plan for development of the primary school in an accessible location</p> <p>Gives protection to a non-designated heritage asset</p> <p>Aims to improve traffic flow/ management and road safety though better parking around the schools</p>
Policy P3: Walking	CS08, CS11, CS14	Policy aims to support walking opportunities and improve infrastructure/ footways, and walking is a healthy means of travel
Policy P4: Local green spaces	CS01, CS06, CS08, CS12, CS13	<p>Policy supports the protection of green open spaces</p> <p>Designates local green spaces, which are important parts of the local character.</p> <p>Supports healthy lifestyles.</p> <p>Many of the designated local green spaces also support biodiversity and add to the network of green infrastructure. Helps to protect heritage areas.</p>
Policies A1 to A5	<p>Supports and consistent with a large number of policies in the core strategy.</p> <p>DM12</p>	These policies address the delivery of housing through allocating sites. The policies cover many aspects of sustainable development including the mix of housing, protection of heritage assets and design sympathetic to local heritage assets, design, open space, consideration of landscape and ecology, flood risk, affordable housing requirements, highway access, sustainable access to local services etc

NDP Policy reference and title	Strategic policies in Local Plans	Comments on NDP policies
		<p>Note that Site A5 has poorer sustainable access to services and facilities, but this was balanced against the need to support the vitality of the community at Three Holes as required by Policy H1 of the NDP.</p> <p>Re DM12, a number of sites making use of Pius Drove were partly rejected on the basis of the poor highway safety where this road meets the A1101. Site A5 cannot access the A1101 directly due to DM12, and so uses Squires Drove, which is better anyway.</p>

6 EU obligations

Section 1.16

A screening opinion request was made to KL&WNC as to whether Strategic Environmental Assessment (SEA) would be required. This was supported by a short report and assessment. KL&WNC decided in May 2018, following consultation with Natural England, Environment Agency and Historic England, that the Upwell NDP would be required to undergo a SEA.

With regards to the Habitats Regulations Assessment and whether an Appropriate Assessment would be required, there are no internationally designated nature conservation (SPA or SAC) sites within or sufficiently near to the Upwell Neighbourhood Plan area, apart from the Ouse Washes, so the plan is not likely to have a significant effect on European designations, and this was confirmed by the screening opinion.

The Environmental Report for the SEA on the NDP was subsequently prepared. The SEA was used to inform the development of the NDP by outlining the environmental effects of the policies proposed within the plan. This report accompanied the pre-submission document consultation at Regulation 15.

As the environmental assessment did not predict or evaluate any certain significant adverse environmental effects, mitigation recommendations remain relatively limited and are shown in Figure 14 of the SEA. The recommendations, therefore, included proactive suggestions for improving and enhancing the beneficial effects that the plan presents. In response Policies ET3 and LR1 of the NDP were strengthened to reflect the need to reduce the risk of waste and/ or pollution entering the waterways, in according with the recommendations. Most of the recommendations simply suggested requiring specific assessments to be included in policies, especially the site allocations policies A1 to A5. However, the health check report advised against specifying particular assessments as this could conflict with the validation requirements of KL&WNC. These suggestions were therefore not adopted, although the policies still generally require evidence that could suggest the need for such assessments.

In response to the pre-submission consultation and recommendations in the March 2019 draft Environmental Report, a number of changes were made to the Regulation 14 plan and are reflected in the Submission version. Apart from very minor changes, these have been screened for the SEA and are all shown both at **Appendix A** of this statement, and in the Addendum to the *Environmental Report*. Most of the modifications shown were screened out for further SEA consideration. Regarding those screened in (see final column of **Appendix A**) the SEA Addendum concluded that most of the assessed impacts were positive but minor and not significant, and would have no material bearing on the overall conclusions of the draft Environmental Report or the SEA objectives. Therefore, no further recommendations were made for mitigating the environmental impacts of the latest Submission version of the plan.

Section 1.17

The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. The NDP is highly unlikely to be incompatible because it has been prepared within

the existing framework of statute, and national planning policy and guidance. In accordance with established process, its preparation has included consultation with the local community.

Appendix A. Changes from Pre-submission to Submission related to SEA

The following table shows that although a number of changes were made to the plan following Regulation 14, not were significant enough either individually or cumulatively to warrant changing the conclusion of the draft SEA, which was that the plan would not have a significant adverse effect.

Change	Technical clarification & contextual amends	Procedural clarification - amended supporting text but not policy wording updates	Change to policy wording which does not significantly alter how the policy would be interpreted or implemented	Other change to policy wording which alters the purpose or aim of the policy	Change - SEA screening in or out
Additional text to Policies LR1 and ET3 to reflect recommendations in SEA to mitigate against pollution/ waste entering the waterways					In
Policy A1. Text added to require stand-off buffers with neighbouring properties					In
Policy EN1. Text added to reflect the need to consider all sources of flooding and the use of SuDS.					In
Policy A1. Refer the foul sewer crossing the site.					Out
Policy P1. Amendment to reflect the need to ensure infrastructure capacity is available or can be made available					Out
Policy ET2. Included reference to flood risk					Out
Policy ET3 supporting text amended to refer to flood management authorities					Out
Policy LR1. Refer to Middle Level Commissioners in supporting text					Out
Policy EN1. Remove requirement to consult middle level commissioners					Out
Policy P1. Added text on flood management to supporting text					Out

Change	Technical clarification & contextual amends	Procedural clarification - amended supporting text but not policy wording updates	Change to policy wording which does not significantly alter how the policy would be interpreted or implemented	Other change to policy wording which alters the purpose or aim of the policy	Change - SEA screening in or out
Policy P1. Added to supporting text a note that new footways should be positioned outside of any protected watercourse and maintenance access strips					Out
Policy A3. Changes to supporting text on the circumstances that could cause the waterway to overtop					Out
Policy A1. Add buffers around site to prevent amenity impact on neighbours					Out
Policy EN1. Add water butts to policy					Out
Policy A1 to A5. Text added to supporting text to aid clarity on types of flood risk					Out
Policy ET3. Included tourism assets within the policy					Out
Policy LR2. Amended policy to accord with local plan policy					In
Policy A1. Site A1 to make tramway a walking and cycling route					In
Policy H1. Amend supporting text to reflect reduced housing need					Out
Policy H2. Amended to refer to rural exception sites rather than also entry-level (which is adequately covered in the NPPF)					In
Policy H3. Add text encouraging innovative design					In
Various minor changes to policies A1 to A5 to link with other thematic policies in the NDP					Out

Change	Technical clarification & contextual amends	Procedural clarification - amended supporting text but not policy wording updates	Change to policy wording which does not significantly alter how the policy would be interpreted or implemented	Other change to policy wording which alters the purpose or aim of the policy	Change - SEA screening in or out
Policy A1. Change from 3 to 2 phases					Out
Policy A4. Clarify extent of required road widening					Out
Removed requirements for specific assessments from a number of policies					Out
Various policies. Amend ' <i>support in principle</i> ' wording to provide clarity. Amend 'should be' to 'will be' etc					Out
Policy ET2. Amended text to delete reference to HGV <i>routing</i> , which would be difficult to control, replacing with HGV <i>use</i> .					In
Policy LR1. Include reference to viability report (alongside a business plan). Remove requirement for parish council to be involved. Clarify that any housing will be out of flood risk zones. Minor text changes to clarify that this is essentially a marina led development.					Out
Policy LR2. Clarify when off-site provision is acceptable.					Out
Policy LR3. Delete supporting text referencing on-street parking					Out
Policy EN1. Clarify that water-butts only required with new or extended buildings					Out
Policy EN2. Add map of Agricultural Land Classification given its importance					Out
Policy EN2. Minor changes for clarification of the use of the sequential approach					Out

Change	Technical clarification & contextual amends	Procedural clarification - amended supporting text but not policy wording updates	Change to policy wording which does not significantly alter how the policy would be interpreted or implemented	Other change to policy wording which alters the purpose or aim of the policy	Change - SEA screening in or out
Policy H1. Explanation in supporting text that KL&WNC support the quantum of housing proposed					Out
Policy H1, Change to 'at least' 45 dwellings, Similar changes made to Policies A1 to A5					In
Policy H1. Remove text referring to other sites that might come forward during the plan period as it could be seen as inviting non-allocated sites					Out
Policy H2. Delete text requiring applicants to demonstrate the local need in terms of housing mix					Out
Policy H2. Added supporting text on how housing suitable for older people can be defined					Out
Policy H3. Delete 'especially within conservation areas'					Out
Policy H3. Remove references to residential car parking as this is mainly covered in H4.					Out
Policy H3. Clarify that the 50% of footprint includes outbuildings					Out
Policy H4. Add text from H3 with respect to flexibility to promote good design					Out
Policy P3. Add text to explain improvements only needed where current provision is not acceptable					Out
Policy P4. Delete text concerning protecting the area around local green spaces					Out
Policy A1. Clarify that stand-off distances from neighbours is to protect amenity					Out

Change	Technical clarification & contextual amends	Procedural clarification - amended supporting text but not policy wording updates	Change to policy wording which does not significantly alter how the policy would be interpreted or implemented	Other change to policy wording which alters the purpose or aim of the policy	Change - SEA screening in or out
Policy A3. Clarify text on the likelihood of flooding and the advice from the Internal Drainage Board					Out
Policy A4. Clarify that modest sized housing should be determined in the context of the immediate setting					Out
Policy A5. Clarify that the car parking can be part of the open space requirement					Out