



GOTHAM NEIGHBOURHOOD PLAN

Gotham Neighbourhood Plan Statement of Basic Conditions

June 2018

1. Introduction

1.1 This basic conditions statement demonstrates how the Gotham Neighbourhood Plan meets the basic conditions set out in paragraph 8 (2) of Schedule 4B to the Town & Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning & Compulsory Purchase Act 2004.

1.2 The qualifying body (Gotham Parish Council) is required to produce this statement in line with regulation 15(1)(d) and regulation 22 (1)(e) of the *Neighbourhood Planning (General) Regulations 2012* (as amended).

1.3 This statement should be read in conjunction with the summary of responses to consultation which forms part of the Statement of Public Consultation and with the justification of policies contained within the Neighbourhood Plan itself.

2. Legal Requirements

2.1 This part of the basic conditions statement confirms that in the view of Gotham Parish Council, the draft Gotham Neighbourhood Development Plan (Submission Version) meets the legal requirements for a Neighbourhood Plan.

2.2 The draft Plan is being Submitted by a qualifying body

The Gotham Neighbourhood Development Plan is being submitted by Gotham Parish Council – who is the qualifying body.

2.3 What is being proposed is a Neighbourhood Development Plan

The Gotham Neighbourhood Development Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.4 The proposed Neighbourhood Plan states the period for which it is to have effect

The draft Gotham Neighbourhood Development Plan specifies the time period for which the Plan is to have effect as 2017 – 2028, on page 5.

2.5 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.6 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other Neighbourhood Development Plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the Gotham Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to this neighbourhood area.

The Gotham Neighbourhood Area was designated on 6th April 2017, the Neighbourhood Area boundary is shown in Appendix 1 to this statement and within the Neighbourhood Plan.

3 . Basic Conditions

3.1 In terms of the basic conditions, it is considered that the Gotham Neighbourhood Plan:

- ✓ has appropriate regard to national planning policy
- ✓ contributes to sustainable development
- ✓ is in general conformity with strategic policies in the Rushcliffe Core Strategy is compatible with EU obligations and human rights requirements
- ✓ has regard to the Equalities Assessment

Copies of an Equalities Assessment and an SEA Screening exercise are attached in Appendices 2 & 3.

3.2 National Policy

We set out in the table below the relevant elements of National Policies. We have used the existing NPPF except for Housing Policies where we quote the existing NPPF and the amended version which has recently been out for public consultation.

Neighbourhood Plan Policy Number	Brief Title	Relevant sections of the NPPF	Commentary
GS1	Protective and Enhancement Measures for a Green Network	NPPF 76-78	In the spirit of localism there are no hard and fast criteria. We argue in the section on housing that the designations do not offend against the requirement in 76 identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The designations meet the three criteria in 77. With ref to 78 the designations are entirely consistent with green belt policy
H1	Housing Sites	Existing NPPF 47 Revised NPPF 60 and 61	The Neighbourhood Plan has been prepared in full accordance with the Rushcliffe Core Strategy which has been found to be sound and legal and has been adopted. Further commentary on this matter is set out in the note below.
H2	Design briefs	NPPF 58	The policy fully complies with the NPPF in this respect
H3	Affordable Housing	NPPF 50	The policy fully complies with the NPPF in this respect. It also conforms to the Core Strategy policy that housing in Gotham should for local needs only.
E1	Employment	NPPF 21 and 28	The Neighbourhood Plan conforms to the Rushcliffe Core Strategy which does not propose any employment sites in Gotham. The emerging Part 2 Local Plan proposes no employment allocation in Gotham. The policies are compatible with the Use Classes Order 2018 Further commentary is set out below. The emerging Part 2 Local Plan makes no employment allocation in Gotham
T1	Traffic Calming, Congestion and Parking	NPPF Chapter 4	This policy reflects the general principles of the NPPF Chapter 4 "Promoting Sustainable Transport". This view has not been contested during consultation
T2	Cycle Routes	NPPF Chapter 4	This policy reflects the general principles of the NPPF Chapter 4 "Promoting Sustainable Transport". This view has not been contested during consultation
VC1	Village Centre Regeneration	NPPF 126	This policy reflects the objectives of the NPPF. This view has not been contested during consultation.
FL1	Flooding Risk	NPPF 162	This policy reflects objectives in the NPPF and whilst consultation responses have questioned the role of the Neighbourhood Plan there has been no objection to the principle set out.
FL2	Sewerage	NPPF 162	This policy reflects objectives in the NPPF and whilst consultation responses have questioned the role of the Neighbourhood Plan there has been no objection to the principle set out.

3.2 Additional Commentary re Neighbourhood Plan Policy H1 Housing Sites

3.2.1. It will be apparent from the Statement of Consultation that there is some disagreement between the Gotham Parish Council and Rushcliffe Borough Council on the scale, rate of delivery and location of land for housing in Gotham. This commentary deals with that issue in some detail. It should be read in conjunction with the Neighbourhood Plan, the supporting documents to the Neighbourhood Plan, the Statement on Consultation and the representations made by Gotham Parish Council on the Part 2 Rushcliffe Local Plan.

3.2.2. We deal first with the issue of conformity of the Neighbourhood Plan with development plans at District level. The Neighbourhood Plan is in full conformity with the Core Strategy as adopted by Rushcliffe Borough Council. The scale of development involved is such that the proposed open space network and designated local green space complies with the condition set out in para 76 of the NPPF.

3.2.3. There are significant differences between the approach of the Neighbourhood Plan and the emerging Part 2 Local Plan. This is inevitable since the Part 2 Local Plan is not in conformity with the Core Strategy for reasons explained in the Part 2 Local Plan.

3.2.4. On the general issue of conformity National Guidance on this says

They (Neighbourhood Plans) can be developed before, after or in parallel with a Local Plan, but the law requires that they must be in general conformity with the strategic policies in the adopted Local Plan for the area (and any other strategic policies that form part of the statutory development plan where relevant, such as the London Plan). Neighbourhood plans are not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

3.2.5. In the case of the Rushcliffe Part 2 Local Plan the Borough Council take the view that the Core Strategy is rendered out of date by a five year housing land shortage. In effect the BC now gives less weight to policies in the Core Strategy that protect the green belt and restrict the role of “other villages” in providing for housing needs.

3.2.6. The relevant sections of the NPPF are set out below

77. to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the

strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of the plan, which will take into account the preceding paragraph, and whether the strategy;

a) makes as much use as possible of suitable brownfield sites and under-utilised land;

b) optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and

c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

3.2.7. Factually RBC has not produced a statement of common ground mentioned in c) and have not done a) and b) by any objective and fair test.

3.2.8. A further matter to be considered is the numerical basis for the calculation of any land supply shortage.

3.2.9. In September 2017 the then Secretary of State for Communities and Local Government made a statement that included the following:

“It (the existing method of assessing housing need) relies on assessments commissioned by individual authorities according to their own requirements, carried out by expensive consultants using their own methodologies.

The result is an opaque mish-mash of different figures that are consistent only in their complexity.

This piecemeal approach simply doesn’t give an accurate picture of housing need across the country.

Nor does it impress local people who see their area taking on a huge number of new homes while a town on the other side of a local authority boundary barely expands at all.”

3.2.10. The new numbers should have formed part of the context for a response to a housing land shortage. What the land supply rules do is lay down that the land shortage indicates the Plan is out of date and that there should be a change to the weight to be given to “protective” policies. It is not appropriate to have a partially updated view of the Development Plan and to update the context for policy interpretation in the light of a housing land shortage and ignore a recent housing needs assessment which is of very direct relevance to the one side of the housing land equation.

3.2.11. The Secretary of State has published Central Government’s own assessment of housing need in Districts in England. They are significantly lower

than those currently being used by the Borough Council. The table below compared the effect of the two figures.

Housing target over Plan Period (2011 to 2028)	10200
Housing target for period 2011 to 2019*	3366
Annual target 2019 to 2028	6834
Projected total number of homes built between 2011 to 2019	3268
Projected shortfall in homes built between 2011 and 2019 (3368 target minus 3268 homes built)	100
Housing requirement for 5 year period 2019 to 2024 (759 per year over 5 years plus 100 shortfall)	3895

*Assumes the same proportion of the revised figures in 2011 -19 as in the CS but used the new lower figure

3.2.12. We will set out these arguments in a lot more technical detail in representations on the Rushcliffe Local Plan. For the purposes of meeting basic conditions the questions are twofold:

- Does the Gotham Neighbourhood Plan follow the most recent advice as set out in adopted and draft NPPF and elsewhere?
- If the answer to that question is yes, as we argue, then we go no further. If it is no then we have to consider: is the divergence from that Guidance of such a degree as to justify a conclusion that the Gotham Neighbourhood Plan has not been soundly made?

3.2.13. We submit that the housing policies in the Neighbourhood Plan are in line with existing and amended national guidance and the basic condition of conformity has been met.

3.3 Additional Commentary re Neighbourhood Plan Policy E1 Employment

3.3.1. The principle B1, B2 & B8 activities in the village are related to the operations of St. Gobain who are the operators of a gypsum mine and plaster board factory at East Leake some 6 kms to the South.

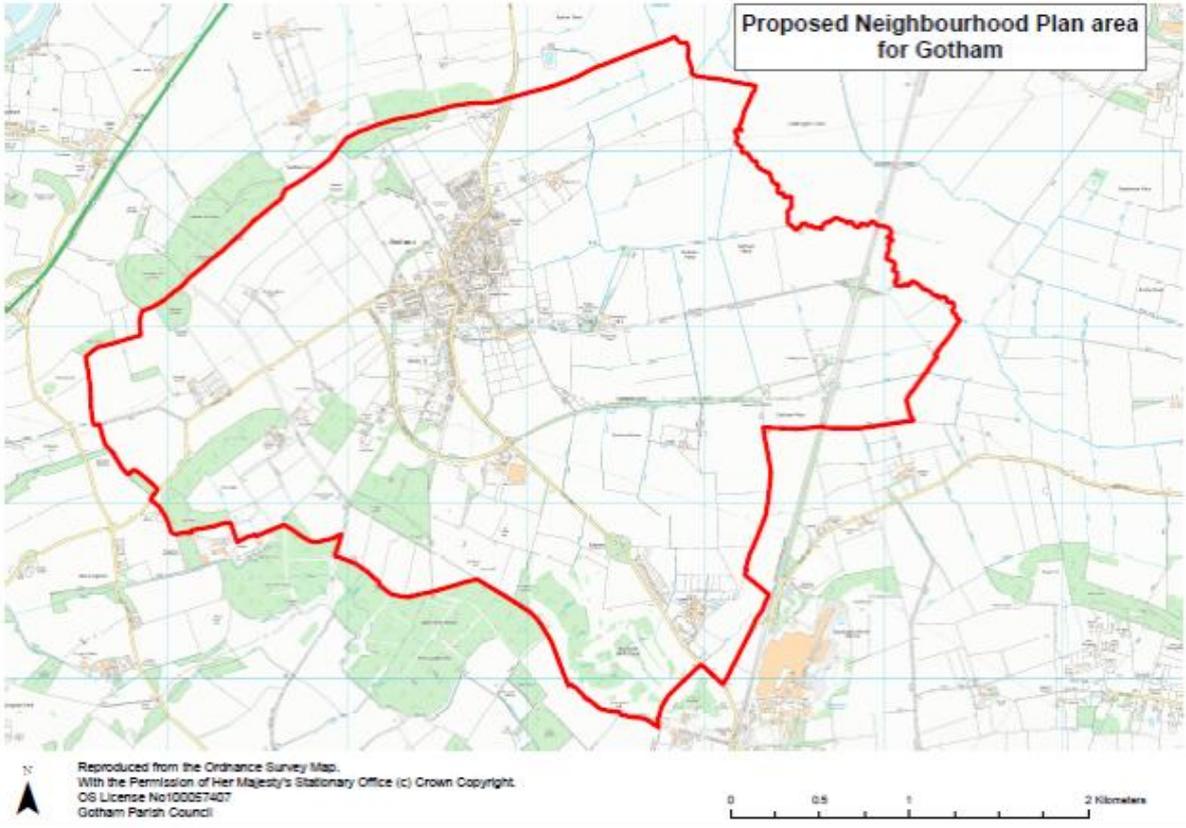
3.3.2. Policy E1 is a criteria based policy which is common and is certainly not discouraged at any point in the adopted or proposed NPPF. It makes a distinction between B1 and B2 and B8 which is entirely consistent with the Use Classes Order. It will be for the Borough Council in making decisions on planning applications to

decide, in consultation with the Parish Council, what weight to give the views of the Gotham Community as set out in the Neighbourhood Plan. For the Neighbourhood Plan to set out those views is entirely consistent with the penultimate paragraph of the ministerial forward to the NPPF

This (planning) should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them.

Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this.

Appendix 1. Designated Gotham Neighbourhood Plan Area.



Appendix 2 Equalities Statement



GOTHAM NEIGHBOURHOOD PLAN

Gotham Neighbourhood Plan Equality Impact Assessment

June 2018

v1.0

1 Introduction to Equality Impact Assessment

The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

1.1 Equality Impact Assessment

Equality Impact Assessment (EqIA) is the systematic analysis of a policy or policies, in order to identify the potential for an adverse impact on a particular group or community, in particularly those with a protected characteristic. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups so that if a policy results in unfairness or discrimination then changes to eliminate or lessen the impact can be considered.

“Protected characteristics” are defined in the Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This document presents the results of the assessment of the Gotham Neighbourhood Plan (GNP) to ensure that Gotham Parish Council is satisfying its statutory duties in this regard.

1.2 Aims of the Equality Analysis

The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision making and to nurture a more proactive approach to the promotion of equality and fairness at the heart of public policy. The aim in conducting the analysis is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern.

1.3 Methodology

An assessment has been made on whether the Gotham Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available). A brief justification of the policies and proposals in the Neighbourhood Plan, and notes of any mitigation, has been provided. If the impact is negative, this is given a high, medium or low assessment. It is important to rate the impact of the policy based on the current situation (i.e. disregarding any actions planned to be carried out in future).

High Impact: A significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

Medium Impact: Some potential impact exists, some mitigating measures are in place, poor evidence

Low Impact: Almost no relevancy to the process, e.g. an area that is very much legislation led.

1.4 Baseline Data

Data for Gotham is available for the following protected characteristics: Sex, age, race and religious belief. Data is not readily available for the following protected characteristics: disability, gender reassignment, pregnancy and maternity, and sexual orientation. Unless stated otherwise the data source is the 2011 Census.

The population of Gotham in 2011 was 2064.

Sex	Gotham	England
Male	49%	49%
Female	51%	51%

Age	Gotham	England
0-15	18%	19%
16-64	64%	65%
64+	18%	16%

	Gotham	England
Permanently sick or disabled	4%	8%

Ethnicity	Gotham	England
White British	98%	80%
White non British	1%	6%
Non white	1%	14%

Religion	Gotham	England
Christianity	76%	59%
Other	1%	9%
No religion / not stated	23%	32%

In summary, Gotham has:

- A slightly higher proportion of older people and lower proportion of younger people than the national average.
- A lower proportion of long term sick than the national average.
- A significantly higher proportion of white British people than the national average
- A higher proportion of people who practice religion than the national average but the proportion that practice religions other than Christianity is lower.

2. Gotham Neighbourhood Plan Policies equality assessment

Policy	Impact on groups with protected characteristics
GS1	Applies equally to all protected characteristics. Age – A sufficient and high quality provision of open space is vital to all ages and is important to the Health and Wellbeing of the community. Policy applies equally to all members of the community.
H1	No impact
H2	Design briefs should ensure that communities continue to provide access to amenities for all protected characteristics. Age and Disabled – Design standards require accessible layouts of property and developments ensure an acceptable level of amenity in terms of garden space and accessible and usable open space. This is particularly relevant to the young, the physically disabled and the elderly. Development layout integrates and strengthens neighbourhoods assisting with cohesion and social interaction; ensuring all protected characteristics have an equal opportunity to integrate into the community.
H3	As H2
E1	Applies equally to all protected characteristics
T1	Provision for appropriate needs for residents with disabilities and protection from traffic for young people.
T2	Age – The provision of bus services is crucial, particularly to younger and elderly members of the community without alternative transport. Ensures all protected characteristics have access to public transport.
VC1	No impact
FL1	No impact
FL2	No impact
F1	No impact

3. Conclusion

There are no negative impacts from these policies on the those with protected characteristics. There is a significant need in the housing provision and the design briefs to cater for the needs of elderly and younger people. The Gotham Neighbourhood Plan provides a vision for the area, with a range of policies, which will result in positive benefits for many parts of the of the community with protected characteristics, particularly with the provision of open space to assist with Health and Wellbeing, and the enhancement of social and community facilities, aiming to build community cohesion and resilience.

Appendix 3 SAE Screening Exercise

Gotham Neighbourhood Plan

Screening Exercise in respect of the Habitat Regulations, Strategic Environmental Assessment and Sustainability Appraisal

1. Habitat Regulations

The Conservation of **Habitats** and Species **Regulations** 2017; The **Regulations** transpose Council Directive 92/43/EEC, on the conservation of natural **habitats** and of wild fauna and flora (EC **Habitats** Directive).

No site of European Conservation status is affected by the proposals in the Neighbourhood Plan either directly or indirectly.

2. Strategic Environmental Assessment

National Policy Context

The National Planning Practice Guidance says:

Does a neighbourhood plan require a strategic environmental assessment?

In some limited circumstances, where a [neighbourhood plan](#) is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in [regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004](#).

If likely significant environmental effects are identified an environmental report must be prepared in accordance with [paragraphs \(2\) and \(3\) of regulation 12 of those regulations](#).

One of the basic conditions that will be tested by the [independent examiner](#) is whether the making of the neighbourhood plan is [compatible with European Union obligations](#) (including under the Strategic Environmental Assessment Directive).

We have looked at each of the policies in the Neighbourhood Plan and our view is that none of the proposals are of a scale or a nature as to have “significant environmental effects” in the context of Regulation 9.

3. Sustainability appraisal

The National Context

There is no requirement to carry out a Sustainability Appraisal of a Neighbourhood Plan but national guidance says it may be beneficial.

The Local context

Rushcliffe BC has fulfilled its statutory obligations and carried out a Sustainability Appraisal of the Rushcliffe Core Strategy and came to the following conclusion:

The SA has been an integral part of the plan making process and has performed a key role in providing a sound evidence base for the plan. It has informed the decision making process by facilitating the evaluation of alternatives. It has also helped demonstrate that the plan is the most appropriate given the reasonable alternatives and where negative impacts have been found suggested suitable mitigation to try and overcome them.

As stated above there is no obligation to carry out a similar appraisal of the Gotham Neighbourhood Plan. The Neighbourhood Plan conforms to the adopted Core Strategy. Gotham is a small settlement and the scale of the development proposals is very limited. Furthermore the proposals affecting the Green Belt stop short of allocation; that is a matter for the Rushcliffe Local Plan Part Two. We therefore do not feel it is necessary to carry out a Sustainability Appraisal of the scale and complexity of that carried out on the Core Strategy. Nevertheless we have appraised the environmental effects for each of the Neighbourhood Plan policies according to whether the policy is:

1. Neutral effect on the environment
2. Beneficial to the environment
3. Potentially harmful to the environment but where it is clear that mitigation measures can reduce the harm to an acceptable level.

We mention in the context of mitigation the commitment to preparing development briefs for all housing sites; the brief for site GOT01 Rear of the Royal British Legion has been informed by a biodiversity survey carried out by an independent specialist consultant. This report is available on the village website.

The results are set out below. In addition all potential housing sites were subject to a methodical assessment that gave prominence to environmental issues. Those assessments are set out in Background Paper One of the Neighbourhood Plan.

Sustainability Assessment of Neighbourhood Plan Policies

Policy GS1 Protective and Enhancement Measures for a Green Network

a) Footpaths and Bridleways

Within the Green Network shown on Map 3, footpaths and bridleways will be given a high priority for maintenance and enhancement. The bio diversity of hedges and woodlands adjacent to sustainable route-ways will be conserved. Planning applications which will result in closure and diversion of a public right of way will not be permitted unless it can be demonstrated that satisfactory alternative provision can be made and that they would result in net gains in terms of amenity and convenience.

b) Areas of bio diversity value

Policies and Incentives available under the Planning Acts and under grant regimes operated by the Department for Environment, Food & Rural Affairs will be used to conserve and enhance areas of diversity value particularly the Gotham Hill Pasture SSSI, the Gotham Nature Reserve and the Hill Road grassland area. Where appropriate, the Parish Council will consider limited funding to achieve these policy aims.

c) Locally designated green-spaces

Within designated green-spaces the protective policies set out in Green Belt policies will be given additional weight to the effect that very exceptional circumstances would need to be demonstrated for non Green Belt uses to be allowed. In the case of any form of housing development it would need to be shown that no alternative sites are or will become available within Rushcliffe and/or the Greater Nottingham Housing Market Area and even where this is the case it will need to be shown that the harm from very marginal under provision of land for housing would be a greater harm than the development of the green space concerned.

d) Recreation uses.

Where development is proposed for recreation or other uses acceptable within the Green Belt; planning permission will be granted for well designed proposals that are sympathetic to the character of the village.

It is considered that the effects of this policy on the environment will be wholly beneficial.

H 1 Sites

The Neighbourhood Plan will recommend the allocation of land for housing made up of parts or the whole of sites as shown in Map 4

Brownfield

The former Royal British Legion Building up to 11 dws
(Any development must include provision to create viable access
to GOT01 and GOT03)

Possible brownfield sites depending on owners future business plans

NCT Bus Depot (included in the plan)	up to 19 dws
Greenfield	
GOT01 Land behind the Royal British Legion Building	up to 20 dws
GOT03 Land north of Kegworth Road/Home Farm (east)	up to 20 dws
GOT09 Land at Gladstone Av. (extant planning permission)	3 dws
GOT10 Glebe land at Nottingham Road (part thereof)	up to 12 dws
GOT12 Ashcroft – Moor Lane (self build)	1 dw

It is considered that this policy could have harmful effects on the environment but that these effects can be mitigated to an acceptable level including the preparation of development briefs. In the case of GOT01 the brief will be informed by the results of the specialist bio diversity study and independent recommendations.

H 2 Design Briefs

Development of the sites will be in accordance with development briefs that will be prepared. The briefs will include

- Layout and density**
- Links to the Open Space Network**
- Landscaping and bio diversity**
- Building materials, form and massing**
- Effect on neighbouring properties**

It is considered that the effects of this policy on the environment will be wholly beneficial.

H 3 Affordable Housing

The priorities for affordable housing are the provision of bungalows and one bed room flats. In the light of the likely mismatch between demand and supply in Gotham, priority for allocation of affordable housing in Gotham should be given to Gotham residents.

It is considered that this policy is neutral in its effects on the environment.

Policy E 1 – Employment

A development brief will be prepared for any employment development and will be included in a future draft of the Neighbourhood Plan. It will include

- Layout and density**
- Links to the Open Space Network**
- Landscaping and bio diversity**
- Building materials, form and massing**

The expansion and intensification of the British Gypsum site in the south of the village will be supported subject to it being demonstrated that any non B1 business activity is directly related to the operation of British Gypsum at East Leake and that there are not more sustainable sites available at East Leake.

It is considered that on balance this policy will have a beneficial effect on the environment.

Policy T 1 – Traffic Calming, Congestion and Parking

The priority within the village is the safety and convenience of residents. Traffic speed will be restricted to defined limits by traffic calming at such sites as the entrance to the village at Nottingham Road, the Curzon St/Kegworth Rd junction, the Square and the entrance to the village from East Leake.

The amount of traffic passing through the village and the existing issues with parking will be a consideration in assessing, not only development proposals within Gotham, but also elsewhere such as Clifton South and East Leake.

Traffic Regulation Orders and other means may be used to deal with congestion and parking on Leake Road and Kegworth Road/Hall Drive at school arrival and departure times.

Policy T 2 – Sustainable transport

Support development proposals that provide for improvements to foot, cycle and public transport provision between the village, the wider national networks and the Greater Nottingham conurbation. In particular, a dedicated cycle route is supported from Gotham to the new development at Clifton South to enable safe access to the National Cycle Network as well as the tram terminus and cycle routes into the greater Nottingham area.

It is considered that the effects of this policy on the environment will be wholly beneficial.

Policy VC 1

Within the whole Village Centre Regeneration Area shown on Map 6 strict design policies will apply including landscaping schemes that will make a positive contribution to the village.

The former Royal British Legion site has a negative effect on the street scene and has been identified as a brownfield opportunity for new housing in Policy H1. A development brief will be drawn up in accordance with Policy H3. Should development be delayed then a suitable interim treatment of the site will be sought.

Around the Square the emphasis will be on conservation of the existing character. However, the Parish Council will seek funding for further tree planting and additions to / improvement of street furniture.

It is considered that the effects of this policy on the environment will be wholly beneficial.

Policy FL 1 – Flooding Risk

In the preparation of development briefs referred to in Policy H2, the risk of flooding to the development and/or to sites elsewhere will be a key criterion in deciding areas to be allocated for housing and the quantity of housing involved

Policy FL 2 - Sewerage

Through the normal planning process, the Parish Council will seek to ensure that the rate of development in the village does not exceed the capacity of the sewerage works.

It is considered that the effects of these policies on the environment will be wholly beneficial.

Policy F1 – Allocation of Funds

Any funds derived from CILs or equivalent should be reserved for the implementation of Policies as set out in this Neighbourhood Plan. Any remaining funds should then be allocated to schemes as set out by the Parish Council to further the aims of the Neighbourhood Plan.

It is considered that the effects of these policies on the environment will be wholly beneficial.

Summary

Of the policies nearly all of them have been assessed as having wholly beneficial effects on the environment, one has a neutral effect and one could have some harmful effects that can be mitigated to an acceptable level.

Conclusion

The Neighbourhood Plan as a whole will have a beneficial effect on the environment.