

Pimperne Neighbourhood Plan

Basic Conditions Report

Prepared by: Dorset Planning Consultant Ltd, on behalf of Pimperne Parish Council

Plan period: 2016-2031

Date of report: April 2018

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1. Introduction

When a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by a statement, known as the basic conditions statement, which explains how:

- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the area
- the plan will contribute to the achievement of sustainable development, is compatible with EU obligations, and would not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Yes – Pimperne Parish Council agreed the submission of the draft plan and supporting documents at its meeting of 14 February 2018.

Does the proposed neighbourhood plan state the period for which it is to have effect?

Yes – the plan makes clear on page 5 and in the plan's title that it is intended to cover the period 2016 - 2031. If necessary, the Parish Council can choose to review it earlier.

Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?

Yes - the Neighbourhood Plan proposal relates to planning matters (the use and development of land) and its policies relate to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies relate to excluded development?

The policies are contained in section 3 of the plan and cover:

- Policy LC: Landscape Character
- Policy LGS: Local Green Spaces
- Policy LDC: Locally Distinct Character
- Policy MHN: Meeting Housing Needs
- Policy MEN: Meeting Employment Needs
- Policy CF: Community Facilities
- Policy DC: Developer Contributions for Social Infrastructure
- Policy HSA1: Housing Site Allocation 1 – land east of Franwill Industrial Estate
- Policy HSA2: Housing Site Allocation 2 – land north of Manor Farm Close
- Policy HSA3: Housing Site Allocation 3 – land west of Old Bakery Close
- Policy SB: Settlement Boundary

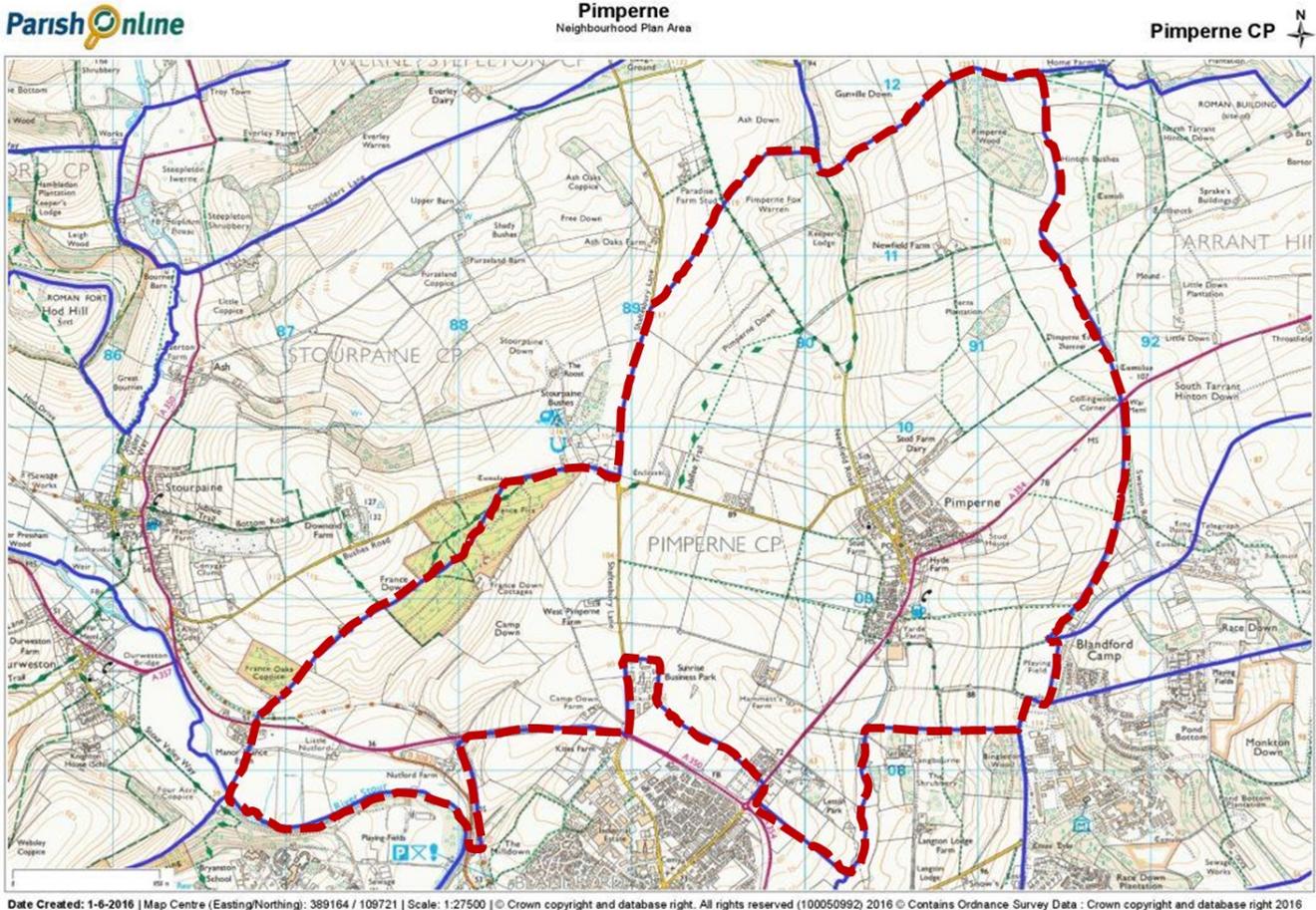
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the Neighbourhood Plan policies relate only to Pimperne parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Pimperne Parish. The adjoining parish of Blandford, to the south, is designated as part of the Blandford + Neighbourhood Plan area. No other adjoining land has been similarly designated.

Map 1 – Neighbourhood Plan Designated Area



3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework (2012), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Development Plan for the Neighbourhood Plan area

The North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the strategic policy framework. The saved policies in the 2003 Local Plan are not considered strategic - in many cases the Local Plan Part 1 makes clear that these can be reviewed through Neighbourhood Plans.

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the Waste Local Plan (adopted 2006). Neither the waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding areas and these are noted in the SEA.

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with and the degree, if any, of conflict and the rationale and evidence to justify that approach.

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that 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. Work is already progressing on a review of the Local Plan, which will include the provision of site specific sites allocations and the review of the more detailed saved policies carried forward from the 2003 Local Plan. Key documents produced so far include the Strategic Environmental Assessment scoping and the update to the Strategic Housing Market Assessment. A call for sites was also undertaken, and the submitted sites have been shared with the Neighbourhood Plan group. An Issues and Options paper was issued for consultation in November 2017. No substantive changes are suggested in relation to the approach to the sustainable growth of villages. A 360° appraisal of options around Blandford has been included, and Pimperne Parish Council has responded to this consultation, particularly in relation to the importance of maintaining a gap between Blandford and Pimperne and apparent discrepancies in the overall scoring and site selection in the accompanying SEA.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

Vision and Overview of Plan	The plan’s vision and objectives are set out on page 5, and a one page summary has been provided at the front of the plan setting out the key issues and how these have been addressed
Summary of relevant national policy and guidance	Assessment of general conformity
<p>Plan making and decision taking Neighbourhood Plans should set out a positive vision for the future of the area, and provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency</p>	<p>The Neighbourhood Plan includes a vision for the area. The Summary contained at the front of the Plan explains clearly what it hopes to achieve through the policies. The Neighbourhood Plan group have worked with the AONB team and District Council to ensure that they consider the plan provides a sound basis for determining the planning decisions that affect the area. Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. The plan is aspirational yet flexible, reflecting the distinctive character of the village and its surrounds.</p>

Policy LC: Landscape Character	General policy intention is to note the specific local landscape features and context relevant to the plan area that should be respected in the location and design of development	
Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity
<p>Conserve and enhance the natural environment (NPPF paras 109-125) Protect and enhance valued landscapes (with great weight given to conserving landscape and scenic beauty in AONBs), geologies and soils (including the best and most versatile farmland). Take account of the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside. Minimise impacts on biodiversity, including the loss of irreplaceable habitats and harm to protected</p>	<p>Policy 4 The Natural Environment Protects environmental assets which include valued landscape and other features which make the natural environment special. Development should be shaped by the natural environment so that its benefits are enhanced and not degraded. Landscape character will be protected through the retention of the features that characterise the area. Where significant impact is likely that impact must be mitigated and important landscape features incorporated in the development scheme.</p> <p>Policy 5 The Historic Environment Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p> <p>Policy 24 Design Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of</p>	<p>The policy is in line with the general approach to protecting valued landscapes and other locally important features, identifying those characteristics which are locally important. The policy has regard to national policy, particularly given the AONB designation that covers much of the area. It is also in conformity with the relevant local plan policies. Although the approach on lighting is more restrictive than the Local Plan policy, this is justified by the sensitivity of the landscape and AONB designation, where light pollution is</p>

<p>species, and provide biodiversity gains. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>Conserve and enhance the historic environment (NPPF paras 126-141)</p> <p>Conserve heritage assets in a manner appropriate to their significance</p>	<p>the Local Plan and how the design responds to the local context.</p> <p>Policy 25 Amenity - Artificial Light Intrusion</p> <p>Where external lighting is proposed, development will be permitted provided that:</p> <p>a) the scheme is the minimum necessary to achieve its purpose; and</p> <p>b) light scatter, spillage and glare are minimised through the control of light direction and intensity; and</p> <p>c) the quality and intensity of the light and the daytime appearance of any light fittings and cables would not have a detrimental impact on local amenity or the character of the surrounding area.</p> <p>In the case of other development, no light pollution should occur by virtue of lighting schemes incorporated into the development</p>	<p>recognised as a major issue. The policy does not prohibit all lighting but requires that it is necessary and appropriately designed.</p> <p>The retention of a gap between Blandford and Pimperne village and between Blandford and Nutford does not undermine the ability to meet the need for growth within the Neighbourhood Plan area, and is important to their separate historic identities.</p>
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<p>Policy LGS: Local Green Spaces</p>	<p>General policy intention is to protect the local green spaces that are particularly valued by local residents and should endure beyond the plan period</p>
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<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Promote healthy communities (NPPF paras 69-78)</p> <p>Local communities should be able to identify for special protection, green areas of particular importance to them by designating land as Local Green Space, and to rule out new development other than in very special circumstances. They should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<p>Policy 15 Green Infrastructure</p> <p>Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits.</p> <p>Neighbourhood Development Plans should consider measures that assist in delivering key green infrastructure benefits, including the designation of Local Green Space, where appropriate.</p>	<p>The selection of Local Green Spaces is supported by the Local Plan and assessed against the criteria set out in the NPPF. No conformity issues identified.</p>

<p>Policy LDC: Locally Distinct Character</p>	<p>General policy intention is to reinforce the distinct local identity provided by the existing range of building styles, materials, layouts and detailing</p>
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<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
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<p>Require good design (paras 17, 56-66) Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas. 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. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness. Proposals that can demonstrate how the designs have evolved to take account of the views of the community should be looked on more favourably. Create visually attractive places as a result of good architecture and appropriate landscaping</p>	<p>Policy 7 Delivering Homes Design and layout of housing development should be of a density that respects local character and amenity. Infilling within settlement boundaries, should respect the amenity of adjoining properties, and local communities are encouraged to develop more detailed policies relating to infilling through Neighbourhood Plans. Policy 24 Design Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</p>	<p>The policy is in line with the general approach to set out the quality of development that will be expected based on an understanding and evaluation of the area’s defining characteristics. There is flexibility in the policy for different approaches to be taken provided that they can be justified as reinforcing the distinctive character of the area.</p>
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<p>Policy MHN: Meeting Housing Needs</p>	<p>General policy intention is to secure an appropriate level and mix of new housing to meet projected local needs, taking into account that almost all of the area is within an AONB where major development would normally be refused.</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55) Neighbourhood plans should include policies for housing and should plan positively to support local development. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Encourage the reuse/conversion of existing buildings Deliver a wide choice of high quality homes, widen</p>	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Pimperne) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs. Policy 6 Housing Distribution In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting</p>	<p>The policy has taken into account the latest available information on local housing need, as set out in the housing needs assessment. It seeks to shape and direct sustainable development in the area. The requirement for affordable housing is in line</p>

<p>opportunities for home ownership and create sustainable, inclusive and mixed communities, by:</p> <ul style="list-style-type: none"> – planning for a mix of housing based on current and future demographic trends, market trends 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); – identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and – setting policies to meet affordable housing need <p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, such plans will be able to shape and direct sustainable development in their area.</p>	<p>identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031</p> <p>Policy 7 Delivering Homes Says that all housing should contribute towards the creation of mixed and balanced communities. The Council will seek to support the delivery of about 40% of market housing as one or two bedroom properties and about 60% as three or more bedroom properties, with an emphasis on the provision of two and three bedroom properties. About 60% of affordable housing should be delivered as one or two bedroom properties and about 40% as three or more bedroom properties. These proportions will be the starting point for negotiations on all sites with 10 or more dwellings. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought.</p> <p>Policy 8 Affordable Housing Requires that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing.</p> <p>Policy 20 The Countryside Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>	<p>with the Local Plan - reference is made to ‘eligible market housing sites’ to reflect potential changes in the national / local thresholds during the lifetime of the plan. The inclusion of starter homes that meet the provisos of remaining affordable to local people (with a connection to the parish) in perpetuity would be a form of intermediate affordable housing. It is noted that an update to the NPPF is anticipated in early 2018 which will review the definition of affordable homes. The mix of house sizes is broadly in line with the Local Plan policy, and justified on the basis of more detailed appraisal of local housing need.</p>
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Policy MEN: Meeting Employment Needs	General policy intention is to allow additional employment, taking into account the limited demand and that almost all of the area is within an AONB where major development would normally be refused	
Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity

<p>Build a strong, competitive economy and prosperous rural economy (NPPF paras 18-22 and 28) Support economic growth fit for the 21st century and proactively meet business development needs. Support the sustainable growth and expansion of all types of business in rural areas, including rural tourism and leisure developments, land-based rural businesses and local services and community facilities in villages, both through conversion of existing buildings and well-designed new buildings which respect the character of the countryside. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.</p> <p>Neighbourhood Plans (NPPF paras 183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>Policy 11: The Economy Existing employment sites and sites identified for future employment uses will be protected from other forms of development, but permission may be given for community uses, such as community halls; healthcare facilities, such as doctors’ and vets’ surgeries; education and training facilities; and small-scale retail, which is ancillary to a B Class use.</p> <p>Economic development in the countryside will be supported by enabling rural communities to plan to meet their own local needs, particularly through neighbourhood planning and the re-use of existing buildings, the retention and small-scale expansion of existing employment sites; the provision of certain forms of tourist accommodation, and equine-related developments.</p>	<p>The policy broadly reflects the approach taken in the Local Plan, highlighting issues relevant to the area that impact on the AONB and amenity of local residents. The area has a comparatively good level of existing provision (the main existing employment sites are shown). There are no specific employment targets, and the latest available evidence (Bournemouth, Dorset and Poole Workspace Strategy Oct 2016) indicates that there is no requirement to allocate additional employment land in the area.</p>
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<p>Policy CF: Community Facilities and Policy DC: Developer Contributions for Social Infrastructure</p>	<p>General policy intention is to support and allow for the improvement of important community infrastructure</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Promote healthy communities (NPPF paras 28, 69-78) Promote the retention and development of local services and community facilities in villages. Promote opportunities for social interaction through safe and accessible environments, deliver sufficient community and cultural facilities and services to meet local needs and guard against the unnecessary loss of valued facilities and services. Determine what open space, sports and recreational provision is required and safeguard existing facilities unless there is a surplus or</p>	<p>Policy 14: Social Infrastructure Existing community halls, places of worship and other non-commercial community facilities are protected and new facilities provided where there is an identified need. In the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or the District’s villages to support a rural community, where no suitable sites exist within the relevant settlement.</p> <p>Policy 15: Green Infrastructure The Council will seek to enhance the provision of green infrastructure in the countryside (including at Stalbridge and the District’s villages),</p>	<p>The policy is broadly in line with the Local Plan policy and approach and makes clear those facilities that the community consider should be safeguarded, and the likely requirements in terms of new / expanded facilities.</p>

equivalent or better provision made.	especially where it helps to improve recreational opportunities	
<p>Policy HSA1-3: Housing Site Allocations Policy SB: Settlement Boundary</p>	<p>General policy intention is to identify those areas allocated for new development through site specific allocations and adjustments to the settlement boundary</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55) Neighbourhood plans should plan positively to support local development, taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. Neighbourhood Plans (NPPF paras 183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Pimperne) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs. Policy 6 Housing Distribution In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031 Policy 20 The Countryside Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>	<p>The site allocations more than cater for the estimated housing need within the plan period - providing a degree of flexibility and allowance for any uplift in projected housing need. They have been subject to sustainability testing through the SEA process, which concluded that none of the policies should result in an adverse impact (subject to the mitigation measures proposed and incorporated into the policies). The Local Plan makes clear that site allocations and amendments to the settlement boundaries can be made through Neighbourhood Plans ahead of the intended site allocations that form part of the Local Plan review - therefore there is no perceived conflict with Policy 20. The amendments to the settlement boundary do not remove any land that is critical to the potential housing land supply</p>

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into objectives and in turn relate to the relevant policies.

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues.

The conformity assessment was made available as part of the supporting evidence for the pre-submission consultation. No comments relating to its specific conclusions were raised.

North Dorset District Council suggested in their pre-submission response that a number of elements also serve to repeat local or national policies, and minor changes have been made as a result. The District Council as the Local Planning Authority have not raised any other concerns regarding conformity. It is not considered that there were any substantive conformity issues raised by other parties as part of the pre-submission consultation (all of the main issues are recorded and considered in the Consultation Statement)

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

4. EU and sustainability obligations

The 'making' of the Neighbourhood Plan must not breach or conflict, and must be compatible, with EU obligations, must not have a significant effect on a European site, and must contribute to the achievement of sustainable development. It must not breach human rights, within the meaning of the Human Rights Act 1998.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by North Dorset District Council and a report produced in June 2017.

This report concluded that an SEA of the Pimperne Neighbourhood Plan would be required, but that there was no requirement for a Habitats Regulations Assessment.

The plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage, assessment of options, and assessment of the pre-submission draft plan. The reports were sent to the statutory consultees (the Environment Agency, Natural England and Historic England) and made publically available at the relevant times.

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan's general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights.

The neighbourhood plan's objectives have been assessed against the sustainability objectives identified through the Strategic Environmental Assessment process. This did not identify any initial adverse impacts, but highlighted that specific sites chosen could adversely affect a range of factors.

The cumulative impact of the plan's policies are shown in the following table. This shows how the policies could impact on the environmental, social and economic characteristics of the parish, and allows an overview of the combined impacts of the plan's policies.

Table: Sustainability Assessment – Cumulative Impacts (Pre-Submission Draft)

Neighbourhood Plan Policies	Biodiversity, fauna and flora		Landscape	Cultural heritage	Soil, Water, Air and Climate		Material assets	
Policy LC: Landscape Character	😊	😊	😊	😊	😐	😐	😐	😐
Policy LGS: Local Green Spaces	😊	😊	😊	😊	😐	😊	😐	😊
Policy LDC: Locally Distinct Character	😊	😊	😊	😊	😐	😐	😐	😐
Policy MHN: Meeting Housing Needs	👋	😐	👋	👋	😐	👋	😊	😊
Policy MEN: Meeting Employment Needs	👋	😐	👋	👋	👋	👋	😐	😊
Policy CF: Community Facilities	😐	😐	😊	😊	😐	😐	😊	😊
Policy HSA1: Land east of Franwill Industrial Estate	😊	😐	😐	😐	😐	😊	😊	😊
Policy HSA2: Land north of Manor Farm Close	😊	😐	😐	😐	😐	😊	😐	😊
Policy HSA3: Land west of Bakery Close	😊	😐	😐	😐	😐	😊	😐	😐
Policy SB: Settlement Boundary	😊	😊	😊	😊	😐	😐	👋	😊

The minor changes to policies as a result of the pre-submission consultation and the addition of Policy DC on Developer Contributions for Social Infrastructure (which aligns with Policy CF), are not considered to alter the above findings.

The uncertain impacts are largely due to reliance on other policies to deliver sustainable growth, and as such do not appear to warrant concern that this could result in an adverse impact. In most cases, this analysis indicates the overall positive environmental sustainability impacts that will be produced as a result of the plan.