



Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan (NDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

Autumn 2018

Lickey & Blackwell and Cofton Hackett Parish Councils

With assistance from



1.0 INTRODUCTION

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or 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).

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.2 This Basic Conditions Statement sets out how the Lickey & Blackwell and Cofton Hackett NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being jointly submitted by two qualifying bodies, namely Lickey & Blackwell and Cofton Hackett Parish Councils.

2.2 What is being proposed is a neighbourhood development plan

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

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

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2018 to 2030 (the same period as the Bromsgrove District Plan which was adopted by Bromsgrove District Council on 25th January 2017) .

2.4 The policies do not relate to excluded development

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

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Lickey & Blackwell and Cofton Hackett Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF).

It should be noted that Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has been prepared to have regard to the previous National Planning Policy Framework, March 2012. This is in line with the guidance set out in the revised National Planning Policy Framework, July 2018 which sets out in Annex 1: Implementation paragraph 214 that "*The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.*"

Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that "The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan." The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Bromsgrove District Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should "not promote less development than set out in the Local Plan or undermine its strategic policies". The Lickey & Blackwell and Cofton Hackett Neighbourhood Plan does not undermine the strategic policies of Bromsgrove District Council. The Plan aims to add value and detail to these policies, by:

- Recognising the neighbourhood area's distinctive natural environment and green infrastructure including a country park, green semi-rural and suburban landscape character, significant wildlife and geological interest and preparing policies to protect and enhance these assets;
- Identifying and describing built heritage and character including and the conservation area and listed buildings, and designing policies to protect these assets, encourage high quality design in new developments and guide proposals for backland development;
- Supporting residential developments of modest size that are in scale with the character of the surrounding area through housing policies for new housing within existing settlements which are of an appropriate size and mix;
- Recognising the constraints of existing infrastructure including the highway network and supporting measures to increase walking and cycling and use of public transport as sustainable transport alternatives;
- Identifying and protecting local community and recreational facilities and supporting investment in new facilities, and identifying several proposed Local Green Spaces for protection from development;
- Supporting appropriate business development which helps to diversify the local economy, and supporting homeworking.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1:

Table 1 NPPF Core Planning Principles and the Lickey & Blackwell and Cofton Hackett Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance.</p> <p>It will provide a framework to ensure that development is genuinely plan-led, and by involving the local community in shaping its policies and proposals through extensive consultation and engagement activities, the Plan has provided local people with an opportunity to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed through a thorough approach to community engagement. The Plan sets out a positive vision for the Parish up to 2030.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of policies (18 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan has been prepared taking into careful consideration the results of various public consultation processes.</p> <p>These included early informal consultations and questionnaires, and informal consultation on Issues and Options and the emerging First Draft Plan.</p> <p>The consultation responses to these exercises have demonstrated that the Steering Group has secured a high level of local engagement and participation in the development of planning policies. In turn the NDP policies will help to ensure the special character of the neighbourhood area which is so highly valued by local people is protected and enhanced.</p>

NPPF Core Planning Principle	Regard that the Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has to guidance
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Lickey & Blackwell and Cofton Hackett Parishes are located in the Green Belt. The NDP provides detailed planning policies to guide new development within the settlements that are inset within the Green Belt as well as policies to guide limited, appropriate development in the wider rural area which lies within the Green Belt.</p> <p>The NDP also supports development proposals for small scale business and homeworking subject to criteria such as impact on local residential amenity, built heritage and the natural environment.</p> <p>The NDP notes the ongoing Green Belt Review and proposed Local Plan Review and it is proposed to review the NDP following the adopted of the Local Plan Review. The NDP does not seek to allocate strategic sites or propose any changes to the boundary of the Green Belt as this work is being undertaken at the strategic level by Bromsgrove DC.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>Several policies aim to promote and secure high quality design. These include Policy NE1 which protects local landscape character and supports appropriate landscaping schemes, Policy BD1 which provides guidance for new development in the Barnt Green Conservation Area and Policy BD2 which encourages high quality design. Policy BD3 provides guidance for backland development which has been a significant issue on the area in recent years.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic</p>	<p>The 2 parishes are located in the Green Belt and the NDP notes the different character and roles of the Lickey Hills Country Park, built-up and suburban areas of the villages and settlements, and the wider rural area.</p>

NPPF Core Planning Principle	Regard that the Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has to guidance
character and beauty of the countryside and supporting thriving rural communities within it.	The Steering Group has undertaken extensive and in depth research to identify and describe different character areas within the built up areas of the 2 parishes and the character appraisals provide an important background document and part of the NDP evidence base.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	<p>Policy NE1 requires development to minimise flood risk and Policy NE3 promotes use of SuDS and requires developments to protect and enhance existing Green Infrastructure assets and networks.</p> <p>A new policy has been added to the submission plan which promotes energy efficiency in new housing - this was on the advice of Worcestershire County Council at Regulation 14.</p>
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	<p>The NDP does not include any site allocations and this will be addressed through the Green Belt Review by Bromsgrove District Council. However the NDP supports appropriate development within the existing settlements.</p> <p>Policies have been prepared to protect natural environment assets including biodiversity and geodiversity (Policies NE2 and NE4).</p> <p>Policy INF1 supports walking and cycling and this should have a positive impact on air quality.</p>
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	Policy H1 supports development of previously developed land in the Green Belt or buildings within settlements subject to criteria.
Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas,	Policy NE1 encourages development to incorporate locally important plant species in landscaping schemes and to plant trees, woodland and hedgerows.

NPPF Core Planning Principle	Regard that the Lickey & Blackwell and Cofton Hackett Neighbourhood Development Plan has to guidance
recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	Development should minimise flood risk be considering local topography and hill slopes. Policy NE3 supports a Green Infrastructure approach in new development.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The Submission Neighbourhood Plan is fully in line with this principle. The Plan summarises the historical development of the Parish and describes the conservation area and other heritage assets such as listed buildings. Policy BD1 protects the conservation area and its setting from inappropriate development by providing local design guidance. Historic farmsteads in the area are noted and protected in Policy BD1 and the plan text includes references to the Historic Farmsteads study and HER.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan supports measures which promote walking and cycling and use of public transport (INF 1).
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Plan promotes safer walking and cycling as part of initiatives to encourage healthy lifestyles and notes the significance of community and recreational facilities and open spaces in terms of supporting local wellbeing. New Policy H2 promotes energy efficiency in new housing to support affordable heating objectives and new Policy INF2 promotes safe and accessible environments. These were added following responses from Worcestershire County Council at Regulation 14 consultation stage.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 11 Listed Buildings and 6 scheduled monuments in the Neighbourhood Plan area (6 in Lickey and Blackwell parish and 5 in Cofton Hackett Parish).

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area includes part of a Conservation Area (Barnt Green Conservation Area) and that part of it which lies in the Neighbourhood Area is protected in Policy BD1.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the 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

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in Lickey & Blackwell and Cofton Hackett Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Lickey & Blackwell and Cofton Hackett Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan supports appropriate economic development and investment in the Plan area, taking into account the Parish's location within the Green Belt.
Social	<p>The NDP includes a housing policy to support the provision of appropriate house types and sizes in the NDP area.</p> <p>Several Local Green Spaces are identified for protection which are highly valued by local people and which contribute to health and wellbeing.</p> <p>New policies have been added to promote affordable warmth and health and wellbeing.</p>

Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect landscape character, local wildlife and biodiversity, green infrastructure and geodiversity.</p> <p>Built and natural heritage assets are recognised as being a significant to the cultural identity of local communities and these are protected in the NDP.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the 2 Parishes' identity.</p>
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3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Bromsgrove District Plan 2011-2030.

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

Table 3 Conformity with Strategic Local Planning Policy

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>POLICY NE1 LOCAL LANDSCAPE CHARACTER</p> <p>Landscaping proposals in new development should take into account the latest Worcestershire Landscape Character Assessment and its guidelines in accordance with Policy BDP21.1.</p> <p>Landscaping schemes should be designed to protect and enhance the distinctive elements which contribute to local landscape character in Lickey & Blackwell and Cofton Hackett. Where</p>	<p>BDP19 High Quality Design</p> <p>BDP19 .1 The Council will deliver high quality people focused space through:</p> <p>....</p> <p>e. Ensuring development enhances the character and distinctiveness of the local area;</p> <p>....</p> <p>i. Creating and enhancing gateway locations and key approach corridors as well as protecting and</p>	<p>NDP Policy NE1 identifies features of local landscape significance including hedgerows, trees and important views which were drawn from the Worcestershire Landscape Assessment, local knowledge of the steering group and members of the community through public consultations. Development is required to protect and enhance these landscape features.</p> <p>This Policy is in general conformity with strategic Policy BDP19 which aims to deliver high quality</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>appropriate, schemes should take account of the following guidelines:</p> <ol style="list-style-type: none"> 1. Hedgerow patterns should be conserved and restored with priority given to primary hedgerows. Boundary treatments should include use of hedges comprising locally appropriate species such as beech, holly, hawthorn, and native berberis and pyracantha. Mature trees should be protected on site wherever possible, and any felled trees replaced with native species which grows to an appropriate scale. 2. Tree cover along water courses should be conserved and enhanced where possible. 3. Areas of ancient woodland are protected, and planting of new woodlands is encouraged which reflects the scale, shape and composition of the existing ancient woodland character, favouring oak as the major species. Traditional orchard priority habitat is also protected. 4. Where possible, remaining areas of permanent pasture around the edges of existing settlements should be protected from development to avoid merging together of settlements. Historic field patterns should be maintained. 5. The visual impacts of development seen from key viewpoints should be considered including: <ol style="list-style-type: none"> A. The top of Old Birmingham Road from all directions, 	<p>enhancing important local and longer-distance visual corridors;</p> <p>.....</p> <p>p. Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) are retained and integrated within new development;</p> <p>BDP21 Natural Environment</p> <p>BDP 21.1 The Council will seek to achieve better management of Bromsgrove’s natural environment by expecting developments to:</p> <ol style="list-style-type: none"> a) i) Protect and enhance core areas of high nature conservation value (including nationally protected sites and irreplaceable nature resources such as sites with geological interest, ancient woodlands and habitats of principle importance); <p>.....</p> <ol style="list-style-type: none"> f) Deliver enhancement and compensation, commensurate with their scale, which contributes towards the achievement of a coherent and resilient ecological network; g) Protect and enhance the distinctive landscape character of Bromsgrove, as identified in the Worcestershire Landscape Character Assessment, and take account of the 	<p>development which enhances local character and visual corridors and ensures appropriate trees are used in landscaping schemes.</p> <p>The NDP Policy is also in general conformity with strategic Policy BDP 21 which requires development to protect and enhance areas of nature conservation value and geological sites, to contribute towards ecological networks and to protect and enhance the distinctive landscape character of Worcestershire.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>B. Brookhouse Lane, looking up towards Gorse Hill, C. Junction of St Catherine’s Road and Linthurst Road and views west and north over Apes Dale, D. Linthurst Newtown towards motorway / Barnt Green, and E. The Stocken towards the Reservoir and Cofton Church Lane These are shown on Map 4. 6. Where a development proposal impacts on an identified Key Viewpoint (see Map 4), a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the landscape is not compromised. 7. Developments on the boundary of the Lickey Hills Country Park should include a buffer / transition zone of existing trees and hedges or new planting using locally appropriate species. 8. Designs should ensure that developments consider the wider landscape and impact on the open skyline. 9. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parishes for employment or residential uses should be sensitive to their distinctive character, materials and form. Due reference should be made, and full consideration</p>	<p>Worcestershire Landscape Character Assessment Supplementary Guidance; h) Contribute to the conservation and enhancement of geodiversity, in line with the objectives and actions in the Worcestershire Geodiversity Action Plan, where appropriate; </p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>be given to the Worcestershire Farmsteads Characterisation Project.</p> <p>10. Schemes should minimise flood risk both to the development and other built up areas, by taking into consideration the local topography and hill slopes and direction of rain water flow.</p>		
<p>POLICY NE2 PROTECTING AND ENHANCING LOCAL BIODIVERSITY</p> <p>Development proposals that impact on local wildlife and habitats identified on Map 5 (page 35) should demonstrate how biodiversity will be protected and enhanced. Where possible, buildings and landscaping should incorporate features which will support wildlife such as roosting opportunities for bats, the installation of bird nest boxes including swift boxes, and the use of native species in landscape planting (see Policy NE1).</p> <p>Ponds are protected, and the incorporation of new ponds and areas of wetland are encouraged as part of sustainable drainage schemes (SuDS). Where a culverted watercourse falls within the footprint of a development, the watercourse should be restored to a natural channel. Wildlife enhancement schemes should link into and enhance existing biodiversity networks and wildlife corridors.</p>	<p>BDP21 Natural Environment</p> <p>BDP 21.1 The Council will seek to achieve better management of Bromsgrove’s natural environment by expecting developments to:</p> <ul style="list-style-type: none"> a) i) Protect and enhance core areas of high nature conservation value (including nationally protected sites and irreplaceable nature resources such as sites with geological interest, ancient woodlands and habitats of principle importance); ii) Protect and create corridors and ‘stepping stones’; iii) Enhance restoration areas; iv) Protect and create buffer zones- areas that protect core areas, restoration areas and ‘stepping stones’; v) Ensure areas of land surrounding development are managed in a sustainable and wildlife friendly manner. 	<p>NDP Policy NE2 sets out that development proposals should set out how biodiversity should be protected and enhanced and suggests how local wildlife could be supported through various locally appropriate measures such as use of bat and bird boxes and use of ponds and wetlands as part of SuDS schemes.</p> <p>This is in general conformity with strategic Policy BDP21 which sets out how the Council will require developments to protect and enhance areas of wildlife value and design-in wildlife opportunities to achieve biodiversity net gain.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>b) Take appropriate steps to maintain the favourable conservation status of populations of protected species;</p> <p>c) Protect, restore and enhance other features of natural environmental importance, including locally protected sites, in line with local environmental priorities;</p> <p>d) Design-in wildlife, maximise multi-functionality in line with BDP24 Green Infrastructure and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves net gains in biodiversity;</p> <p>e) Contribute towards the targets set out for priority habitats and species, the environmental priorities of the Local Nature Partnership, participating in the biodiversity offsetting scheme or its replacement, and connect to the Nature Improvement Area(s), the Living Landscape schemes or their equivalents, as appropriate;</p> <p>f) Deliver enhancement and compensation, commensurate with their scale, which contributes towards the achievement of a coherent and resilient ecological network;</p> <p>....</p> <p>BDP21.2 In determining applications affecting sites of wildlife importance, the Council will apply the hierarchy of designated sites set out in the</p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>NPPF and appropriate weight will be given to their importance and contribution to wider ecological networks. Due to the national importance of Sites of Special Scientific Interest (SSSI) proposals likely to have an adverse impact within or outside of a SSSI, either individually or in combination with other developments, will not normally be permitted. An exception will only be made when it can be demonstrated that the benefits of the development clearly outweigh the impact on the site or network of sites.</p>	
<p>POLICY NE3 GREEN INFRASTRUCTURE (GI)</p> <p>New development should ensure the protection and enhancement of the existing green infrastructure assets and the creation of multifunctional green infrastructure networks as part of master planning, landscaping and building design.</p> <p>GI networks should contribute to ecological enhancements, flood risk and water quality management, and the landscape and historic character of Lickey & Blackwell and Cofton Hackett.</p> <p>Proposals for new development should include, where possible, examples of sustainable drainage systems (SuDS), green roofs, and larger</p>	<p>BDP24 Green Infrastructure</p> <p>BDP24.1 The Council will deliver a high quality multi-functional Green Infrastructure network by:</p> <ul style="list-style-type: none"> a. Ensuring developments adopt a holistic approach to deliver the multiple benefits and vital services of Green Infrastructure, with priorities determined by local circumstances; b. Requiring development to improve connectivity and enhance the quality of Green Infrastructure; c. Requiring development to provide for the appropriate long term management of Green Infrastructure; d. Requiring development to have regard to and contribute towards, the emerging Worcestershire Green Infrastructure Strategy, 	<p>NDP Policy NE3 aims to ensure developments contribute to local green infrastructure assets and networks in the neighbourhood area. Developments should incorporate GI features such as SuDS, natural habitat, open spaces, footpaths, bridleways, cycleways and street trees to link with existing networks and features in the area.</p> <p>This is in general conformity with strategic Policy BDP24 which requires development to take a holistic approach to local GI proprieties and to improve connectivity and enhance quality of GI.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>developments should aim to incorporate the following where appropriate: areas of natural habitat, informal open space, footpaths, bridleways, cycleways and street trees. Proposals should demonstrate how these networks will be achieved and maintained in perpetuity.</p>	<p>any local GI Strategy and where available, the GI Concept Plans. For large scale development, developers will need to prepare a Concept Plan for the area, which would then serve to inform all developments in that area as they come forward.</p>	
<p>POLICY NE4 GEODIVERSITY</p> <p>Development proposals should seek to preserve and enhance the neighbourhood area’s natural geodiversity and the man-made legacy of quarrying and stone working.</p> <p>Particular regard should be had to soils and landforms and the great variety in the geology of the area. There are rocks from the Triassic, Permian, Carboniferous, Ordovician and Pre-Cambrian periods, and the places where these are visible show faults, folds and overfolds, revealing the turbulent geological history.</p> <p>Where development proposals affect areas with considerable potential for important palaeontological and geological discoveries, applicants may be required to undertake surveys of the natural geology, for the purposes of assessing the importance of a particular site, and</p>	<p>BDP21 Natural Environment</p> <p>BDP 21.1 The Council will seek to achieve better management of Bromsgrove’s natural environment by expecting developments to:</p> <p>a) i) Protect and enhance core areas of high nature conservation value (including nationally protected sites and irreplaceable nature resources such as sites with geological interest, ancient woodlands and habitats of principle importance);</p> <p>...</p> <p>h) Contribute to the conservation and enhancement of geodiversity, in line with the objectives and actions in the Worcestershire Geodiversity Action Plan, where appropriate;</p>	<p>NDP Policy NE4 notes the significant geodiversity assets in the neighbourhood area and requires developments to preserve and enhance natural and man-made features.</p> <p>This is in general conformity with strategic Policy BDP21 which requires developments to protect and enhance sites with geological interest and to contribute to the conservation and enhancement of geodiversity.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>where planning permission is to be granted, for the purposes of recording and sample collection.</p>		
<p>POLICY BD1 BARNT GREEN CONSERVATION AREA</p> <p>Proposals for new development and alterations to existing buildings in or adjacent to, and impacting on, the Barnt Green Conservation Area will be required to demonstrate careful consideration of any potential impacts on the setting of the conservation area, and other nearby heritage assets above or underground, and to put in place measures to avoid or minimise impact or mitigate damage.</p> <p>Significance of the Heritage Asset</p> <p>Proposals will be required to describe the significance of any heritage assets affected, including any contribution made by their setting. Development proposals should protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p> <p>Appropriate Scale and Design</p>	<p>BDP20 Managing the Historic Environment</p> <p>BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all Heritage Assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.</p> <p>BDP20.2 The District Council will support development proposals which sustain and enhance the significance of Heritage Assets including their setting. This includes:</p> <ul style="list-style-type: none"> a. Designated Heritage Assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens; <p>BDP20.3 Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets.</p> <p>BDP20.4 Applications to alter, extend, or change the use of Heritage Assets will be required to provide sufficient information to demonstrate</p>	<p>NDP Policy BD1 seeks to protect and enhance that part of the Barnt Green Conservation Area which lies in the neighbourhood area. The Policy requires give careful consideration f any impacts on the setting of the conservation area and any other nearby heritage assets, to describe the significance of any affected heritage assets and to reflect the scale, mass, height form and detailing of local buildings.</p> <p>This policy is in general conformity with strategic Policy BDP20 which requires developments to enhance the setting of heritage assets including conservation areas and to demonstrate how the proposals would contribute to the asset’s conservation whilst preserving or enhancing its significance and setting. The policy also requires development within or adjacent to a Conservation Area to preserve or enhance the character or appearance of the area.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>Overall, development must reflect the scale, mass, height and form and detailing of existing locally characteristic buildings, and design details and materials should be chosen to be harmonious with neighbouring properties as described in the Character Appraisals.</p> <p>Contemporary and sustainable designs will be acceptable where they are of exceptional quality and where they clearly demonstrate that they are appropriate to their context.</p>	<p>how the proposals would contribute to the asset’s conservation whilst preserving or enhancing its significance and setting.</p> <p>BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of Heritage Assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for Heritage Assets, particularly those at risk.</p> <p>BDP20.6 Any proposal which will result in substantial harm or loss of a designated Heritage Asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.</p> <p>BDP20.7 Consideration will be given to the designation of new Conservation Areas. In order to define and protect the special character of Conservation Areas, the District Council will produce and regularly review character appraisals and management plans for designated Conservation Areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.</p> <p>BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it</p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>will be a material consideration in determining applications for development within that Conservation Area.</p> <p>BDP20.9 Development within or adjacent to a Conservation Area should preserve or enhance the character or appearance of the area.</p> <p>BDP20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.</p> <p>BDP20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.</p> <p>BDP20.14 In considering applications that directly or indirectly affect Heritage Assets, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the Heritage Asset.</p> <p>BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing Heritage Assets.</p> <p>BDP20.17 Applications likely to affect the significance of known or potential Heritage</p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>Assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential Heritage Assets.</p> <p>...</p> <p>BDP20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.</p>	
<p>POLICY BD2 ENCOURAGING HIGH QUALITY DESIGN</p> <p>Development proposals for new buildings and extensions in the neighbourhood area should take into consideration the character appraisals of the different character areas.</p> <p>Designs for new development are required to respond positively to the following settlement and building design principles:</p>	<p>BDP19 High Quality Design</p> <p>BDP19 .1 The Council will deliver high quality people focused space through:</p> <ol style="list-style-type: none"> a. Requiring developments to use appropriate tools and follow relevant guidance and procedure to achieve good design; b. Preparing a Design Guide Supplementary Planning Document; c. Encouraging the use of sustainable construction methods and materials; d. Ensuring all non-residential developments meets BREEAM ‘very good’ standard or other successor guidance 	<p>NDP Policy BD2 encourages high quality design in new development in the neighbourhood area. The Policy considers locally important issues including the distinct character of individual settlements, the need to address backland and infill development and to control impacts on density and character, impacts on roads and the local character of the many Victorian and Edwardian properties in the area. The policy is backed up by detailed local character appraisals undertaken by volunteer members of the steering group and available as a background document to the NDP.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>Settlement Guidelines</p> <p>1. The existing settlements of Lickey, Blackwell, Cofton Hackett, Barnt Green and Marlbrook are separate, distinctive villages and hamlets, each with its own individual character and sense of place. These characteristics are important and will be considered when the Green Belt is reviewed by Bromsgrove District Council.</p> <p>2. Subdivision of plots and infill development will only be supported where additional buildings would not lead to significant and unacceptable increases in plot density, compared to the character of the surrounding area in line with Policy BD3.</p> <p>3. The impact of traffic on rural roads should be taken into careful consideration. Development should provide adequate provision of parking on site wherever possible in line with Worcestershire County Council Parking Standards(15). Suitable access should be provided and measures should be taken to protect existing roadside trees, hedges and green verges at junctions with access roads.</p> <p>4. When new roads and footpaths are provided, development should be sympathetic to the local character.</p>	<p>e. Ensuring development enhances the character and distinctiveness of the local area;</p> <p>g. Supporting all major developments that help facilitate interaction between future occupants;</p> <p>h. Promoting developments to include new Public Art;</p> <p>i. Creating and enhancing gateway locations and key approach corridors as well as protecting and enhancing important local and longer-distance visual corridors;</p> <p>j. Ensuring developments are accessible to all users;</p> <p>k. Ensuring permeable, safe and easy to navigate street layouts;</p> <p>l. Avoiding road-dominated layouts by supporting the design of streets to follow the user hierarchy: 1) pedestrian; 2) cyclists; 3) public transport users; 4) specialist service vehicles (e.g. emergency services, waste, etc.); 5) other motor traffic;</p> <p>m. Encouraging residential developments to provide sufficient functional space for everyday activities, meet people’s needs and expectations from their homes, and to enable flexibility and adaptability;</p> <p>n. Development of garden land will be resisted unless it fully integrates into the residential area, is in keeping with the character and quality of the local environment;</p>	<p>This is in general conformity with strategic Policy BDP19 which aims to ensure development enhances the character and distinctiveness of the local area and encouraging developments to be accessible and avoid road dominated layouts which follow a user hierarchy of pedestrians first. The policy also mentions that development of garden land will be resisted unless it fully integrates with the character of the local area.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>Building Guidelines</p> <p>5. Development should aim to re-enforce the distinctive character of the local historic environment as described in the local character appraisals, and identify and include opportunities for positive change</p> <p>6. The distinctive character of the many Victorian and Edwardian properties is a defining characteristic of the neighbourhood area. New development should respond positively to its setting and where possible include references to the local context through detailing, appropriate use of materials, scale, height and massing.</p> <p>Overall designs should consider the character appraisal undertaken by the Neighbourhood Development Plan steering group and clearly demonstrate how schemes enhance and add visual interest to the local area.</p> <p>7. Contemporary, high quality designs may also be acceptable. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality traditional materials such as local brick in innovative ways. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the</p>	<p>o. Designing out crime and the fear of crime by incorporating measures and principles consistent with those recommended by ‘Secured by Design’;</p> <p>p. Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) are retained and integrated within new development;</p> <p>q. Ensuring development incorporates sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollution (air, noise, vibration, light, water) to occupants, wildlife and the environment;</p> <p>r. Ensuring development is made suitable for the proposed final use, for instance, in terms of land contamination and, where relevant, does not create an unacceptable risk to controlled waters (where relevant). The Council will determine whether reports detailing for example, site history; a preliminary risk assessment and where appropriate; a site investigation and remediation scheme along with long term monitoring and maintenance proposals, will need to be submitted in support of any planning application. Such reports will be prepared in accordance with best practice guidance;</p> <p>s. In relation to air quality all new developments with a floor space greater than 1000sqm or 0.5 hectare or residential developments of 10 or</p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.</p>	<p>more units should not increase nitrogen dioxide (NO₂), particulate matter (PM₁₀) and carbon dioxide (CO₂) emissions from transport and should be accompanied by an assessment of the likely impact of the development on local air quality and comply with current best practice guidance:</p> <p>i. All planning applications meeting the above criteria should be accompanied by an assessment of the likely impact of the development on local air quality and comply with current best practice guidance.</p> <p>The applicant will also take into account the cumulative impacts of validated developments in the local area. Additionally, the assessment should consider the impact of local air quality on the proposed development;</p> <p>ii. Development with the potential to result in significant impact on air quality, either cumulatively or individually will be resisted unless appropriate measures to mitigate the impact of air pollutants are included.</p> <p>Development will be expected to contribute to the provision of adequate mitigation measures in accordance with BDP6;</p> <p>t. Development proposals should maximise the distance between noise sources (for example motorways) and noise sensitive uses (such as residential), whilst also taking into account the</p>	

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>implications of the existing night time use of the locality;</p> <p>u. Ensuring a feasible and viable management plan is available for all the facilities and provisions arising from the development;</p> <p>v. Ensuring development makes the best use of land in accordance with BDP7 Housing Mix and Density.</p> <p>BDP 19.2 For large scale developments, developers will need to prepare Design Codes for the area, which would then serve to inform all developments in that area as they come forward.</p>	
<p>POLICY BD3 GARDEN AND BACKLAND DEVELOPMENT</p> <p>Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a substantial increase in the density of built form.</p> <p>Development proposals which would result in the loss of private gardens which make a significant contribution to the character of the surrounding residential area, will be required to provide clear justification to support the need for</p>	<p>BDP19 High Quality Design</p> <p>BDP19 .1 The Council will deliver high quality people focused space through:</p> <p>....</p> <p>e. Ensuring development enhances the character and distinctiveness of the local area;</p> <p>...</p> <p>n. Development of garden land will be resisted unless it fully integrates into the residential area, is in keeping with the character and quality of the local environment;</p> <p>....</p>	<p>NDP Policy BD3 addresses garden and backland development which has become a significant issue in the neighbourhood area, where there are many large detached properties occupying extensive garden plots with mature landscaping.</p> <p>This provides more detail to and is in general conformity with strategic Policy BDP19 which sets out that development should enhance the character and distinctiveness of the area and that development of garden land will be resisted unless it is in keeping with the character and quality of the local environment.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>higher density development, and should demonstrate how full and effective integration into the surrounding built form and townscape will be achieved.</p> <p>Where such development schemes are considered acceptable, buildings should be sited and designed to protect existing mature trees and hedgerows on the site, and should provide adequate screening to protect the residential amenity and privacy of neighbouring occupiers.</p>		
<p>POLICY H1 NEW HOUSING WITHIN EXISTING SETTLEMENTS</p> <p>Development of previously developed land in the Green Belt or buildings within existing settlements and built up areas will be supported in line with BDP2.1, provided that:</p> <ol style="list-style-type: none"> 1. New development is designed sensitively and meets the criteria set out in our Neighbourhood Development Plan policies; 2. Sites have good access to local facilities and public transport networks; 3. Proposals minimise any adverse impacts on local residential amenity and give careful consideration to noise, odour and light; 4. Development does not lead to ribbon development along existing road networks. 	<p>BDP1 Sustainable Development Principles</p> <p>...</p> <p>BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:</p> <ol style="list-style-type: none"> a) Accessibility to public transport options and the ability of the local and strategic road networks to accommodate additional traffic; b) Any implications for air quality in the District and proposed mitigation measures; c) The cumulative impacts on infrastructure provision; d) The quality of the natural environment including any potential impact on biodiversity, water quality, geodiversity, landscape and the provision of/and links to green infrastructure (GI) networks; 	<p>NDP Policy H1 aims to guide new development in the neighbourhood area on previously developed land in the Green Belt or in existing settlements. The policy refers to accessibility, residential amenity and the need to avoid ribbon development.</p> <p>This is in general conformity with strategic Policy BDP1 which requires development to be accessible, to consider impacts on the quality of the natural environment and to consider impact on residential and visual amenity.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	e) Compatibility with adjoining uses and the impact on residential amenity; f) The impact on visual amenity;	
<p>POLICY H2 HOUSING MIX</p> <p>New development will be encouraged to contribute towards a wider mix of house types and sizes in the neighbourhood area to meet local needs.</p> <p>Where possible, developers should provide smaller, one and two bedroom properties suitable for first time buyers and smaller households, and properties designed to meet the changing needs of older residents. Housing designed specifically for older residents will also be supported but in view of the larger than average proportion of older people and lower proportion of younger people living in the NDP area, this should not be at the expense of reasonably priced homes for young people.</p>	<p>BDP7 Housing Mix and Density</p> <p>BDP7.1 Proposals for housing must take account of identified housing needs in terms of the size and type of dwellings. To ensure mixed and vibrant communities are created development proposals need to focus on delivering 2 and 3 bedroom properties. On schemes of 10 or more dwellings it is accepted that a wider mix of dwelling types may be required.</p> <p>BDP7.2 The density of new housing will make the most efficient use of land whilst maintaining character and local distinctiveness and therefore should fully accord with BDP19 High Quality Design.</p>	<p>NDP Policy H2 supports proposals for new housing which meet local needs for smaller properties suitable for first time buyers, smaller households and older residents, in line with the findings from the various NDP consultations.</p> <p>This policy is in general conformity with strategic Policy BDP7 which requires development should focus on the need for 2 and 3 bedroom properties.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>POLICY H3 ENERGY EFFICIENCY</p> <p>All new housing should include suitable energy efficiency measures and low carbon technologies in order to contribute towards affordable heating, health and wellbeing, and wider climate change objectives.</p>	<p>BDP1 Sustainable Development Principles</p> <p>BDP1.1 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. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>BDP1.2 Planning applications that accord with the policies in this District Plan and where relevant, with policies in neighbourhood plans will be approved without delay, unless material considerations indicate otherwise.</p> <p>BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:</p> <p>....</p> <p>g) The causes and impacts of climate change i.e. the energy, waste and water hierarchies, flood risk and future proofing.</p> <p>BDP22 Climate Change</p> <p>BDP 22.1 The Council will deliver viable low carbon climate resilient developments through:</p>	<p>NDP Policy H3 promotes energy efficiency and low carbon technologies in new housing development as part of measures to address affordable energy and to minimise carbon emissions.</p> <p>This is on general conformity with strategic Policy BDP1 which promotes sustainable development, including consideration of energy and Policy BDP22 which supports development which incorporates suitable energy related technologies to address climate change.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
	<p>...</p> <p>e. Supporting developments to incorporate zero or low carbon energy generation technologies, especially installations that improve the energy security of developments in the rural areas. Where there is a firm delivery plan of a district heating scheme, developments nearby are expected to provide infrastructure/ to connect to that scheme;</p> <p>f. Supporting zero or low carbon energy generation schemes when adverse impacts are addressed satisfactorily.</p>	
<p>POLICY INF1 SUPPORTING WALKING AND CYCLING AND IMPROVEMENTS IN LOCAL TRANSPORT INFRASTRUCTURE</p> <p>Schemes which promote walking and cycling as modes of choice, particularly for local trips will be supported.</p> <p>Where possible, developers should provide measures which link to safe and accessible walking and cycling routes, and public transport facilities and to achieve and maintain appropriate traffic speeds within the Neighbourhood Plan area.</p>	<p>BDP16 Sustainable Transport</p> <p>BDP16.1 Development should comply with the Worcestershire County Council’s Transport policies, design guide and car parking standards, incorporate safe and convenient access and be well related to the wider transport network.</p> <p>BDP16.2 Financial contributions from developers will be sought for new development in respect of investment in public transport, pedestrian, cycle and highways infrastructure as detailed by the draft Bromsgrove Infrastructure Delivery Plan in conjunction with policy BDP6 Infrastructure Contributions.</p> <p>....</p>	<p>NDP Policy INF1 aims to promote walking and cycling and to reduce reliance on the private car by requiring developments to link to existing walking and cycling routes.</p> <p>This policy is in general conformity with strategic Policy BDP16 which promotes sustainable transport alternatives and sets out that financial contributions will be sought from developers for investment in walking and cycling infrastructure.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>New developments should include the provision of electric vehicle charging points or ensure that they can be retrofitted easily in the future.</p>	<p>BDP16.3 The Council will support the use of low emission vehicles including electric cars through encouraging the provision of charging points in new developments.</p> <p>...</p> <p>BDP16.6 Infrastructure for pedestrians and cyclists, for example access routes and cycle parking, will be provided in a safe and sustainable environment within the context of green infrastructure, as an integral feature of proposed development. Developments which would worsen walking and cycling access and exacerbate motor vehicle dependence should not be permitted.</p> <p>....</p>	
<p>POLICY INF2 PROVIDING SAFE AND ACCESSIBLE ENVIRONMENTS FOR ALL</p> <p>New developments should be designed to incorporate a strong focus on age- and dementia-friendly environments.</p> <p>Wherever possible development proposals should include the following:</p> <ol style="list-style-type: none"> 1. Flexible and adaptable designs. 2. Provision of safe and walkable environments in parks, open spaces and community areas with shading, benches and other facilities for rest stops, and incorporation of opportunities for 	<p>BDP10 Homes for the Elderly</p> <p>BDP10.2 The Council aims to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances and to encourage developers to build new homes that can be readily adapted to meet the needs of those with disabilities and the elderly, as well as assisting independent living at home.</p> <p>BDP25 Health and Well Being</p>	<p>NDP Policy INF2 aims to ensure environments and developments are designed sensitively to incorporate accessibility and flexibility taking account of the ageing population and in particular problems with dementia.</p> <p>This is in general conformity with strategic Policy BDP10 which encourages developers to build adaptable homes and BDP25 which supports initiatives linked to healthy and active lifestyles and wellbeing.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>incidental social interactions.</p> <p>3. Creation of circular pathways in parks and open spaces, to provide help for those suffering with dementia to return to the same point if lost or confused. These areas should also be clearly signposted with appropriate materials, and consideration should be given to the design of surfaces and street furniture.</p>	<p>BDP25.5 The Council will support opportunities for healthy and active lifestyles through:</p> <ul style="list-style-type: none"> i) Working with partners of the Worcestershire Health and Well-Being Board to explore new ways to improve opportunities for healthy and active lifestyles; ii) Providing high-quality walking and cycling routes; iii) Providing excellent access to sport, leisure and recreation facilities; iv) Promoting and supporting initiatives for local food-growing, such as allotments, as well as urban agriculture. 	
<p>POLICY INF3 COMMUNICATION TECHNOLOGIES</p> <p>Improvement and development of new mobile telecommunication infrastructure will be actively encouraged provided that:</p> <ul style="list-style-type: none"> 1. Its design and placement seeks to minimise impact on the visual amenity, character or appearance of the surrounding area; and 2. Its design and siting does not have an unacceptable effect on the Conservation Area, historical features and buildings, visually sensitive landscape or views. <p>Improvements to broadband infrastructure will be supported. Any new development within the neighbourhood area should be served by a superfast broadband (fibre optic) connection</p>	<p>BDP1 Sustainable Development Principles</p> <p>....</p> <p>BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:</p> <p>...</p> <ul style="list-style-type: none"> h) The provision of communication technology infrastructure to allow for future technological enhancements e.g. fibre optic ducting; <p>....</p>	<p>NDP Policy INF3 encourages the provision of mobile and broadband telecommunication infrastructure subject to criteria including design and visual impact.</p> <p>This is in general conformity with strategic Policy BDP1 which sets out that regard will be and to the provision of communication technology infrastructure.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.</p>		
<p>POLICY CF1 PROTECTING EXISTING COMMUNITY FACILITIES AND SUPPORTING INVESTMENT IN NEW FACILITIES</p> <p>Changes of use of community facilities as identified on Map 10 will be resisted unless it can be demonstrated that the existing use is no longer economically viable, or equivalent or better provision of the facility to be lost is made in an equally or more accessible location. New development to enhance and improve existing community facilities is encouraged provided that:</p> <ol style="list-style-type: none"> 1. The siting, scale and design of any new development respect the character of the surrounding area, including any historic and natural assets; and 2. Local residential amenity is protected and suitable measures are put in place to minimise any noise, or other disturbance; and 3. The facilities are accessible to the local community; and 	<p>BDP12 Sustainable Communities</p> <p>BDP12.1 The Council will ensure provision is made for services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided. New developments that individually or cumulatively add to requirements for infrastructure and services will be expected to contribute to the provision of necessary improvements in accordance with BDP6.</p> <p>BDP12.2 To ensure that new development contributes to the provision of sustainable and inclusive communities to meet long term needs, the Council will seek to ensure community facilities are provided to meet local needs by:</p> <ol style="list-style-type: none"> a) Supporting the provision of new facilities for which a need is identified in locations accessible to the community served; b) Supporting improvements to existing facilities to enable them to adapt to changing needs; 	<p>NDP Policy CF1 seeks to protect existing community facilities, which are identified on a map, and to support investment in new facilities subject to locally relevant criteria.</p> <p>This is in general conformity with strategic Policy BDP12 which sets out that the Council will ensure provision of services and facilities to meet communities' needs. The policy seeks to retain existing provision and to support the provision of new facilities for instance through developer contributions.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>4. Any adverse impacts from traffic on the existing local road network are minimised through suitable traffic management measures and traffic calming schemes.</p>	<p>c) Resisting the loss of existing facilities unless it can be demonstrated that;</p> <p>i) There is no realistic prospect of the use continuing for operational and/or viable purposes;</p> <p>ii) The service or facility can be provided effectively in an alternative manner or on a different site;</p> <p>iii) The site has been actively marketed for a period of not less than 12 months or made available for a similar or alternative type of service or facility that would benefit the local community;</p> <p>iv) There are overriding environmental benefits in ceasing the use of the site.</p> <p>BDP12.3 When applying these tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.</p>	
<p>POLICY CF2 PROTECTING EXISTING OPEN SPACES AND RECREATIONAL FACILITIES AND SUPPORTING INVESTMENT IN NEW FACILITIES</p> <p>Existing public open spaces and recreational facilities as identified on Map 10 are protected. The loss of these facilities will be resisted unless it can be demonstrated</p>	<p>BDP25 Health and Well Being</p> <p>BDP25.1 Bromsgrove District Council will support proposals and activities that protect, retain or enhance existing sport, recreational and amenity assets, lead to the provision of additional assets, or improve access to facilities, particularly by non-car modes of transport. This will include maintaining greater access to and enjoyment of the countryside.</p>	<p>NDP Policy CF2 protects existing identified open spaces and recreational facilities and encourages investment in new facilities subject to locally relevant criteria.</p> <p>This is in general conformity with strategic Policy CF25 which sets out that the council will support proposals which protect, retain or enhance sport, recreation and amenity assets.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>that there is no longer any need for the facility, or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.</p> <p>New development to enhance and improve existing recreational and sports facilities is encouraged provided that:</p> <ol style="list-style-type: none"> 1. The siting, scale and design of any new development respect the character of the surrounding area, including any historic and natural assets; and 2. Local residential amenity is protected and suitable measures are put in place to minimise any noise, or other disturbance; and 3. The facilities are accessible to the local community. 	<p>....</p>	
<p>POLICY CF3 LOCAL GREEN SPACES</p> <p>Green spaces as identified on Map 11 Local Green Spaces will be protected from development except in very special circumstances.</p> <p>These identified local green spaces are:</p> <ul style="list-style-type: none"> • The School Playing Field St. Catherine’s Road, Blackwell • Grounds of St Catherine’s church St. Catherine’s Road, Blackwell 	<p>BDP1 Sustainable Development Principles</p> <p>BDP1.3 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ol style="list-style-type: none"> a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or 	<p>NDP Policy CF3 identifies a number of locally important sites which should be protected as Local green Space, as they meet the criteria set out in the NPPF.</p> <p>This is in general conformity with strategic Policy BDP1 which refers to policies in the framework including those relating Local Green Space.</p> <p>Local Green Space can also be considered to be an important part of Green Infrastructure which is addressed in strategic policy BD24 (see above).</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<ul style="list-style-type: none"> • High House Wood between High House Drive and Old Birmingham Road, Lickey • Land behind Blackwell Methodist Hall Greenhill, Blackwell • Wildflower Verge Rose Hill, Lickey • Cofton Fields Play Area in the new estate in Cofton Hackett • Myhill Field Play Area Chestnut Drive, Cofton Hackett • Allotments Chestnut Drive, Cofton Hackett 	<p>b) Specific policies in that Framework indicate that development should be restricted as stated in footnote 9 of paragraph 14 of the NPPF. For example, those policies relating to sites designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, designated Heritage Assets and locations at risk of flooding.</p>	
<p>POLICY B1 SUPPORTING APPROPRIATE LOCAL ENTERPRISE</p> <p>Development of new small-scale employment and service related business facilities will be supported when:</p> <ol style="list-style-type: none"> 1. Any adverse impacts from traffic on the existing local road network are minimised through suitable traffic management measures and traffic calming schemes; and 2. There is adequate provision of parking for employees and visitors, where possible provided on site; 3. Local residential amenity is protected and suitable measures are put in place to minimise any noise or other disturbance; 4. Development is located within the existing built up areas of that part of the large settlement 	<p>BDP13 New Employment Development BDP13.1 The Council will seek to maintain a balanced portfolio of sites by promoting the following: ... e. Sustainable economic development in rural areas through proportionate extensions to existing business or conversion of rural buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt. Proposals that can demonstrate significant benefits to the local economy and/ or community will be considered favourably; ... BDP14 Designated Employment</p>	<p>NDP Policy B1 supports small scale employment and business facilities taking onto account the neighbourhood area's location within the Green Belt and rural area. The policy includes several locally appropriate criteria including the need to minimise traffic, provide parking, protect residential amenity and to locate development within existing settlements.</p> <p>This is in general conformity with strategic Policy BDP13 which guides economic development in the Green Belt and strategic policy BDP14 which aims to ensure that new economic development in non Green Belt locations is of an appropriate scale and nature.</p>

Lickey & Blackwell and Cofton Hackett NDP Policy	Bromsgrove District Plan 2011-2030 Adopted January 2017 Policies	General Conformity
<p>of Barnt Green which is within the neighbourhood area, and the small settlements of Blackwell and Cofton Hackett (as set out in BDP2 Policy Settlement Hierarchy Policy).</p> <p>In the wider rural area, new business development will only be acceptable where it meets the criteria set out in Bromsgrove District Plan BDP4 Policy Green Belt.</p>	<p>BDP14.2 Proposals for the expansion, consolidation or extension to existing commercial and industrial uses in non Green Belt will need to ensure the scale and nature of the activity is appropriate for the area in which it is located.</p>	
<p>POLICY B2 SUPPORTING HOME WORKING</p> <p>Development for home working will be supported where it would involve:</p> <ol style="list-style-type: none"> 1. Alterations to or extending an existing dwelling where the extension is subordinate in scale to the original building, or 2. It would be part of a proposal for a dwelling house that re-uses or brings back into use an existing building. <p>Proposals for new housing developments are encouraged to incorporate provision for home based offices.</p> <p>Development should not have an adverse impact on residential amenity, built heritage, the natural environment or landscape character.</p>	<p>BDP15 Rural Renaissance</p> <p>BDP15.1 The Council will support proposals that satisfy the social and economic needs of rural communities by encouraging:</p> <p>....</p> <p>g) Rural diversification schemes, as well as the provision of live-work units and the principle of home working;</p>	<p>NDP Policy B2 recognises and supports the growing importance of homeworking as a significant contributor to local economic wellbeing.</p> <p>This policy is in general conformity with strategic planning Policy BDP15 which sets out that the Council will encourage the provision of live-work units and the principle of homeworking.</p>

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA Screening Report was prepared by Bromsgrove District Council in March 2018 ("Strategic Environmental Assessment and Habitat Regulation Assessment Screening Opinion") to determine whether or not the content of the Lickey & Blackwell and Cofton Hackett Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

A Habitat Regulations Assessment Screening Assessment was undertaken for the Neighbourhood Plan to determine whether a Habitats Regulations Assessment (HRA) is required in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). This was provided in the Strategic Environmental Assessment and Habitat Regulation Assessment Screening Opinion undertaken by Bromsgrove District Council in March 2018.

Section 9. of the Report, SEA & HRA Screening Conclusion sets out the following:

SEA Assessment

On the basis of the SEA Screening assessment set out in stages 1 and 2 above, it is concluded that the Lickey, Blackwell and Cofton Hackett Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to an SEA report.

Habitat Regulations Assessment

There are no internationally designated wildlife sites within the Neighbourhood Plan area or within 15km of it. However, the results show that there is one Special Area of Conservation (SAC) located within 20km of the neighbourhood plan area. This site is Fens Pools, a 20.2ha SAC site located near to Pensnett in the Dudley Borough.

HRAs published to date have typically considered European sites with a 10-15km radius around the plan area. Using this approach of a 15km radius, it is concluded that the Lickey, Blackwell and Cofton Hackett Neighbourhood Plan will not have an adverse effect on the integrity of internationally designated sites either on its own or in combination with other plans and therefore does not require a Habitat Regulation Assessment to be undertaken.

The responses from the 3 Consultation Bodies are provided in Table 4.

Table 4 Consultation Bodies Responses to SEA / HRA Screening Opinion

Consultation Body	Response
<p>Environment Agency</p>	<p>Bromsgrove District Council Planning Policy Burcot Lane Bromsgrove Worcestershire B60 1AA</p> <p>Our ref: SV/2018/109855/SE-02/DS1-L01 Your ref: SEA HRA NP Date: 24 April 2018</p> <p>Claire Holmes Senior Planning Officer</p> <p>Dear Madam</p> <p>Re: Consultation - SEA & HRA screening assessment for Lickey, Blackwell & Cofton Hackett Neighbourhood Plan.</p> <p>Thank you for your consultation on the above.</p> <p>We note that the Lickey, Blackwell and Cofton Hackett Parish Councils are preparing a neighbourhood plan for the area covering Lickey, Blackwell and Cofton Hackett Parish which was designated by Bromsgrove District Council as a neighbourhood area in October 2014.</p> <p>We acknowledge the screening assessment which has been undertaken. This concludes that an SEA and a HRA are not necessary.</p> <p>SEA Screening:</p> <p>Based on our indicative Flood Map for Planning, it appears that all of the neighbourhood area is within Flood Zone 1 (low probability of fluvial flooding).</p> <p>However, some potential development areas are potentially at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).</p> <p>The 'Summary of screening opinion' and reason for conclusion confirms that the Neighbourhood Plan area "will not be allocating any sites within its area".</p> <p>Notwithstanding the above, the plan could identify a series of criteria based policies against which development proposals should be assessed within the neighbourhood area.</p> <p>Environment Agency Hafren House, Welshpool Road, Shelton, Shrewsbury, Shropshire, SY3 8BB. Customer services line: 03708 506 506 www.gov.uk/environment-agency Cont/d..</p>

We concur with the SEA screening document final conclusion that a Strategic Environmental Assessment is not required; particularly noting NPPG Paragraph: 046 Reference ID: 11-046-20150209 which states:

"A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development*
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan*
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan".*

Whilst it may not be mandatory, a Sustainability Appraisal (SA) may be useful tool in assessing the plan.

Future considerations

We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2 (the latter being used as the 1% climate change extent perhaps). Where an 'ordinary watercourse' is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the adopted local plan and refer to guidance within our area neighbourhood plan '**proforma guidance**' (latest copy attached). This has guidance on flood risk, water quality, including wastewater, and other environmental considerations.


I trust that the above is of assistance.

Yours faithfully

Mark Davies

Planning Specialist

Direct dial 02030 251661

Consultation Body	Response
<p>Natural England</p>	<p>Date: 20 March 2018 Our ref: 241933 Your ref: Lickey, Blackwell and Cofton Hackett Parish Neighbourhood Plan</p>  <p>Claire Holmes Senior Planning Officer Bromsgrove District Council and Redditch Borough Council</p> <p>BY EMAIL ONLY</p> <p>Hombeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ T 0300 060 3900</p> <p>Dear Ms Holmes,</p> <p>Planning consultation: Lickey, Blackwell and Cofton Hackett Parish Neighbourhood Plan.</p> <p>Thank you for your consultation on the above dated 19/03/2018 .</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Strategic Environmental Assessment Screening We welcome the production of this SEA Screening report. Natural England notes and concurs with the screening outcome i.e. that no SEA is required.</p> <p>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.</p> <p>Habitats Regulations Assessment Screening Natural England notes the screening process applied to this Neighbourhood plan. We agree with the Council's conclusion of no likely significant effect upon the named European designated sites.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter <u>only</u> please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service</p> <p>Yours sincerely</p> <p>Tom Amos Planning for a Better Environment West Midlands Team</p>

Consultation Body	Response
Historic England	<p data-bbox="831 277 1088 308">Ms Claire Holmes</p> <p data-bbox="1624 316 1839 346">29 March 2018</p> <p data-bbox="831 464 1066 494">Dear Ms Holmes</p> <p data-bbox="831 536 2029 603">LICKEY, BLACKWELL AND COFTON HACKETT NEIGHBOURHOOD PLAN- SEA AND HRA SCREENING</p> <p data-bbox="831 611 1946 678">Thank you for your consultation and the invitation to comment on the SEA/HRA Screening Document for the above Neighbourhood Plan.</p> <p data-bbox="831 686 1955 791">For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, “Is it likely to have a significant effect on the environment?” in respect of our area of concern, cultural heritage.</p> <p data-bbox="831 799 2024 1050">Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the ‘SEA’ Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required. Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.</p> <p data-bbox="831 1058 2018 1308">The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</p> <p data-bbox="831 1350 2018 1380">I trust the above comments will be of help in taking forward the Neighbourhood Plan.</p>

Consultation Body	Response
	<p data-bbox="824 347 1055 384">Yours sincerely,</p>  <p data-bbox="824 491 1155 560">Peter Boland Historic Places Advisor</p>

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The

restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.



Lickey & Blackwell and Cofton Hackett Parish Councils

Autumn 2018