

# **Boughton and Dunkirk Neighbourhood Plan**

## **Background Document BD15 - BASIC CONDITIONS STATEMENT FOR BOUGHTON AND DUNKIRK NEIGHBOURHOOD DEVELOPMENT PLAN**

### **Introduction**

This Basic Conditions Statement has been prepared to accompany the Boughton and Dunkirk Neighbourhood Development Plan (BDNP).

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development (NDP) must meet the following basic conditions:

- (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF).
- (ii) the draft NDP must contribute to the achievement of sustainable development.
- (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Swale Borough Council's adopted Local Plan (Bearing Fruits 2031)
- (iv) the draft NDP must meet the relevant EU obligations.

This Basic Conditions Statement addresses these requirements in three sections:

- Section 1 demonstrates the conformity of the BDNP with the NPPF including how the BDNP will contribute to sustainable development and national policies.
- Section 2 demonstrates the conformity of the BDNP with the Swale Core Strategy.
- Section 3 demonstrates compliance with the appropriate EU obligations.

### **Submitting Body**

The Boughton and Dunkirk Neighbourhood Development Plan is submitted by Boughton and Dunkirk Parish Councils, which are qualifying bodies as defined by the Localism Act 2011.

### **Neighbourhood Area**

In accordance with part 2 of the Regulations, Swale Borough Council (SBC), the local planning authority publicised the application from the Parish Councils and advertised a consultation period beginning on 5th July 2013 to 16th August 2013. It outlined the reasons why the Parish Councils considered the area to be suitable to be designated as a neighbourhood area and showed a map of the area. The consultation was published on both Councils' websites and the Neighbourhood Plan website and site notices were placed at both Boughton-Under-Blean and Dunkirk Parish halls and at other locations within the two villages. No comments were received.

Officers considered the area proposed to be appropriate and recommended that the designation request be agreed. Members of the Local Development Framework Committee agreed to the designation at their meeting of 19th September 2013.

The Parish Councils confirm that this:

- Neighbourhood Development Plan relates only to Boughton and Dunkirk Parishes and to no other Neighbourhood Areas.
- Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Plan exists nor is in development for part or all of the designated area.

## **Section 1: NPPF Obligations**

### **1.1 National Policy**

The Neighbourhood Plan must have appropriate regard to national policy. The following section describes how the BDNP proposal relates to the National Planning Policy Framework (March 2012).

#### **Sustainable Development**

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the BDNP, where appropriate, to conform with these:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 core planning principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above. The following two tables list these planning principles and sustainability objectives, and relate them to the Boughton and Dunkirk Neighbourhood Plan

## 1.2 BDNP accordance with the NPPF Sustainability Policies

The following section seeks to compare the sustainability policies of the NPPF with those of the BDNP.

<b>NPPF Sustainability Policy 1</b>	
<b>Building a strong, competitive economy</b> The NPPF (paragraph 21) requires that planning policies should: recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing; and facilitate flexible working practices.	
<b>BDNP Response</b>	The BDNP supports this policy by policies for affordable, social and open-market housing (H1 and H2, E1 to E12, BE1 to BE4)
<b>NPPF Sustainability Policy 2 Ensuring the vitality of town centres</b>	
<b>BDNP Response</b>	The BDNP supports this principle by allocating residential sites within a defined village envelope (Policies H1, H2) and encouraging the provision of sports facilities and community facilities (Policies CWB1, CWB2,).
<b>NPPF Sustainability Policy 3 - Supporting a prosperous rural economy</b> - The NPPF states that neighbourhood plans should promote 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 28); and support the sustainable growth and expansion of all types of business and enterprise in rural areas including tourism.	
<b>BDNP Response</b>	The BDNP supports this policy through policies B1 to B4, and measures to improve parking, and minimise congestion (Policies T1 to T4) to make travel easier and improve the access to employment opportunities, including those relying on public transport.
<b>NPPF Sustainability Policy 4 Promoting sustainable transport</b> - The NPPF states 'The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas', (Paragraph 29).	
<b>BDNP Response</b>	The BDNP supports this policy through Policies T1 to T5, which aim to reduce the adverse effects of traffic on our villages; any new developments will be limited by the capacity and nature of the road network to accommodate them. Policy EP2 also seeks to improve parking provision and traffic flow at the beginning and end of the school day, as well as ensuring safe crossing places in The Street, following expressions of concern by pupils and parents.
<b>NPPF Sustainability Policy 5: Supporting high quality communications infrastructure</b> - The NPPF notes 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.	
<b>BDNP Response</b>	The BDNP supports the provision of electronic communications networks and high-speed broadband (section 5.3.2). The BDNP also recognises the responsibility (paragraph 43 of the NPPF) to provide these services in a way that is sympathetic to the AONB in which the village is located.
<b>NPPF Sustainability Policy 6: Delivering a wide choice of high quality homes</b> - The NPPF requires plans to deliver a wide choice of high-quality homes that widen opportunities for home ownership, create sustainable, inclusive and mixed communities, provide a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed, (Paragraph 50).	
<b>BDNP Response</b>	The BDNP supports this policy by allocating a site for 10-12 new homes in response to community questionnaires, safeguarded for local need and carrying forward the allocation of sites for an additional 37 homes from the approved Local Plan
<b>NPPF Sustainability Policy 7: Requiring good design.</b> The NPPF states ‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’, (Paragraph 56) and requires: that neighbourhood plans develop robust and comprehensive policies that set out the quality of development that will be expected for the area; that developments establish a strong sense of place, respond to local character and history and promote or reinforce local distinctiveness, create safe and accessible environments where crime and disorder are discouraged and are visually attractive as a result of good architecture and appropriate landscaping.	
<b>BDNP Response</b>	The BDNP supports this through policies E1 to E12
<b>NPPF Sustainability Policy 8: Promoting healthy communities:</b>	
<ul style="list-style-type: none"> <li>• creating safe, accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. creating safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.</li> <li>• guarding 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.</li> <li>• providing a sufficient choice of school places to meet the needs of existing and new communities and working with schools’ promoters to identify and resolve key planning issues before applications are submitted.</li> </ul>	
<b>BDNP Response</b>	The BDNP supports this policy by requiring all new developments to be subject to the policies for Community Well-Being (CWB1 to -CWB4) which aim to promote and encourage sports and exercise facilities, the policies for Educational Provision (EP1to EP2), which insist that any future residential development will take full account of the likely impact upon school provision, and to improve parking provision and traffic flow at the beginning and end of the school day, as well as ensuring safe crossing places in The Street, following expressions of concern by pupils and parents. Transport policies T1 to T5 seek to reduce the adverse effects of traffic on our villages, so any new developments will be limited by the capacity and nature of the road network to accommodate them; also, that car sharing be supported.
<b>NPPF Sustainability Policy 10:</b> The NPPF requires that Green Belts are protected from inappropriate or otherwise harmful development	
<b>BDNP Response</b>	The neighbourhood area does not include any designated green belt.

<p><b>NPPF Sustainability Policy 10: Meeting the challenge of climate change, flooding and coastal change.</b>  The NPPF states ‘Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development’, (Paragraph 93).</p>	
<p><b>BDNP Response</b></p>	<p>The BDNP supports this policy by locating sites close to essential village facilities to encourage walking and cycling and facilitate access, thereby removing the need for car journeys (H1 and H2), reducing the impact of traffic on the environment (Policy T1, and in the design of new development, it be highly efficient and contribute to energy reduction. Applicants will be expected to put forward site-specific proposals which take account of location, layout and building orientation to minimise energy consumption. (Policies H4c and E12).</p>
<p><b>NPPF Sustainability Policy 11: Conserving and enhancing the natural environment</b> The NPPF requires the planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, soils and the best agricultural land.</li> <li>• minimising impacts on biodiversity.</li> <li>• re-using and remediating previously developed (brownfield) land.</li> <li>• minimising pollution of all kinds and conserving landscape and scenic beauty in Areas of outstanding Natural Beauty.</li> </ul>	
<p><b>BDNP Response</b></p>	<p>Conservation of the environment in the parish is an essential component of the vision, principles and objectives of the BDNP. Sustainability Policy 11 is supported through policies H1 and H2 that support the concept of a centralised village, preserve green spaces within the village envelopes and views into and out of the villages. Policies BE2 and BE3 encourage bringing back viable use neglected or redundant buildings for small enterprises and small-scale rural employment uses.</p> <p>The BDNP has specific policies for the protection of the landscape (Policy E4), including the rural gap between Boughton and Faversham, and for the tranquillity, unspoilt character and amenity value of the landscape (Policy E6)</p>
<p><b>NPPF Sustainability Policy 12: Conserving and enhancing the historic environment:</b> The NPPF requires a positive approach to ‘the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p>	
<p><b>BDNP Response</b></p>	<p>Conservation of the environment in the parishes is an essential component of the vision, principles and objectives of the BDNP. The Neighbourhood Plan area has a rich heritage of buildings and three Conservation Areas which are protected by national policies and by the Appraisals carried out by the Borough Council, which are included in the BDNP as Background Document BD8.</p>
<p><b>NPPF Sustainability Policy 13: Facilitating the sustainable use of minerals:</b> The NPPF (paragraph 142) notes that ‘Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.</p>	
<p><b>BDNP Response</b></p>	<p>Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not dealt with. Furthermore, there are no minerals safeguarding areas in the parishes.</p>

In summary, the BDNP contributes to the achievement of sustainable development by:

- encouraging flexible working in the parish by promoting sites for commercial development and educational use and allocating small sites for new housing, thereby helping meet identified local needs.
- protecting the countryside and local habitats by focusing development within the village boundary and the use, recovery and restoration of previously developed sites.
- protecting community assets that enhance the quality of life in Boughton and Dunkirk villages.
- locating new development within easy walking distance of existing village facilities, close to bus stops to minimise traffic congestion and thus the related emissions and pedestrian safety concerns.
- protecting and enhancing the historic environment of Boughton and Dunkirk by encouraging high quality development that responds to the villages’ characters and protecting the open spaces within the built-up area, as well as specifically the rural gap between Boughton and Faversham.

### 1.3 BDNP accordance with the NPPF Core Planning Principles

There are 12 core planning principles put forward in the NPPF (Paragraph 17).

Table I, below, lists these core planning principles and maps them to the Boughton and Dunkirk Neighbourhood Plan’s Policies.

NPPF Core Principle	BDNP Policies/Decision Criteria
<b>Plan-led based on a positive local vision</b>	The Plan has developed a vision for Boughton and Dunkirk villages and the surrounding areas of the two parishes, based on surveys and workshops, and developed principles and objectives that will help deliver the community’s aspirations. Background Documents BD1 and 2 summarise the process and the responses.
<b>Enhance and Improve places in which people live</b>	The Plan has policies for new housing (H1, H2, E1 to E12), which specify high development standards. The Plan has policies to protect the local environment and green space while encouraging growth and amenity improvement (E4, E6, E8, E9.) The Plan seeks to reduce pollution and inconvenience caused by road congestion (policies T1 to T5).
<b>Economic development &amp; delivery of homes and infrastructure</b>	In addition to new, affordable, social and open market housing (Policies H1, H2) the Plan addresses high development standards (E1 to E12), which also cover the protection and improvement of local amenity, and development is sited to protect green space and the surrounding countryside.
<b>Promote the character and vitality of communities</b>	Maintaining the vitality of the community is at the heart of BDNP. Policies E1 to E12 maintain character, whilst policies BE1, EP1 and EP3 and encourage appropriate development through business and education. Sustainable, well integrated housing is promoted through policies H1 and H2.

<b>Climate change, flood risk and reduced carbon usage</b>	The Plan sites new development close to essential village services (Policy H2) encourages the use of renewable energy (Policy E12). Policies seek to improve walking and cycling (Policy CWB3).
<b>Conserving and enhancing the natural environment</b>	Protection of the countryside is a core aim of BDNP. The Plan includes environment policies (Policies E1 to E12) to protect the landscape and rural nature of Boughton and Dunkirk villages and the surrounding countryside.
<b>Using brownfield land</b>	The Plan gives high priority to the use and regeneration of brownfield land (Policies E7 and BE2)
<b>Promoting mixed use</b>	The Plan includes policies that promote mixed, business, education and residential uses whilst maintaining green spaces (Policy BE2).
<b>Conserving heritage</b>	Preservation and restoration of heritage sites is an essential component of the BDNP vision and principles. Conservation is supported by policies E4 to E11.
<b>Encourage sustainable transport</b>	The plan includes small developments within easy walking distance of all essential village facilities (Policies H1 and H2) and includes policy CWB3 to encourage walking and cycling. Assessment of the impact of development on traffic flow is an integral part of policies T1 to T5.
<b>Health and social and cultural wellbeing</b>	The Plan specifies small developments that are easily integrated socially, designed to maintain a demographic balance, close to essential health, education and cultural facilities (Policies H1 and H2), and supports community well-being (Policies CWB1 to CWB4)

## **Section 2: Conformity of the BDNP with Swale Borough Council planning strategy**

The NPPF paragraph 184 requires neighbourhood plans to be prepared in general conformity with the ‘strategic’ policies in the development plan for the local area. The next section illustrates how the vision, principles, objectives and policies of the BDNP both conform to and help to support the core policies Borough’s adopted Borough Local Plan, which are the context in which the Boughton and Dunkirk Neighbourhood Plan was produced.

### **2.1 Conformity with Swale’s Settlement Strategy as set out in the approved Local Plan**

Paragraph 4.3.9 of Swale’s approved Local Plan says: *Evidence strongly points to the principle of steering the largest scales of growth to reflect the existing largest concentrations of population, where services, employment and transport choices are present. This means that the urban centres and the larger well-connected villages occupy the higher settlement tiers, whilst those with strong environmental character, poorer access to services and/or limited capacity for change generally occupy the lower. Settlements are assigned to the tiers as shown in Table 4.3.1, (see extract below) with the strategy directing amounts of development on a descending scale; in other words, the lower the tier of settlement, the reduced amount of development envisaged.*

Settlement tier	Role	Name of Settlement
<b>Rural Local Service Centres</b>	<i>Provides most or all of the following: primary health care, education, organised sport and recreational facilities, food and other shopping, pub, post office and place of worship. Mostly, accessible by frequent (hourly) bus and/or train services. Usually on main transport corridors which contributes to the range of services. Likely to be serving passing, home, visiting and surrounding rural populations for day-to-day services, with some sharing of services with nearby smaller settlements. Populations will travel to other centres for more major shopping, leisure and employment needs.</i>	<b><u>Boughton,</u></b>  Eastchurch, Iwade, Leysdown, Newington, Teynham.
<b>Other villages with built-up area boundaries</b>	<i>A variety of settlements. The more sustainable provide primary education, recreation area, a shop, and accessible by bus or train (of reasonable frequency). Currently less sustainable villages will be without one or more of these services, with little or no public transport or relatively remote from their nearest urban centre or main transport corridor. Single or occasional clusters of villages may contain limited day to day services for their home communities, whilst others lack these services or are only able to improve them with new investment. Populations will travel to other centres for more major shopping, leisure and employment needs, whilst less sustainable locations will need to travel to meet even day to day needs.</i>	Bapchild, Bayview, Borden, Bredgar, Conyer, Doddington,  <b><u>Dunkirk,</u></b>  Eastling, Hartlip, Lewson Street, Lower Halstow, Lynsted, Neames Forstal, Newnham, Oare, Painter's Forstal, Rodmersham Green, Selling, Sheldwich Lees, Upchurch and Warden Bay.

**2.2 In relation to the rural service centres, the Local Plan says: “these villages vary in the scale of opportunities available and in their relationships with nearby communities.”**

**2.3** For Boughton, it says: “There are some minor opportunities for development, but its setting and the valued habitats and landscapes around the village constrain its major expansion. Given its population, local services are not as extensive as other centres and could be enhanced. Although not a service centre, the future and health of nearby Dunkirk is closely linked with that of its larger neighbour and both will be considered through a Neighbourhood Plan.”

**2.4** The Swale Local Plan already includes three sites for housing development in Boughton:

Colonel's Lane, Boughton	<p>Two sites, estimated to be capable of accommodating a total of 21 houses:</p> <p>Through an integrated landscape strategy achieve a high standard of substantial landscaping and built design to create attractive views of the site from the A2. Could require a new access adjacent to Chestnut Cottage, which is located in Boughton Street conservation area. Development will need to consider the impact of the development upon the setting of the conservation area and ensure the development preserves or enhances its setting.</p> <p>Lying close to the A2 Watling Street, a planning application for development proposals on this site will need to have considered the possibility of archaeological remains.</p>
Bull Lane, Boughton	<p>One site estimated to be capable of accommodating a total of 16 houses:</p> <p>Through an integrated landscape strategy, create a new attractive village edge and achieve its integration within adjacent open landscapes with substantial landscape and good built design that minimises visual impact on local landscape designation.</p>

**2.5 BDNP response:** The BDNP plans for 47-49 new dwellings to be built by 2031. This number includes already allocated sites for new build of a total of 37 houses on sites in Bull Lane and Colonels Lane as already allocated in the Local Plan, with the addition of a further 10-12 houses or bungalows adjacent to the Colonels Lane site. These numbers represent a small contribution to the Borough housing stock, but will result in a significant, but sustainable increase in the size of Boughton village.

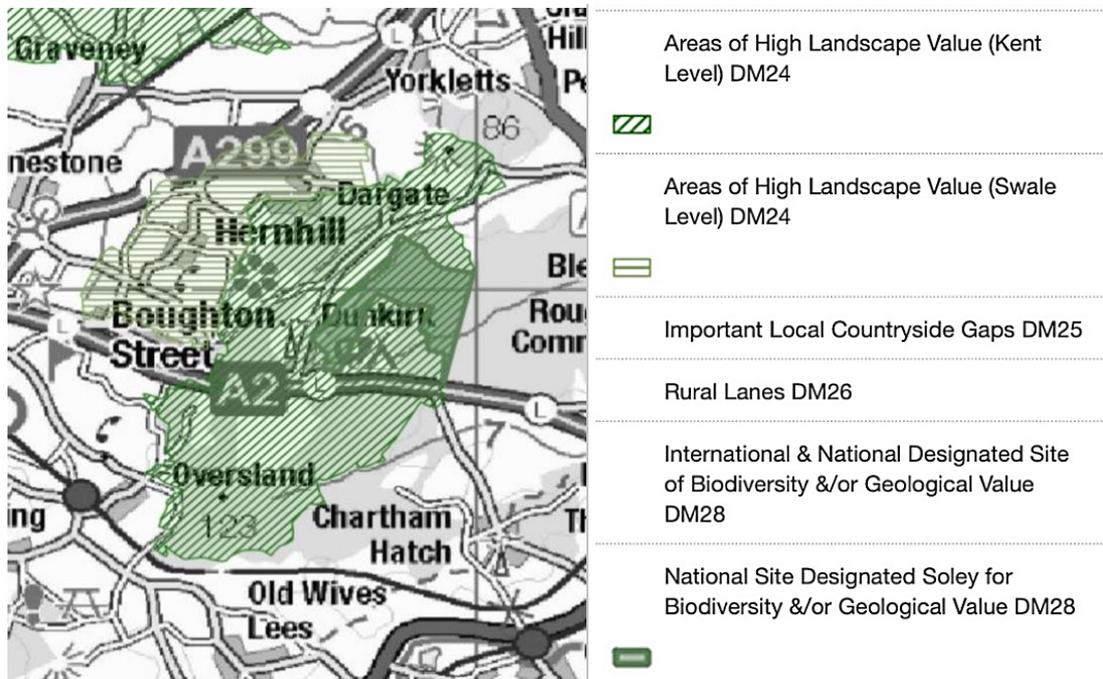
**Areas of High Landscape and Biodiversity Value**

**2.6** Special Landscape Areas were first designated 30 years ago (as Kent-wide strategic policy) and their detailed boundaries defined by successive Local Plans. In the Local Plan they are described as Areas of High Landscape Value - Kent Level, one of which - Blean Woods, is in the BDNP area.

**2.7** In the Local Plan there are further areas described as Areas of High Landscape Value; Swale Level one of which is land between Boughton Street, Hernhill, Dargate and Staplestreet. Within these Local Landscape Areas, Policy DM 24 requires development proposals to be considered in relation to the extent to which they would protect the local landscape character and enhance the future appearance of the designated landscape and, where relevant, its nature conservation interest.

**2.8** Areas of High Landscape Value (Kent and Swale Level) are designated are both of significance for conservation and enhancement of the landscape where there should be avoidance, minimisation, and mitigation of adverse landscape impacts as appropriate.

**2.9** Special Areas of Conservation (SACs) are areas which have been given special protection under the European Union’s Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats. SACs are designated at the Blean complex due to its ancient oak and hornbeam woodland and because it supports a good population of the rare heath fritillary butterfly.



**2.10 BDNP response:** These special landscape areas are given protection in the BDNP.

**2.11 Core Policies of the Swale Local Plan and their relation to the BDNP**

One of the place-based objectives of the Swale Local Plan is to address identified needs in our rural communities so that they are sustained in ways that also respect their scale and character. Its vision requires a settlement strategy that will direct the greatest scales of growth to the most sustainable locations, as represented by a hierarchy of settlements - the main urban areas as the main focus for development, Rural Service centres (of which Boughton is one, providing for local housing and/or employment needs for their home and surrounding communities, and other villages with built-up area boundaries (which includes Dunkirk) providing development on minor infill within the built-up area boundaries.

Policies of the Local Plan “Core Strategy”, identified by the Brough Council, that apply to this Neighbourhood Plan and their relationship to the BDNP are summarised as follows:

<b>Core Planning Policies in the Local Plan – Bearing Fruits</b>	<b>BDNP Policies that support the core strategy</b>
<p><b>ST1: Delivering sustainable development in Swale - the broad issues.</b></p> <p><b>ST2: Development targets for jobs and homes 2014-2031 - Objectively Assessed Needs.</b></p> <p><b>ST3: The Swale settlement strategy - the Borough’s settlement hierarchy with Sittingbourne, as the principal town for the Borough, the main focus for development followed by the urban centres of Faversham and Sheerness then the Rural Local Service Centres and other villages with built up confines. The policy sets out the circumstances in which development in the countryside would be permitted.</b></p>	<p>The Boughton and Dunkirk Neighbourhood Plan contributes to the achievement of sustainable development in the framework of national and local planning policies, and in particular recognising and working within the Swale settlement strategy and Local Plan whereby the following principles apply:</p> <p>The Rural Local Service Centres (of which Boughton is one) will provide the third focus for growth in the Borough and the primary focus for the rural area. At sites relating well to the existing settlement pattern and the character of the surrounding countryside, development will provide for local housing and/or employment needs for their home and surrounding communities, whilst supporting existing and new services. (Policies H1, H2, BE1))</p> <p>Other villages with built-up area boundaries, as shown on the 'Local Plan Proposals Map, (which includes Dunkirk) will provide development on minor infill and redevelopment sites within the built-up area boundaries where compatible with the settlement's character, amenity, heritage or biodiversity value. (Policies E11, BE1)</p> <p>On sites adjacent to a built-up area boundary, related to the existing settlement pattern and the character of the surrounding countryside, modest development will be permitted that meets a recognised community need that cannot be met elsewhere and reinforces or enhances the settlements sustainable characteristics. (Policies E11, BE1)</p> <p>Locations outside the built-up area boundaries shown on the Local Plan Proposals Map fall in the open countryside where development will not normally be permitted, unless supported by national planning policy and able to demonstrate that it would contribute to protecting and where appropriate enhancing the intrinsic value, tranquillity and beauty of the countryside, its</p>

	buildings, and the vitality of rural communities. Policies E3, E4, E11)
<b>ST4: Meeting the Local Plan development targets</b>	The BDNP was not required to contribute to the overall targets, but nonetheless, to assist in addressing the need for new housing, in conjunction with the three sites at Bull Lane and Colonels Lane carried forward from the current Local Plan, an additional site at Colonels Lane, suitable for 10-12 homes is proposed (Policy H2)
<b>CP1: Building a strong competitive economy</b>	Policies BE1, BE2, BE3 and BE41 set out the criteria against which development proposals for employment related uses will be assessed. They seek to encourage sustainable expansion of present enterprises either on present sites or alternative sites, bring back into viable use neglected or redundant buildings and ensure that any commercial development does not have a negative impact upon parking or traffic flow within the Neighbourhood Plan area.
<b>CP2: Promoting sustainable transport</b>	<p>The BDNP supports this policy by promoting a balanced approach to an improved transport infrastructure, with an emphasis on balancing development pressures against the effect on traffic flow. This is affected by:</p> <ul style="list-style-type: none"> <li>• Policy T1- any new developments will be limited by the capacity and nature of the road network to accommodate them.</li> <li>• Policy H2 -locating housing sites close to essential village facilities to encourage walking and cycling.</li> <li>• Policy T3 - any new developments to have sufficient dedicated on-site parking spaces to avoid the need for parking on adjacent roads</li> </ul> <p>Policies T4 and T5 - encouraging car sharing, creation of a properly surface and managed car parking area Brenley Lane and resisting lorry parking proposals there.</p>
<b>CP3: Delivering a wide choice of high-quality homes</b>	The BDNP supports this policy with policies for affordable, social and open-market housing (Policy H1) and with an emphasis on meeting the local needs expressed in the consultations. (Policy H2)

	<p>The Plan specifies developments that are easily integrated socially, designed to maintain a demographic balance, close to essential health, education and cultural facilities.</p>
<p><b>CP4: Requiring good design</b></p>	<p>The Plan has policies for new housing (Policies H1 and H2), which specify high development standards. New developments are sited close to essential village services and Policy E12 expect high levels off resource efficiency to be demonstrated in any application for development. Policies E1, E2, E3, E4 and E9 seek protection and enhancement of the environmental quality of the area and specify that proposals for new or extended development should demonstrate how they have had regard to and reflect the guidelines for the landscape character area in which they fall. Policy E10 requires that <b>any</b> full planning application for development must contain sufficient detail to demonstrate that the proposal is of high-quality design and appropriate to its surroundings. Proposals for development within or visible from the Conservation Areas must have regard to the principles set out in the Boughton Conservation Area Appraisals.</p>
<p><b>CP5: Health and wellbeing</b></p>	<p>The plan has human health and wellbeing at its heart – fostering access to amenities, healthier forms of transport, and mixed and cohesive communities designed for social interaction. Policies CWB1 aims to promote exercise and footpath trails. Policies CWB2 and CWB4 focus on improving sports facilities, and Policy CWB 3 aims to ensure bridleways and footpaths are maintained in good order and where possible provide cycle trails. Policy E8 aims to protect green spaces from development.</p>
<p><b>CP6: Community facilities and services to meet local needs</b></p>	<p>The BDNP supports this policy by encouraging the provision of sports facilities and community facilities (Policies CWB1, CWB2, CWB3 and CWB4) and the creation of an integrated and connected network of green spaces (Policy E8) to provide a framework for growth - helping serve the recreational needs of the community, enhancing biodiversity and providing green routes for pedestrians and cyclists.</p>

<p><b>CP7: Conserving and enhancing the natural environment - providing for green infrastructure</b></p>	<p>The Plan includes policies (E1, E2, E3, E4 and E6) to protect the landscape and tranquillity rural nature of the villages and the surrounding countryside, and Policy E9 sets out guidelines for a number of Landscape Areas. Policy E11 seeks to maintain the traditional pattern of growth which characterises the parishes of Boughton and Dunkirk, which is one of small scale and gradual change. Policy E8 identifies and seeks to protect from development several incidental green spaces within the villages.</p>
<p><b>CP8: Conserving and enhancing the historic environment</b></p>	<p>Preservation and restoration of heritage sites is an essential component of the BDNP vision and principles. Conservation Area Appraisals for the three Conservation Areas are woven into the plan, as are included in Background Document BD8 and are supported by the other environment policies (E1 to E12) as well as the policies on traffic and transport (T1 and T2) which seek to reduce the adverse effects of traffic on our villages. Preservation of historic built landscapes is covered by Policy E9.</p>

### Section 3: EU Obligations

#### 3.1 Environmental Impact and Habitat Regulations

The plan includes new housing site allocations but as none of the development proposals affect Special Areas of Conservation a Strategic Environmental Assessment (SEA) was judged not to be required as part of the preparation of the neighbourhood development plan, thereby fulfilling EU obligations.

A neighbourhood plan also has to be compatible with EU and European Convention on Human Rights (ECHR) obligations. It is confirmed that the BDNP has been prepared with regard to the fundamental rights and freedoms as guaranteed under the ECHR.