

Watlington Neighbourhood Plan 2019-2036

Statement of Basic Conditions

March 2023



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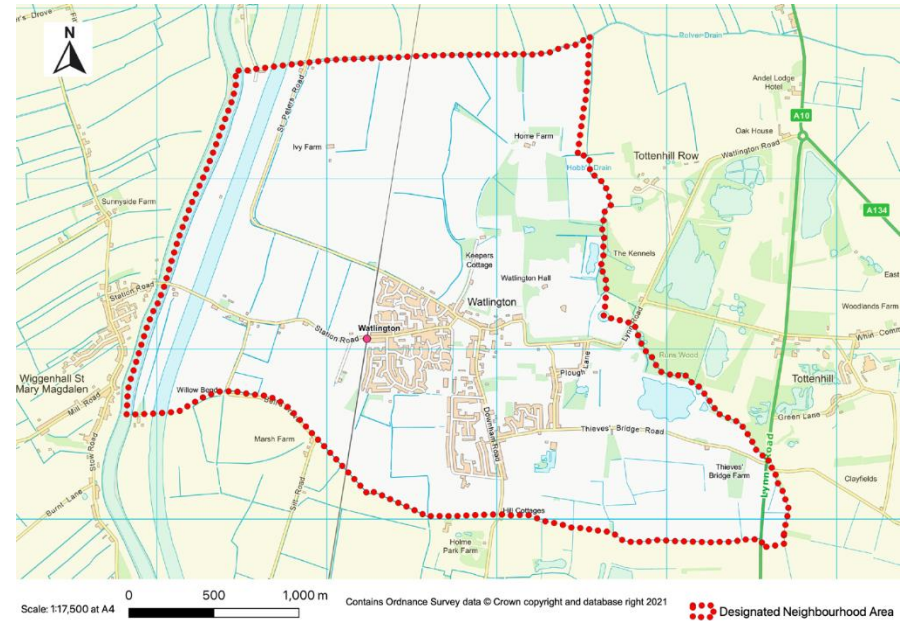


Figure 1: Designated Neighbourhood Area

Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Watlington Parish Council to accompany the Watlington Neighbourhood Plan 2019-2036 (WNP).
2. The purpose of the statement is to demonstrate that WNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
 - b) The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - c) The making of the Neighbourhood 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);
 - d) The making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Plans, in relation to e) above, that *“the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - WNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);

- WNP contributes towards sustainable development (Section 4);
- WNP is in general conformity with the strategic policies contained in the local plan for King's Lynn & West Norfolk (Section 5).
- WNP 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 (Section 6); and
- WNP meets the prescribed conditions for Neighbourhood Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. WNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. WNP is a neighbourhood plan for the parish of Watlington within West Norfolk. No other neighbourhood plan has or is

being made for this area. The qualifying body for WNP is the Parish Council. WNP includes a map of the designated area, see Figure 1 of this report.

8. WNP sets out policies in relation to development and the use of land in the designated 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 detailed in the Consultation Statement.
9. WNP covers the period 2019-2036 which is in general conformity with the timeframes for the strategic policies in the relevant emerging Local Plan for King's Lynn and West Norfolk (2016-2039). Note that the timeframe for the emerging Local Plan was amended through its examination period, as WNP was being finalised, and that it was previously 2016-36.
10. WNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in July 2021. WNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.

12. Figure 2 demonstrates how WNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

WNP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15, Para 28-30, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 9 (Promoting sustainable transport) Para 104, 105, 106, 130 - Section 12 (Achieving well-designed places) Para 127, Para 130, 	<p>WNP will help to deliver sustainable growth that meets the objectives set out in the plan. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plan. It supports these strategic policies as shown in Figure 3.</p> <p>WNP provides a framework for addressing a number of environmental, social, and economic priorities including addressing housing needs such as affordable home ownership. It has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 169 - Section 15 (Conserving and enhancing the natural environment) Para 174, 183, 185 - Section 16 (Conserving and enhancing the historic environment) Para 190 <p>PPG:</p> <ul style="list-style-type: none"> - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 	<p>in different ways and other consultees, as set out in the Consultation Statement.</p> <p>WNP includes non-strategic policies for housing, design, conserving and enhancing the natural and historic environment, community facilities, recreational open space, economic development, and sustainable transport related matters.</p> <p>Whilst the neighbourhood plan does not allocate any sites for development. It is recognised that development is coming forward within the parish and the plan provides further detail for applicants to consider when supporting the delivery of specific housing requirements. The Watlington Housing Needs Assessment 2022 and Policy 1 provides further detail into the type, tenure, size needed for different groups.</p> <p>It is supported by a proportionate evidence base which includes the Evidence Base Paper, Watlington Housing Needs Assessment 2022, Watlington Design Guidance and Codes Document 2022, Local Green</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 - Historic Environment Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723 	<p>Space Assessment, and a Non-Designated Heritage Assets Assessment. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations and codes, with the emphasis on achieving high quality design that is in keeping with local character. Policy 2 is the main policy for design and Appendix B is a condensed version of the AECOM Design Checklist which can be found in the main WNP submission document.</p>
Policy 1: Housing Mix	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 <p>PPG</p> <ul style="list-style-type: none"> - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - First Homes: PPG Paragraph: 004 Reference ID: 70-004-20210524, 	<p>This policy will help ensure future development meets the needs of the community, based on the best available and proportionate evidence. The policy follows the guidance proposals taken from the Watlington Housing Needs Assessment to help achieve a balanced mix of housing to meet the needs of the community.</p> <p>This includes focusing at least 80% of homes to be three bedrooms or fewer unless evidence indicates a different need from the HNA 2022. There is also a</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Paragraph: 008 Reference ID: 70-008-20210524</p>	<p>focus on affordable home ownership and the preference of First Homes which is the governments preferred option for affordable ownership. A set discount of minimum of 40% was outlined as suggested by the HNA and which further PPG guidance states neighbourhood plans are allowed to do if there is evidence to suggest this. A local eligibility criteria was also set within this part of Policy 1 which the PPG Para 008 says can be allowed in neighbourhood plans within 3 months of the housing being advertised.</p> <p>This criteria and Policy 1 hopes to provide housing of a smaller number of bedrooms to help enable residents to get on the housing ladder at a more affordable cost get residents on the housing ladder such as younger people.</p> <p>This policy conforms with the NPPF Para 62 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
		<p>This policy conforms with the NPPF Para 63 which states how planning policies should specify the type of affordable housing required in line with the Watlington Housing Needs Assessment.</p>
<p>Policy 2: Design</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 12 Achieving well-designed places, para-127,130 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>This policy encourages all development to be designed to high quality standards and be in conformity with the design codes and guidance document. It sets out detailed clauses in line with the character areas in Watlington and the design aspects which development should have regard to including but not limited to layout, density, built character, materials, roofline, boundary treatments and open space.</p> <p>A key part of the vision and objectives in the Watlington plan is to ensure development will make a meaningful effort to reducing climate change emissions so the use of the design codes in Policy 2 will reflect and put this vision to use through more sustainable building design.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
		<p>aspirations for the WNP and the expectation applications are to follow.</p>
<p>Policy 3: Infill Development</p>	<p>NPPF Section 11 Making effective use of land Para 124-125</p>	<p>This policy states that proposals within the development boundary that would lead to over-development of a site, or the appearance of cramming, will not be supported. It also goes on to say that new development must demonstrate it is of a similar density to properties in the immediate vicinity to avoid adverse effects to existing amenity, be of a similar plot size to adjacent properties, include adequate parking and protect important features on site.</p> <p>The policy says proposals will be required to demonstrate how it will accord to the Watlington Design Guide.</p> <p>The policy is in general conformity with the NPPF Para 124 (d), which requires development to take account of the area’s prevailing character and maintain this setting. The character areas within the Watlington Design Guide will give proposals more of an understanding as well as visiting the street scene to consider densities which will suit the rural character.</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
		<p>NPPF Para 125 emphasises that design codes and guides can be used to help ensure land is used efficiently whilst also creating beautiful sustainable places. This policy aims to emphasise the fact that character beauty is important, and that density is considered as part of this. Development that appears cramped, or reflects fitting as many dwellings into a plot as possible without considering other design aspects, could have a negative effect on the character of the area.</p>
<p>Policy 4: Residential Car Parking</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 9 Promoting sustainable transport Para 104, 105, 108 - Section 12 Achieving well-designed places, para 127,130 	<p>This policy states that residential developments should consider the appropriate points made under the design codes document and the car parking standards in the prevailing guidance by the Norfolk County Council. The Local Plan SADMP (2016) Policy DM17 and emerging Plan LP14 sets out the same minimum standards as set out in Policy 4.</p> <p>The policy conforms with the NPPF, Para 107 and 108 in particular which set out requirements relating to parking standards, which should take account of accessibility, type, mix and use of development and local car ownership levels.</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
Policy 5: Biodiversity and Green Corridors	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, - Section 11 Making effective use of land Para 120 - Section 15 Conserving and enhancing the natural environment Para 174, 179 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>This policy sets out that all development will need to demonstrate 10% biodiversity net gain (BNG) and sets out how this should be achieved. This will become a national requirement in Autumn 2023 and later into 2024 for smaller sites. Intention is to ensure any applications prior to this are also required to deliver 10% BNG and to give guidance to developers on how to achieve this to best benefit the WNP area. It includes identification of Green Corridors to enhance habitat connectivity across the parish.</p> <p>The policy is in line with emerging national requirements and the NPPF encourages net gain through planning policies and the PPG states how plans can be used to set out a suitable approach to biodiversity net gain and how it will be achieved.</p>
Policy 6: Local Green Space	<p>NPPF</p> <ul style="list-style-type: none"> - Section 2 Achieving sustainable development Para 8 - Section 8 Promoting healthy and safe communities Paras 101-103 - Section 13 Protecting Green Belt land 	<p>The policy supports the protection of local green open spaces and designates these in accordance with NPPF requirements. The spaces chosen in the WNP are to help safeguard, protect and enhance spaces considered as important in the natural and built environment of Watlington. These open green spaces</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306,</p>	<p>support biodiversity and the communities need such as their physical, mental, and social health/wellbeing.</p> <p>A robust process was undertaken throughout following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents during initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves and having due regard to the area sizing to ensure it is not considered an extensive tract of land.</p> <p>Local Green Space policy should conform with that for Green Belt. Appendix C of the WNP sets out clear justification where Policy 6 diverts from Green Belt policy.</p>
Policy 7: Surface Water Management	NPPF	This policy will help to adapt to climate change and ensure that surface water is managed appropriately

WNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>and sustainably with a focus on SuDS with also the guidance from the Design Codes Document.</p>
Policy 8: Protection of Community Facilities	<p>NPPF Section 8 Promoting healthy and safe communities Para 93</p>	<p>This policy protects a list of community facilities within the parish. It conforms with the NPPF which states that planning policies should guard against the unnecessary loss of valued facilities and services particularly where it would reduce the community's ability to meet its day-to-day needs. Facilities protected in this policy include day to day needs such as the doctors' surgery, post office/shop and primary school.</p>
Policy 9: Provision of Recreational Open Space	<ul style="list-style-type: none"> - NPPF Section 8 Promoting healthy and safe communities Para 92 <p>PPG Healthy and safe communities Paragraph: 001 Reference ID:53-001-20190722</p>	<p>Policy 9 requires that new open space provided as part of development proposals includes allotment land, based on evidence that there is currently unmet demand for allotments within the parish. This policy is in general conformity with the NPPF Para 92 where planning policies should aim to achieve healthy,</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
		inclusive, and safe places by promoting areas for social interaction and support healthy lifestyles by addressing local health and wellbeing needs through the provision of accessible spaces like allotments.
Policy 10: Economic Development	<p>NPPF</p> <ul style="list-style-type: none"> - Section 6 Building a strong, competitive economy Para 81 - Section 11 Making effective use of land Para 119-120 	<p>Policy 10 supports and encourages development of new enterprise within the parish. It also looks favourably on economic development wishing to come forward on brownfield sites over greenfield.</p> <p>Policy 10 is in general conformity with the NPPF as it looks favourably on development making effective use of brownfield land for economic development. It also aims to create the conditions where businesses may wish to invest, expand or adapt in the village.</p>
Policy 11: Walking and the core footway network	<p>NPPF</p> <ul style="list-style-type: none"> - Section 8 Promoting healthy and safe communities Para 97 - Section 9 Promoting sustainable transport Para 104 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153 	Policy 11 identifies a new core footway network for the built up area of Watlington, which links key services and green spaces. It prioritises improvements to this network, which is a key part of achieving sustainable development and promoting active travel, as encouraged in the NPPF and PPG.

WNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 15 Conserving and enhancing the natural environment Para 185 <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Healthy & Safe Communities- Paragraph: 001 Reference ID:53-001-20190722 Light Pollution- PPG Para 001 to Para 007</p>	
<p>Policy 12: Non-Designated Heritage Assets</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 16 Conserving and enhancing the historic environment Para 190, 200, 203, footnote 68. <p>PPG- Historic Environment Para 039-041</p>	<p>Policy 12 identifies non-designated heritage assets within Watlington that should be conserved in a manner appropriate to their significance – as required by policy in the NPPF. This sets out that non designated heritage assets should be considered subject to the policies for designated heritage assets. The effect of an application on the significance of a NDHA should be considered when making a planning judgement.</p> <p>The NDHAS within the NP have followed the Historic England criteria which is shown in the NDHA</p>

WNP Policy	NPPF (and PPG) Cross References	Comments
		assessment. It is considered that an appropriate assessment has been taken for designating the assets in Watlington. There is no specific local list set by the Local Authority or guidance on how to designate NDHAS for neighbourhood plans.

Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’¹. 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.

14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. Figure 2 includes a number of references to NPPF para 8,

demonstrating the policies in WNP that have due regard to these overarching objectives.

15. The NPPF as a whole represents sustainable development, and Figure 2 sets out that WNP is very consistent with the NPPF. It should therefore be the case that WNP will help to deliver sustainable development in Watlington through delivering the economic, social, and environmental objectives.

16. WNP 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

¹ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

economic and growth considerations, reasonable environmental and social considerations are taken into account.

Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that WNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:

- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
- The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;

- The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

18. The WNP area falls within one local authority area, the Borough Council of King's Lynn and West Norfolk (BCKLWN). The local plan for this area contains the strategic policies of relevance for this neighbourhood plan, these are:

- Core Strategy (2011-2026)
- Site Allocations and Development Management Policies Document (2016-2026)

19. The BCKLWN has an emerging local plan and covers the time period 2016-2036 (unless changed by the examiners). The emerging local plan is at an advanced stage and is currently at Examination, and therefore holds some weight.

20. Figure 3 reviews each policy in the submitted WNP with respect to the current strategic local plan policies.

Figure 3: General Conformity with Local Strategic Policies (and non-strategic)

WNP	Local Plan	Comments
Policy 1: Housing Mix	CS01 Spatial Strategy CS02 Settlement Hierarchy CS06 Development in Rural Areas CS09 Housing Distribution CS13 Community and Culture CS14- Infrastructure Provision	<p>Policy 1 has additional local detail that will help ensure housing development meets the needs of the community within the Key Rural Service Centre (CS02) and for any additional new housing coming forward within the settlement. This is in conformity with local plan policies such as CS09 which require that the type, size, and tenure of new housing should reflect the needs of the area, based on the most up to date Housing Needs Assessment covering Watlington.</p> <p>Policy 1 focuses further on CS06 and CS09 to ensure affordable housing is provided following the most up to date Housing Needs Assessment for the area.</p>
Policy 2: Design	CS06 Development in Coastal Areas CS08 Sustainable Development CS12- Environmental Assets CS14- Infrastructure Provision DM15- Environment, Design and Amenity	<p>High standards of design are required through this policy. This is in conformity with the local plan design policies which promote the same principles around high-quality design including appropriate use of scale, height, materials, and layout.</p>
Policy 3: Infill Development	CS08 Sustainable Development DM15 Environment, Design and Amenity	<p>This policy generally conforms with CS08 and DM15 as it aims to ensure that proposals will be of a similar density to properties within the immediate vicinity including the spaces between the buildings and not result to overcrowding on site. CS08 states that new development will be required to demonstrate it responds to the context and</p>

WNP	Local Plan	Comments
		character of places in the area by ensuring the scale, density and layout will enhance the quality of the environment. Whilst also making the most efficient use of the land. DM15 goes further to say proposals should respond to the adjacent streets including spaces between buildings through high quality design and use of materials.
Policy 4: Residential Parking Standards	DM17- Parking Provision in new development	This policy sets out requirements for parking, including following the minimum standards identified by Norfolk County Council, and based on the Watlington Design Guidance and Codes. This conforms with DM17 by ensuring adequate parking is provided.
Policy 5: Biodiversity and Green Corridors	CS08 Sustainable Development CS14- Infrastructure Provision DM19 Green Infrastructure/Habitats Monitoring and Mitigation	This conforms with policy in the local plan, which requires the protection of environmental assets, enhance links between areas of biodiversity importance and creation of networks of habitats and green infrastructure.
Policy 6: Local Green Spaces	CS08 Sustainable Development DM22- Protection of Local Open Space	This policy designates Local Green Spaces to be protected. This is in conformity with CS08 and DM22 which seek to protect area of open space, which is valued for reasons such as landscape character, recreational value, biodiversity, cultural value and so on.
Policy 7: Surface Water Management	CS08 Sustainable Development CS14 Infrastructure Provision	The policy ensures development is designed to manage surface water in a sustainable way, with an emphasis of measures that will also benefit the natural environment. This conforms with CS08 which promotes and encourages opportunities to integrate the use of water saving devices and where applicable through S106 obligations and include SuDS in development proposals.

WNP	Local Plan	Comments
Policy 8: Protection of Community Facilities	DM9- Community facilities	This policy provides local detail which adds to Policy DM9. It lists community facilities in Watlington for protection through the local plan policy.
Policy 9: Provision of Recreational Open Space	CS14- Infrastructure Provision DM16 Provision of Recreational Open Space for Residential Developments	<p>Policy 9 requires that where open space is provided as part of development proposals it should include allotment land, based on evidence of demand and community feedback. It conforms with CS14 sets out how all development will need to be accompanied by appropriate infrastructure in a timely way. Obligations and infrastructure will apply to infrastructure such as community and recreational facilities including allotments.</p> <p>DM16 resists the loss of allotment space where there is a current or predicted demand for such facilities. It also states that the provision of new allotments may be sought in locations for large-scale residential development (such as the strategic allocations) where there is an identified need. This will be balanced against the need for other types of recreational space and facilities and the financial viability of any development.</p>
Policy 10: Economic Development	CS01 Spatial Strategy CS10 The Economy DM2- Development Boundaries	<p>This policy supports economic growth coming forward in Watlington for small and micro business schemes, particularly on brownfield sites. This generally conforms with CS01 where development priorities are to encourage economic growth and inward investment.</p>

WNP	Local Plan	Comments
Policy 11: Walking and the core footway network	CS08 Sustainable Development CS11- Transport CS14- Infrastructure Provision DM15- Environment, Design and Amenity	<p>This policy identifies a core footway network for the built-up area of Watlington and aims for development to contribute towards improvement of this network. CS11 states how development proposals should demonstrate they are designed to promote sustainable forms of transport such as walking and cycling. Policy 11 generally conforms with CS14 where obligations are set out for infrastructure to include appropriate transport infrastructure including pedestrian links. This links with DM19 as green infrastructure networks are important to the health and wellbeing of local people.</p> <p>This policy addresses the provision of external lighting on the core footway network. There is a presumption against unnecessary external lighting resulting to the loss of night-time dark skies in this rural character area which generally conforms with DM15. It keeps in mind the need for footway lighting for security and safety reasons with the landscape in mind. It conforms with the local plan which encourages and supports proposals to protect the landscape character and distinctive features.</p>
Policy 12: Non-designated heritage assets	CS01 Spatial Strategy CS08 Sustainable Development DM15- Environment, Design and Amenity	This policy sets out a positive strategy for protecting and enhancing the character, integrity, and appearance of heritage assets. The policy generally conforms with CS01 and CS08 where the protection and enhancement of heritage assets is a development priority. Also the policy conforms with DM15 which states development must protect and

WNP	Local Plan	Comments
		enhance the amenity of the wider environment including its heritage and cultural value.

Section 6: EU Obligations

21. A Screening Opinion request was made to BCKLWN as to whether Strategic Environmental Assessment and Appropriate Assessment (see section 7) were required. This was supported by a short report and assessment. In this the WNP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004).

22. The assessment recommended that SEA and HRA Appropriate Assessment would not be required. This was supported by BCKWLN (as the lead planning authority) who undertook a screening exercise in consultation with the Statutory Environmental Bodies (SEBs). The SEB who responded, Natural England, agreed that an SEA was not required. SEBs Environment Agency and Historic England

did not respond. As set out in the BCKWLN Screening Determination:

Environment Agency

No response received from the Environment Agency. As confirmed through a previous SEA consultation for the Grimston, Roydon and Congham Neighbourhood Plan (8th October 2021), the Environment Agency has stated that they will no longer provide bespoke responses to SEA screening consultations for Neighbourhood Plans.

Historic England

No response received from Historic England. However, the SEA and HRA Screening Assessment February 2022 gives comprehensive consideration of heritage assets within the Neighbourhood Area.

23. The BCKLWN Screening Outcome was:

The Borough Council prepared this document as a preliminary screening opinion. The statutory bodies, the Environment Agency, Historic England and Natural England, as required within the SEA and HRA screening process, were consulted upon this over 6 weeks (27th July–8th September 2022, inclusive). Through ongoing discussions and engagement with the qualifying body and the statutory bodies, the Borough Council has reached a conclusion on the matter of the screening report. The consultation responses of the statutory bodies have underpinned the Local Planning Authority's evaluation and conclusions. The statutory bodies' consultation responses are appended in full to this report.

The assessments contained within this report are based upon the Borough Council's preliminary screening opinion and the consultation responses received from the statutory bodies. They clearly identify that, based upon the information available; there is not the potential for significant environmental effects to arise from the implementation of the proposals in the emerging Neighbourhood Plan for Watlington.

Subject to confirmation by the relevant statutory consultation bodies, the Borough Council has concluded that:

The Watlington Neighbourhood Plan does not require a full Strategic Environmental Assessment (SEA); and

The Watlington Neighbourhood Plan does not require an Appropriate Assessment, under the Habitat Regulations.

24. Section 7 of this report considers the requirement for Appropriate Assessment.

25. WNP 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. WNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

26. In conclusion, the WNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

27. There is one prescribed condition for Neighbourhood Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

“The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”.

28. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved, or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.

29.HRA is a step-by-step decision-making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.

30.A screening assessment was undertaken on WNP (2022) to determine whether it will have 'likely significant effects' upon internationally designated habitat sites. This was screened out as not having any likely significant effects.