

Herstmonceux Parish

Neighbourhood Plan 2017 - 2027

BASIC CONDITIONS REPORT

Town and Country Planning Act 1990 (as amended) Schedule 4B Paragraph 8 (2)



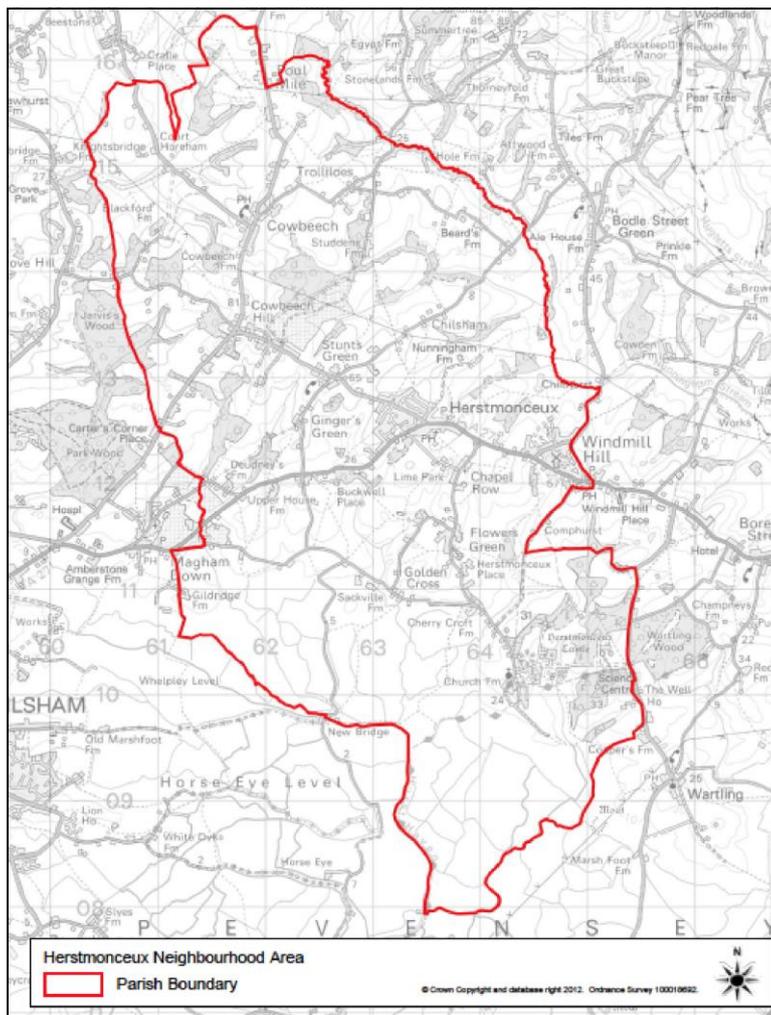
Submitted by Herstmonceux Parish Council as the qualifying body for the
Herstmonceux Parish Neighbourhood Plan Area

July 2017

CONTENTS	PAGE
1.0 Introduction	3
2.0 Background	4
3.0 Conformity with national policy	5
4.0 Contributions towards achieving sustainable development	15
5.0 General conformity with the strategic policies of the local plan	15
6.0 EU obligations	21

1.0 INTRODUCTION

- 1.1 This Statement has been prepared by the Neighbourhood Plan Steering Group on behalf of Herstmonceux Parish Council. It is to accompany the submission of the Herstmonceux Parish Neighbourhood Plan (HPNP) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 to Wealden District Council (WDC).
- 1.2 Herstmonceux Parish Council is a qualifying body for the Neighbourhood Area covering the whole of the Parish of Herstmonceux, as designated by the District Council on 6 February 2013. The Neighbourhood Plan area as designated is shown below: -



Map 1 Herstmonceux Neighbourhood Plan Area

- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 2017 to 2027 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 This Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the Basic Conditions if: -
- i. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
 - ii. The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - iii. 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).
 - iv. The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.

2.0 BACKGROUND

- 2.1 The Localism Act 2011 enables a Parish Council to create a Neighbourhood Plan. Herstmonceux Parish Council has been working on a Neighbourhood Plan for the Parish for a number of years. The key drivers of that decision were the desire of the local community to have a greater say in future planning decisions. The Neighbourhood Plan for Herstmonceux has 15 policies aimed at managing change and growth in the Parish in a positive way so that the character of and quality of life within Herstmonceux Parish is maintained and improved.

- 2.2 HPNP has also made a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning. This allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round.
- 2.3 The Parish Council set up a Steering Committee and the Plan has been developed by a team of Parish Councillors with the assistance of professional advisors from Action in rural Sussex. Consultations and surveys have been carried out with clubs, groups, societies, individuals and statutory consultees such as Wealden District Council, East Sussex County Council, Environment Agency, Natural England, Historic England and High Weald AONB. More details can be found in the accompanying Consultation Statement.
- 2.4 HPNP seeks to shape change on a range of planning matters but it has been agreed not to allocate specific housing sites, rather it provides policy guidance on windfall developments. Like many rural parishes, Herstmonceux faces the challenging issues of retaining valuable commercial and social infrastructure – shops, pubs and recreational space – for the benefit of the community. The parish also contains a number of major tourist and other sites. The HPNP presents positive policies about their future use.
- 2.5 HPNP contains a number of policies and proposals that are defined on the Proposals Map as being geographically specific. For the most, the Plan has therefore deliberately avoided containing policies that may duplicate the many saved development policies that are and will be material considerations in determining future planning applications.

3.0 CONFORMITY WITH NATIONAL PLANNING POLICY

- 3.1 HPNP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) 2012 and is mindful of the National

Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.

- 3.2 Of particular relevance to neighbourhood planning are paragraphs 183 -185 of the NPPF which set out how neighbourhood plans should be prepared and what they should facilitate. Importantly, paragraph 183 explains that “neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.”
- 3.3 What the above makes clear is that it must contain a clear vision that the plan itself must deliver. The HPNP does contain a central vision which has been subject to considerable community consultation and has heavily influenced the policies contained within.

NPPF: The presumption in favour of sustainable development

- 3.4 The ‘golden thread’ running through the NPPF is a requirement for development plans to comply with the aims of sustainable development. There is a presumption in favour of sustainable development. Paragraph 7 confirms that sustainable development comprises the three dimensions of economic, social and environmental. In order to achieve the aims of sustainable development policies must seek to deliver all three strands.
- 3.5 Paragraphs 14 to 16 of the NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. Subsequent paragraphs in the NPPF discuss, in detail, how to deliver sustainable development. For neighbourhood planning, this means that neighbourhoods should plan positively to support local development while at the same time respecting the local environment.
- 3.6 HPNP is accompanied by a Sustainability Appraisal which has fully assessed the sustainability of all policies in the HPNP and found them to meet the aims of sustainable development.

Herstmonceux Parish Neighbourhood Plan's General Conformity with the NPPF Core Planning Principles

3.7 The following Core Principles of the NPPF are considered of relevance to the 4B 8(2)(a) assessment:

- Building a strong and competitive economy.
- Supporting a prosperous rural economy.
- Promoting sustainable transport.
- Delivering a wide choice of high quality homes.
- Requiring good design.
- Promoting health communities.
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment.

3.8 The section below sets out a general overview and brief summary as to how the HPNP conforms with the Core Principles of the NPPF. The Table (Table A) on pages 12 to 15 shows how each of the policies within the HPNP conforms to the NPPF.

Building A Strong and Competitive Economy

3.9 This chapter seeks to ensure that planning acts to encourage growth and is not as an impediment to growth. Planning policies should seek to recognise and address barriers to investment, such as poor environment, infrastructure, services and housing. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth (NPPF paragraphs 18 and 19).

3.10 The HPNP supports this core principle through:-

Objective 6 - To build and maintain the commercial viability and vitality of Herstmonceux village centre.

Objective 7 - To provide an opportunity for the provision of business opportunity in Windmill Hill and Cowbeech.

Policy 3 - Resisting the Loss of Employment Locations.

Policy 4 - Herstmonceux, Cowbeech and Windmill Hill Core Retail Areas.

Policy 10 - Mobile Phone Connectivity and Broadband.

Supporting a Prosperous Rural Economy

3.11 This chapter seeks to support economic growth in rural areas in order to create jobs and prosperity. There should be a positive approach taken to sustainable new development that will support a strong rural economy.

3.12 Predominantly rural in nature, the parish contains the settlements of Herstmonceux, Cowbeech and Windmill Hill. There are a wide range of services and facilities which serve the local community. The HPNP supports appropriate development in these locations and positive proposals for development that respond to an identified and demonstrable local need (e.g. Starter Homes, dwellings for older residents, Shared Ownership and Custom-build Housing) and that delivers a community benefit. The parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald AONB, whilst its southern tip falls within the Pevensy Levels RAMSAR site.

3.13 HPNP supports this core principle through:

Objective 2 - To protect the natural beauty of the parish landscape, particularly the High Weald Area of Outstanding Natural Beauty and the Low Weald and protect the natural environment.

Objective 4 - To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.

Policy 1 - A Spatial Plan for the Parish.

Policy 8 - Rights of Way in Herstmonceux Parish.

Policy 11 - The Design of Development in the Parish.

Policy 14 - Herstmonceux Community Land Trust.

Promoting Sustainable Transport

3.14 This chapter requires policies to facilitate sustainable development that contributes to wider sustainability and health objectives. The transport system should be balanced in favour of sustainable transport, but it acknowledges solutions will vary across different geographies.

3.15 The HPNP supports this core principle through:

Objective 9 - To encourage and enable the local community to pursue healthy lifestyles with sports facilities, cycle/pedestrian routes and access to public rights of way.

Policy 8 – Rights of Way in Herstmonceux Parish.

Policy 9 - Creation of new shared access from Windmill Hill to Herstmonceux.

Delivering A Wide Choice of High Quality Homes.

3.16 This chapter seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Herstmonceux Parish Council has identified that housing needs in the Parish focuses in particular on the older population and those starting out on the housing ladder. The Plan seeks to include a policy on windfall sites rather than allocate specific sites for development. The HPNP contains two objectives that conform with this NPPF Core Principle.

3.17 The HPNP supports this core principle through: -

Objective 5 - To encourage development of smaller dwellings, both for purchase and to rent, for older parishioners who wish to remain in their community.

Objective 10 - To support the development of a Community Land Trust in the parish.

Policy 1 - A Spatial Plan for the Parish.

Policy 12 – Windfall Sites.

Policy 13 - Older People's Housing Needs.

Policy 14 - Herstmonceux Community Land Trust.

Requiring good design

3.18 This chapter confirms the importance of design and how it contributes to sustainable development. Good design is indivisible from good planning and should positively contribute to making places better for people. The Government attaches great importance to the design of the built environment. The NPPF is clear that the neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for any particular area. This should respond to the local character and history and reflect the identity of local surroundings and materials while not discouraging innovation. Developments should add to the overall quality of the area, not just for the short term but over the lifetime of the development.

3.19 The HPNP supports this core principle through: -

Objective 4 - To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.

Policy 11 - The Design of Development in the Parish.

Promoting Healthy Communities

3.20 This chapter seeks to facilitate social interaction, health and inclusive communities. Local communities should be involved in planning and neighbourhood planning. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. This includes safe and accessible developments containing clear and legible pedestrian routes (NPPF paragraph 69). should be promoted.

3.21 The HPNP supports this core principle through: -

Objective 8 - To improve the range and quality of local community services and facilities.

Objective 9 - To encourage and enable the local community to pursue healthy lifestyles with sports facilities, cycle/pedestrian routes and access to public rights of way.

Policy 5 - Sports, Leisure and Recreation Facilities in Herstmonceux Parish.

Policy 8 - Rights of Way in Herstmonceux Parish.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

3.22 This chapter's places planning policy at the heart of the drive to reduce greenhouse gas emissions and minimise the impacts of climate change. It seeks to facilitate a transition to low carbon technologies.

3.23 The HPNP supports this core principle through:

Objective 1 - To provide a sustainable environment and community to meet the needs of its residents.

Objective 4 - To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.

Policy 11 - The Design of Development in the Parish.

Conserving and Enhancing the Natural Environment

3.24 The NPPF is clear that the planning system should contribute to and enhance the natural and local environment. The Government has a commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures.

3.25 The HPNP supports this core principle through:

Objective 2 - To protect the natural beauty of the parish landscape, particularly the High Weald Area of Outstanding Natural Beauty and the Low Weald and protect the natural environment.

Objective 4 - To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.

Policy 11 - The Design of Development in the Parish.

Conserving and Enhancing the Historic Environment

3.26 This chapter seeks to ensure that there are positive strategies for the conservation and enjoyment of heritage assets. Heritage assets are irreplaceable resources and should be conserved in a manner appropriate to their significance. The NPPF is clear that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.

3.27 The HPNP supports this core principle through: -

Objective 4 - To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.

Policy 11 - The Design of Development in the Parish.

3.28 Set out in Table A below, is a summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A - NPPF and Neighbourhood Plan Conformity

NPPF and Neighbourhood Plan conformity			
Number	Policy Title	NPPF Ref	Commentary
1	A Spatial Plan for the Parish	56, 57, 58, 69,183,184	<p>This policy supports new development in the parish provided it takes into account the design of development, and has respect to, the scale of the existing built form and buildings and addresses identified local need and delivers community benefit. It also states that where policies in the HPNP are silent or subject to review under current regulations, planning applications will be supported provided that the proposals are in conformity with the policies in the Wealden Local Plan Core Strategy 2013 and the saved policies of the Wealden Local Plan 1998 and any adverse impacts of the proposals do not significantly outweigh the benefits when determined against the National Planning Policy Framework, Wealden Local Plan Core Strategy and saved policies of the Local Plan.</p> <p>This policy has a particular emphasis on design and community benefit. Paragraphs 56 – 58 within the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. This policy also draws on the advice in paragraphs 183 and 184 which states that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider</p>

			local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.
2	Local Green Spaces	76, 77	HPNP designates a number of locations as Local Green Spaces. These are to be protected from development by the designation as Local Green Spaces in accordance with paras 76 and 77 of the NPPF. The Steering Group have assessed each proposed site against the criteria set out in paragraph 77.
3	Resisting the Loss of Employment Locations	19, 20, 21, 28	HPNP seeks to improve the sustainability of parish employment by supporting employers in the parish, promoting economic growth, creating a sustainable community and supporting local employment sites. Whilst it seeks to resist the loss of existing sites, it is not contrary to paragraph 22 where it states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. This policy requests that evidence is provided that illustrates the existing use is no longer viable.
4	Herstmonceux, Cowbeech and Windmill Hill Core Retail Areas	28, 70	Within the Core Retail Areas, HPNP will seek to retain key local retail facilities - falling within A1 Use Class, including post offices and convenience stores within the core retail areas and key hospitality services. Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. This includes promoting the retention and development of local services and community facilities in villages, such as local shops, meeting

			places, sports venues, cultural buildings, public houses and places of worship. Paragraph 70 also states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policy 4 of the HPNP addresses these NPPF issues.
5	Sports, Leisure and Recreation Facilities in Herstmonceux Parish	69, 70, 73, 74	HPNP supports and protects the existing areas used for sports, leisure and recreation in the parish. The NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
6	Redevelopment of the former public toilet site, Herstmonceux	23	HPNP will support proposals for non-residential redevelopment of the former public toilet site as shown on the Proposals Map.
7	Refurbishment and extension to the car park at Herstmonceux Recreation Ground	23, 28, 70, 73, 74	HPNP will support proposals for the refurbishment and extension of the car park and improvements to the access road to Herstmonceux Recreation Ground. The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on

			unless the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. This policy conforms with the NPPF.
8	Rights of Way in Herstmonceux Parish	75	HPNP promotes and supports the network of public footpaths, byways and bridleways in the parish. The NPPF states that planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
9	Creation of new shared access from Windmill Hill to Herstmonceux.	75	HPNP will work with local landowners, residents and cyclists/cycle groups to provide a safe network of routes in the parish.
10	Mobile Phone Connectivity and Broadband	42, 43, 44	Proposals to improve mobile telephone connectivity and extend superfast broadband to serve domestic and business properties in and across the parish will be supported. The NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

11	The Design of Development in the Parish	56-62, 96	Herstmonceux Parish contains the village of Herstmonceux and other settlements – all set within a high quality landscape and outstanding rural hinterland. Therefore, the design and layout of new buildings, the materials to be used, the space between buildings and matters relating to sustainable development are all important for the Parish. The NPPF states in paragraph 58 that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.
12	Windfall Sites	47-50, 54, 58	Development proposals on windfall sites shall be supported by the HPNP. The policy seeks to ensure that development respects, conserves and, where possible, enhances the historic and built environment, including sustaining or better revealing the significance of heritage assets. Preference will be given to windfall development on sites within the built-up area boundary and those that are located either adjacent or abutting the built-up area boundary.
13	Older People's Housing Needs	50, 159	HPNP will support the development of a range of housing for older people, available to rent or to purchase and the provision of affordable older peoples housing, including sheltered housing. Local planning authorities should have a clear understanding of housing needs in their area. They should: addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such

			as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).
14	Herstmonceux Community Land Trust	54, 55	HPNP supports the current development of Herstmonceux Community Land Trust as a community-controlled and owned organisation for the purpose of acquiring, developing and holding land and property assets in the Parish of Herstmonceux.
15	Infrastructure Investment	173, 174, 175, 177	HPNP lists projects that shall be considered for Community Infrastructure Levy (CIL) investment in the future, with regards to CIL receipts that the Parish Council receives.

4.0 CONTRIBUTION TO ACHIEVING SUSTAINABLE DEVELOPMENT

- 4.1 HPNP is accompanied by a Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA) of its environmental, social and economic effects.
- 4.2 The assessment demonstrates that the Neighbourhood Plan will positively contribute to achieving sustainable development and will not have any significant adverse impacts.
- 4.3 The strategic objectives of the HPNP comprise a balance of social, economic and environmental goals. The chosen policies are therefore intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals. All policies contained within the Submission Version of the HPNP have been tested within the SA to ensure that the most sustainable policy option was chosen. The SA carefully appraises each policy against a series of alternatives and then compares them to the sustainable objectives.

5.0 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE LOCAL PLAN

- 5.1 One of the basic conditions that Neighbourhood Plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the adopted local plan that are essential to delivering the overall planning and development strategy for the local area.
- 5.2 In the case of the HPNP, the relevant plan is the Wealden Core Strategy Local Plan 2013 and the saved policies of the adopted 1998 Wealden Local Plan. The following policies set out in the Table below (Table B) are assumed to represent the strategic approach to development in the adopted Local Plan. Wealden District Council is currently reviewing the Wealden Local Plan. The Wealden Draft Proposed Submission Local Plan March 2017 document has now been published. The Table also includes an assessment against the strategic policies within this emerging document.

Table B – Neighbourhood Plan and Development Plan Conformity Summary

Neighbourhood Plan and Development Plan Conformity Summary			
Neighbourhood Plan policy number and title	Relevant WDC 2013 CSLP/WDC LP 1998 Policies¹	Reference to Draft Proposed Submission Local Plan March 2017	Notes/comments
Policy 1 A Spatial Plan for the Parish	WCS6 Rural Areas Strategy in 2013 CSLP. Policy WCS8 Affordable Housing in 2013 CSLP. Policy WCS14 Presumption in Favour of Sustainable Development within the WCS 2013 CSLP. Policy WCS14 Presumption in Favour of Sustainable Development in CSLP. Policy EN1 Sustainable	Policy WLP 5 Distribution of Homes Within Sustainable Settlements, Policy WLP 6 Housing in Unsustainable Settlements, Policy EA 4 Wealden’s Landscape Character, Policy EA 5 High Weald Area of Outstanding	Policy 1 underpins the spatial vision and objectives within the 2013 CSLP and provides a local framework for the Parish. The CSLP identifies Herstmonceux as a local Service Centre (Policy WCS6 Rural Areas Strategy) and Policy 1 of the HPNP is aligned to this. Under this policy, Herstmonceux’s development boundary is maintained. The boundary at Windmill Hill is removed. Policy WCS14 states that when considering development proposals, WDC will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy 1 also accords with the saved Policies EN1 and EN2 in the Wealden Local Plan 1998. This relates to patterns of sustainable development and seeks to maintain the existing settlement pattern and ensure that major new developments generating significant travel movements are located efficiently in relation to existing development and to public transport. WCS8 Affordable

¹ Only strategic policies from Wealden 2013 Core Strategy Local Plan (WDC 2013 CSLP) and saved policies from Wealden District Council Local Plan 1998 (WDC LP 1998) are referenced. All other policies are not listed.

	<p>Development and Policy EN2 Settlement Patterns WDC LP 1998.</p> <p>Policy EN6 Development within the High Weald Area of Outstanding Natural Beauty in WDC LP 1998.</p>	<p>Natural Beauty, Policy HG 2 Provision of Affordable Housing</p>	<p>Housing states that new housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community. Policy WCS14 Presumption in Favour of Sustainable Development states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy EN6 Development within the High Weald Area of Outstanding Natural Beauty will only be permitted if it conserves or enhances the natural beauty and character of the landscape.</p>
<p>Policy 2 Local Green Spaces</p>	<p>Policy WCS13 Green Infrastructure in 2013 CSLP</p>	<p>Policy EA 2 Green Infrastructure, Policy HE 5 Historic Parks and Gardens</p>	<p>Policy WCS13 Green Infrastructure states that the District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives.</p>
<p>Policy 3 Resisting the Loss of Employment Locations</p>	<p>Policy BS4 Business development within towns in WDC LP 1998, Policy BS5 Retention of existing businesses within</p>	<p>Policy EC 2 Existing Employment Land</p>	<p>Policy BS7 states that within village development boundaries, but outside the village business areas, as defined on the Proposals Map, the Council will seek to retain business land and premises which provide important opportunities for local employment unless the existing use causes demonstrable harm to the environment or the amenities of local people.</p>

	towns WDC LP 1998 and Policy BS7 Retention of existing businesses within villages in WDC LP 1998.		
Policy 4 Herstmonceux, Cowbeech and Windmill Hill Core Retail Areas	Policy WCS6 Rural Areas Strategy in 2013 CSLP	Policy WLP 8 Distribution of Retail Floorspace, Policy TC 3 Town Centre Uses, Policy VTGA 3 Herstmonceux Primary Shopping Area, Policy RAS 8 Protecting individual and village shops, public houses and other community uses.	Policy WCS6 Rural Areas Strategy – sets out the designation of Herstmonceux as a Local Service Centre.
Policy 5 Sports, Leisure and Recreation	Policy WCS13 Green Infrastructure in 2013	Policy EA 2 Green Infrastructure,	Policy WCS13 Green Infrastructure – seeks to protect, improve and enhance the District's existing network of green infrastructure. Saved Policy LR1 in the 1998 Local Plan states

<p>Facilities in Herstmonceux Parish</p>	<p>CSLP. Policy LR1 in the WDC LP 1998</p>	<p>Policy HWB 1 Open space, sports and recreation</p>	<p>that the Council will seek to ensure that adequate outdoor playing space is provided in towns and villages within the District in accordance with the levels recommended by the National Playing Fields Association.</p>
<p>Policy 6 Redevelopment of the former public toilet site, Herstmonceux</p>	<p>None</p>	<p>Policy RAS 8 Protecting individual and village shops, public houses and other community uses.</p>	<p>This is a local and site-specific proposal supported by the local community within the parish. There is no main strategic policy within the adopted Development Plan that underpins this policy however, it does not contravene any local planning policy and seeks to main a community facility within the village.</p>
<p>Policy 7 Refurbishment and extension to the car park at Herstmonceux Recreation Ground</p>	<p>Policy TR1 in the WDC LP 1998</p>	<p>Policy BED 2 Transport and Site Design, Policy NE 3 Light Pollution</p>	<p>Policy TR1 states that all new road schemes should have regard to the constraints of the environment both natural and built to minimise their environmental impact.</p>
<p>Policy 8 Rights of Way in Herstmonceux Parish</p>	<p>Policy TR13 within WDC LP 1998</p>	<p>Policy EA 2 Green Infrastructure</p>	<p>Policy TR13 within the 1998 Local Plan states that the Council will seek to secure the provision of safe and convenient pedestrian routes in new developments, which should link to the existing footpath network where appropriate. Policy 8 complies with this policy and the supporting paragraphs within the Local Plan.</p>

Policy 9 Creation of new shared access from Windmill Hill to Herstmonceux.	Policy WCS13 Green Infrastructure in 2013 CSLP	Policy EA 2 Green Infrastructure	Policy WCS13 Green Infrastructure – seeks to protect, improve and enhance the District's existing network of green infrastructure
Policy 10 Mobile Phone Connectivity and Broadband	None	Policy COM 1 Communications infrastructure	There is no specific local plan policy that covers the issue of mobile phone connectivity and broadband.
Policy 11 The Design of Development in the Parish	Policy EN27 within the WDC LP 1998	Policy WLP 9 Brownfield Land, Policy EA 4 Wealden's Landscape Character, Policy HG 3 Design of Affordable Housing, Policy BED 1 Design, Policy NE 7 Low Carbon and Renewable Energy	Policy EN27 states that proposals for development will be permitted when a number of layout and design criteria are met.
Policy 12 Windfall Sites	Policy WCS2 Distribution of	Policy WLP 3	Policy WCS2 Distribution of Housing Growth 2006-2027 sets out how the housing allocations will be distributed across the

	<p>Housing Growth 2006-2027 within the 2013 CSLP. Policy WCS4 Strategic Development Areas within the 2013 CSLP. Policy WCS6 Rural Areas Strategy. Policy WCS8 Affordable Housing in 2013 CSLP. Policy WCS9 Rural Exception Affordable Housing in 2013 CSLP.</p>	<p>Development Boundaries, Policy WLP 4 Outside of Development Boundaries, Policy WLP 5 Distribution of Homes Within Sustainable Settlements, Policy WLP 6 Housing in Unsustainable Settlements, Policy HG 2 Provision of Affordable Housing</p>	<p>District. Whilst the HPNP does not allocate specific sites for housing development it does support growth and housing development on windfall sites and provides criteria based policy that guides the developer towards an acceptable scheme. There is no allocation for Herstmonceux within Policy WCS2. However, for rural areas – the total number of dwellings is 1373 over the period 2006 – 2027. Policy WCS4 Strategic Development Areas sets out where strategic development, critical to the delivery of the overall strategy and provide for the new housing employment and community facilities, should be delivered. Herstmonceux is not one of these locations and therefore the HPNP complies with this overall strategic distribution of growth across the District. Policy WCS9 Rural Exception Affordable Housing states that in exceptional circumstances, planning permission may be granted for small scale affordable residential development in rural areas outside development boundaries in order to meet an identified local housing need among those people unable to compete in the normal housing market.</p>
<p>Policy 13 Older People’s Housing Needs</p>	<p>Policy HG5 and HG11 within the WDC LP 1998</p>		<p>Policy HG5 states that within the development boundaries, as defined on the Proposals Map, the Council will seek a mix of dwelling types and sizes, on new estate developments. Wherever possible, estate development should provide for the creation of smaller individual housing areas by making good use of existing tree belts and hedgerows, open spaces, natural features, road network, and dwelling layout and design. Policy HG11 states that within the development boundaries, as</p>

			defined on the Proposals Map, proposals for special needs housing will be permitted when appropriate community facilities are reasonably accessible.
Policy 14 Herstmonceux Community Land Trust	None	Policy HG 4 Rural Exception Affordable Housing	There is no specific local plan policy that covers the issue of Community Land Trust.
Policy 15 Infrastructure Investment	Policy WCS7 Effective Provision of Infrastructure in 2013 CSLP	Policy INF 1 Effective Provision of Infrastructure, Policy INF 2 Infrastructure Development	Policy WCS7 Effective Provision of Infrastructure states that the release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development.

6.0 EU OBLIGATIONS

6.1 HPNP has been the subject of a Sustainability Appraisal (SA) incorporating the provisions of Strategic Environmental Assessment (SEA) required by European law. A SA Scoping Report was submitted to the statutory environmental bodies (Historic England, Natural England and the Environment Agency) as well as Wealden District Council, East Sussex County Council and the High Weald AONB Unit.

6.2 A final Sustainability Appraisal report together with a non-technical summary is submitted in support of the Herstmonceux Parish Neighbourhood Plan.

6.3 The Habitats Regulations Assessment Screening Report was undertaken by Wealden District Council. In a letter to the Parish Council dated 28 June 2016, the Council stated that based on the information provided, the Draft Herstmonceux NDP does not require assessment under the Habitats Directive. The response from Natural England to the screening request is:

We agree with the conclusion that, as it stands, the Plan should not require assessment under the Habitats Directive as it does not allocate sites and is covered by the HRA of the Core Strategy.

6.4 The HPNP is considered to be compatible with EU obligations.