



# Sarratt Neighbourhood Plan

## 2024 – 2039



# Basic Conditions Statement

*April 2024*

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## 0. Glossary

AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
DMP	Development Management Policies
EU	European Union
HCC	Hertfordshire County Council
HNA	Housing Needs Assessment
HRA	Habitat Regulations Assessment
NPA	Neighbourhood Plan Area (designated 22/07/2019)
NPPF	National Planning Policy Framework
NPWG	Neighbourhood Plan Working Group
LDF	Local Development Framework (2013)
SEA	Strategic Environmental Assessment
SNP	Sarratt Neighbourhood Plan
SPC	Sarratt Parish Council
SSSI	Sites of Special Scientific Interest
TRDC	Three Rivers District Council

# 1. Introduction

This Basic Conditions Statement supports the Sarratt Neighbourhood Plan (SNP) and was prepared by the Sarratt Neighbourhood Plan Working Group (NPWG) on behalf of Sarratt Parish Council (SPC) that has been submitted to the Local Planning Authority, Three Rivers District Council (TRDC).

## a) Basic Conditions

The purpose of this statement is to demonstrate that the SNP meets the legal requirements for a Neighbourhood Plan and the four basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004).

The four basic conditions are:

- i. *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan,*
- ii. *the making of the neighbourhood plan contributes to the achievement of sustainable development,*
- iii. *the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- iv. *the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.*

The Statement confirms that:

- The legal compliance requirements have been met.
- The NP has had due regard to national policies and advice contained in guidance issued by the Secretary of State.
- The NP contributes to sustainable development.
- The NP is in general conformity with the strategic policies contained in Three Rivers District Council's Adopted Local Plan 2011;
- The NP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects.

## b) Submitting Body

The Plan is submitted by Sarratt Parish Council (SPC) which is a qualifying body as defined by the Localism Act 2012.

## c) Neighbourhood Plan Area & Period

The Neighbourhood Plan Area (NPA) is shown in the map in Appendix I, and covers the whole of the parish of Sarratt.

The Neighbourhood Plan Area was designated by TRDC on 22 July 2019 (designation notice of Neighbourhood Area is shown in Appendix ii).

It is confirmed that:

- The Plan sets out proposals for the use of land in the NPA (Sarratt Parish) only;
- The Plan does not relate to any land outside the NPA boundary;
- No other Neighbourhood Plan made or in preparation relates to land within the boundaries of the NPA;
- Does not include provision about excluded development;
- Its policies relate to the development and use of land for the designated Neighbourhood Plan Area;
- The period of the Plan is 2024-2039.

## 2. Background

### 1. Sarratt location and overview

Sarratt is a village and a civil parish in Three Rivers District, Hertfordshire, England. It is situated 4 miles (6.4 km) north of Rickmansworth on high ground near the county boundary of Buckinghamshire with a chalk stream, the river Chess, passing through Sarratt Bottom in the valley to the west of the village.

Comprising c.25% of the land mass of Three Rivers, Sarratt is located within the Chilterns and includes an Area of Outstanding Natural Beauty (AONB), sites of Special Scientific Interest (SSSI), two Conservation Areas and the Green in Sarratt has 25 Grade 2 listed buildings. Evidence of human habitation and cultivation go back over 4,000 years and include Roman occupation.

The current population of the parish of Sarratt is around 2,600 (c.2% population of Three Rivers), and includes the hamlets of Belsize, Chandlers Cross, Commonwood, Micklefield Green and parts of Bucks Hill situated in the Green Belt which gives Sarratt much of its green open character and local distinctiveness.

### 2. Rationale for a Neighbourhood Plan for Sarratt

At the end of 2018, Sarratt Parish Council decided that in anticipation of the Local Planning Authority (TRDC) issuing a New Local Plan to address housing development targets set by central government, Sarratt would benefit from a Neighbourhood Plan, as provided for in the Localism Act 2012.

Whilst the parish of Sarratt is entirely Green Belt, whose aim is to prevent urban sprawl (with 5% included within the Chilterns Area of Outstanding Natural Beauty (AONB)), TRDC's New Local Plan has the ability to move or lift Green Belt boundaries.

The Localisation Act 2012 gives communities the legal right to prepare a Neighbourhood Plan that will set out policies to direct development and the use of land in a Neighbourhood Plan Area.

This decision enabled Sarratt to benefit from the provisions of the National Planning Policy Framework (NPPF), which allows communities to use Neighbourhood Plans to set out more detailed policies for their specific area (para.28), and to: "...develop a shared vision for their area...and help deliver the sustainable development..." (para.29).

This plan does not address the subject of how much development there should or shouldn't be in Sarratt. Over the decades, there has always been some development in Sarratt and the Neighbourhood Plan seeks to set out the policies that will help ensure that whatever development there is in the future both protects the rural nature and historic feel of the

core hamlets and villages of Sarratt parish, and also meets local needs so that the parish remains a vibrant community.

Most importantly, whilst it does not provide a right of veto, it is a legal requirement that the Local Planning Authority (TRDC) MUST consider the policies within relevant Neighbourhood Plans when making a determination on planning applications. Therefore, having a Neighbourhood Plan is one of the best ways of preventing inappropriate development in our parish and ensuring sustainable development. TRDC's current timescales for issuing their New Local Plan is 2025.

### 3. Approach adopted for the Sarratt Neighbourhood Plan

An early key decision during the consultation process for the Neighbourhood Plan was that the plan should be future-proofed, such that it could be equally applicable today or at any time in the future. As such it is *principles-based* and does not address specific sites that may be being considered now or in the future as potential development sites. As such, it does not include (or exclude) any recommended sites for development.

### 4. Process for developing the Sarratt Neighbourhood Plan

The idea to develop a neighbourhood plan arose out of the publication of the 2018 Parish Plan, commissioned by Sarratt Parish Council (SPC), that identified a number of areas in the community where there were strong views, including housing. However, the Parish Council were keen that this was not perceived as solely a Parish Council initiative but wanted to engage with the broadest possible set of stakeholders in the community.

The Parish Council wanted the initiative to be *community-led* and resolved in late 2018 to set up a Neighbourhood Plan Working Group (NPWG), with representation from the whole community and with an independent chair. A working group of six parishioners was established in March 2019 with Terms of Reference set by the Parish Council.

Following initial community consultations on the vision, scope and objectives of the Neighbourhood Plan, unfortunately national Covid-19 lockdown restrictions precluded in-person consultations for a year, but resumed with a pre-submission Regulation 14 public consultation in Sep/Oct 2021. Following public, statutory body and TRDC feedback, the Plan was reissued and a further Regulation 14 consultation was held in Aug/Sep 2022.

A Regulation 16 consultation was then held by TRDC in Jul/Aug 2023, followed by submission for external examination in Sep 2023.

Further details on community consultation and engagement can be found in the separate Consultation Statement.

### 3. Contribution to Sustainable Development

Sustainable development is defined as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

- *ECONOMIC ROLE – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.*
- *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.*
- *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.*

#### a) Objectives

Following initial consultations, the Neighbourhood Plan identified seven objectives to address, categorised under the three sustainable development areas.

##### Economic role

Sarratt parish contains over 80 separate business that provide local employment and support the local community, including the community-owned village shop, school, doctors, garage and three pubs. These form an important part of the local economy and provide the opportunity for people to live and work in the parish. The aim of the Plan is to maintain the viability of businesses and services that are key to the area to protect the local economy for the benefit of residents and to ensure a thriving community.

**Objective 1: Maintain the viability of the businesses and services that are key to the area.**



## Social role

Sarratt has a strong community spirit and is blessed with a historic church and place of worship, wonderful community space and facilities such as the KGV Playing Fields and the village hall, where groups of all ages meet to socialise and engage in a range of sporting and recreational activities and traditions. The aim of the Plan is to protect those facilities for residents of all ages to ensure community spirit is supported and enhanced and to ensure that there is sufficient and appropriate housing to enable the community to be sustainable.

**Objective 2: Ensure that community spirit is supported and enhanced.**

**Objective 3: Develop a housing stock that meets the needs of all demographics with in the community.**

## Environmental role

Sarratt is a rural parish that is entirely Green Belt which encompasses an Area of Outstanding Natural Beauty (AONB) along the River Chess, two Sites of Special Scientific Interest (SSSI); 22 designated wildlife sites, 26 woodlands including 10 designated Ancient Woodlands, of which 40% contain public footpaths, and a total of 27 miles of public footpaths. With a further 6 registered commons and two Conservation Areas, together with 93 Grade II listed buildings, over 60 locally listed buildings and 7 designated sites of archaeological interest, there is much to enjoy and safeguard. The aim of the Plan is to maintain the rural nature of the village and hamlets and conserve its important historical and environmental features.

**Objective 4: Maintain the rural nature of the village and conserve its important historical and environmental features;**

**Objective 5: Wherever possible, reduce the community's contribution to climate change;**

**Objective 6: Preserve the character of the settlements within the parish;**

**Objective 7: Keep the impact of any development on traffic in the area to a minimum.**

## b) Policy Matrix

The following table expands on how the above objectives are addressed by and mapped to specific policies in the SNP.

Objectives	Action	Associated Policies
<p><b><u>ECONOMIC</u></b></p> <p>Maintain the viability of businesses and services that are key to the area:</p> <ul style="list-style-type: none"> <li>- village shop</li> <li>- pubs</li> <li>- garage</li> <li>- doctors surgery</li> <li>- bus service</li> <li>- school</li> </ul>	<p>Ensure any property development in the parish consists of a mix of properties that best meets the housing needs of the community promoting a thriving and balanced population that will maintain the viability of these businesses and services.</p>	<p><b>1, 4, 10</b></p>
<p><b><u>SOCIAL</u></b></p> <p>Ensure community spirit is supported and enhanced.</p>	<p>Protect sites important for community interaction, such as the village hall, church, playing fields.</p> <p>If the community grows, ensure there is adequate provision of facilities for community interaction.</p>	<p><b>8, 9</b></p> <p><b>1</b></p>
<p>Develop a housing stock that meets the needs of all demographics within the community.</p>	<p>Ensure new developments consist of a mix of housing that promotes a thriving balanced population.</p>	<p><b>1, 4, 5</b></p>

<p><b><u>ENVIRONMENTAL</u></b></p> <p>Maintain the rural nature of the village and conserve its important historical and environmental features.</p>	<p>Protect key historical assets:</p> <ul style="list-style-type: none"> <li>- Church</li> <li>- ancient settlement</li> <li>- conservation area</li> <li>- listed buildings</li> </ul> <p>Protect Environmental assets:</p> <ul style="list-style-type: none"> <li>- ANOB</li> <li>- 2 SSSIs</li> <li>- 4 county wildlife sites</li> </ul> <p>Protect distinctive nature of parish settlements</p>	<p><b>3</b></p> <p><b>6, 7, 11</b></p> <p><b>1, 2, 3</b></p>
<p>Wherever possible reduce the community's contribution to climate change</p>	<p>Promote the use of environmentally friendly building materials and building design.</p> <p>Promote the use of renewable forms of energy.</p>	<p><b>2,12</b></p> <p><b>12</b></p>
<p>Preserve the character of the settlements within the parish.</p>	<p>Ensure where development occurs it is of a quality and design that enhances the local environment and is in keeping with local design features.</p>	<p><b>1, 2, 7, 11</b></p>
<p>Keep the impact of any development on traffic in the area to a minimum</p>	<p>Ensure there is adequate provision for parking within any new development and design of roads should be in keeping with others in the area</p>	<p><b>2, 10</b></p>

## c) Contribution Assessment

Neighbourhood Plans are not subject to the requirement to have a Sustainability Appraisal. However, as the Plan does not allocate any land for development purposes and seeks to strengthen the protection and enhancement of sensitive natural or heritage assets at the local level and in a local context, the SNP has been screened out for the requirement to carry out a Strategic Environmental Assessment (SEA).

To demonstrate that the Plan will contribute to the achievement of sustainable development in lieu of an SEA, this basic condition is addressed in Table 1 below. The potential of the Plan to have social, economic and environmental effects – positive (+), neutral (0) and negative (-) – is assessed for each of its policies, together with a summary commentary.

<b>Policy</b>	<b>Policy Title</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Commentary</b>
1	Development in Villages & Hamlets	0	+	+	The policy will have positive social effect by encouraging small scale infill housing development, whilst excluding edge of settlement sprawl, which will enable containing and managing the sustainable infill growth of the village. The physical containment of the village will ensure that its historic and rural character, and the surrounding landscape, will be protected to avoid causing a negative environmental effect
2	Design Principles	0	0	+	The policy will have a positive environmental effect by raising the standards of design of new development to reflect the distinct characteristics of the village
3	Historic Character	0	+	+	The policy will have positive environmental and social effects by seeking to conserve and enhance the conservation areas and retain important views.
4	Housing Mix	0	+	0	The policy will have positive social effects by encouraging an appropriate mix and tenure of development to meet local needs.
5	Affordable Housing	0	+	0	The policy will have positive social effects by ensuring the affordability of housing stock to meet local needs.
6	Biodiversity	0	0	+	The policy will have a positive environmental effect by ensuring that development proposals achieve a net gain in biodiversity and that

Policy	Policy Title	Economic	Social	Environmental	Commentary
					nature conservation sites, species and habitats are protected.
7	Landscape	0	0	+	The policy will have a positive environmental effect by ensuring that the characteristics and visual amenity of the landscapes are respected.
8	Public Rights of Way	0	+	+	This policy will have positive environmental and social effects by protecting public rights of way which are important for recreational purposes.
9	Community Facilities	+	+	0	The policy will have a positive social effect by ensuring the protection of community facilities unless there is strong evidence that they cannot be retained.
10	Car Parking	0	+	0	The policy will have a positive social effect by enhancing the quality of life for residents by ensuring appropriate car parking is provided as part of any development.
11	Local Green Spaces	0	+	+	The policy will have a positive social effect in protecting from development the local green spaces that are important to the local community.
12	Renewable Energy and Green Infrastructure	0	0	+	This policy will have wide-ranging environmental benefits by encouraging the highest levels of sustainability in developments.

*Table 3.1: Contribution of the Sarratt NP policies to Sustainable Development*

## 4. Conformity with National Policies & the Local Development Plan

National planning policy is set out in the National Planning Policy Framework (NPPF). The original NPPF was published in March 2012. It has since been revised with the latest version published in December 2023. Accordingly, this Basic Conditions Statement confirms that it is appropriate to make the SNP having regard to the policies of the 2023 Framework.

The NPPF sets out more specific guidance on neighbourhood plans (non-strategic policies) at paragraphs 28 to 30 and it allows communities to set out detailed policies for specific areas. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies. SPC has used its neighbourhood planning powers to develop a vision for the NPA and to set planning policies in the SNP in accordance with the NPPF.

With respect to TRDC's Local Development Plan, the following documents were considered relevant to the SNP:

- TRDC Core Strategy 2011
- Development Management Policies Local Development Framework 2013
- Site Allocations Local Development Document 2014.

In considering conformity with national policies and the local development plan, the SNP aims to add value to the planning process by drawing out specific aspects that are distinctive to the NPA to better tailor them to local needs, without undermining those higher tier policies. This is achieved where possible by building upon existing policies that recognise the special nature of a rural Parish (NPA) and the defined villages of Bedmond and Sarratt in an otherwise predominantly urban district planning area.

Additionally, where existing policies do not adequately address aspects that have either significantly moved on or emerged since they were adopted, sometimes over a decade ago (e.g. Core Strategy 2011, LDF 2013), an opportunity has arisen for the SNP to 'plug the gap', especially for policy areas that are pertinent to a rural NPA (e.g. environment).

Some examples where the SNP aims to add value by addressing a local need and recognising the distinctive nature of the NPA are:

- **Development sites** – Whilst acknowledging the presumption that development in Green Belt is inappropriate (NPPF chapter 13), local policies (PSP4) allow for some small-scale development in villages to support local community needs and in doing so recognises that the rural villages (Sarratt and Bedmond) are special and different than the rest of the urban district planning area. The SNP policy does not preclude this small-scale development to meet local needs, but does direct a preference for infilling and use of brown field sites (as per NPPF) rather than edge-of-settlement in

order to prevent urban sprawl and maintain the character and special nature of these rural communities. The policy name makes it clear that this is specific to villages and hamlets only, thus reflecting their status in the existing LDF.

- **Housing mix and affordability** – The Sarratt NPA is a rural parish and hence it should not be a surprise that the local demand and supply-side housing stock is different to the rest of the urban district planning area (and therefore also to the ‘average’ across the district). The SNP aims to address this imbalance by introducing policies to ‘tweak’ the housing mix to better meet local needs and supply (as identified in the HNA). Similarly, the relatively high house prices in the NPA mean that in order to be truly affordable to local people, a higher proportion of social rented properties are required (again, as identified in the HNA). This approach is considered to be consistent with local policy guidelines as it is simply adjusting for NPA needs.
- **Environment** – Public discourse and the climate agenda in general have advanced significantly since TRDC adopted its Core Strategy in 2011 and LDF in 2013. The rural parish (NPA) covers 25% of the district’s land mass comprising entirely (100%) Green Belt that encompasses an Area of Outstanding Natural Beauty (AONB), two Sites of Special Scientific Interest (SSSI); 22 designated wildlife sites, and 26 woodlands including 10 designated Ancient Woodlands. The relative lack of environmental measures and policies at national and local level have opened an opportunity for the SNP to add real value to the planning process, particularly addressing climate and biodiversity aspects in the rural part of a predominantly urban district planning area. The community iterated its desire for the SNP to address these environmental aspects, as evidenced by the strong response to the initial Regulation 14 consultation, which the latest SNP policies reflect. It is considered that these are complementary to existing national and local policies and hence conformant.

For each of the SNP policies, the following tables identify the relevant national and local policies, together with a statement confirming its compliance.

The full details of each policy can be found at: [sarrattneighbourhoodplan.org](http://sarrattneighbourhoodplan.org).



## 4.1 Policy 1 - Development in Villages & Hamlets

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>NPPF chapter 13 (protecting Green Belt Land). Para 149 states that development on Green Belt land should be regarded as inappropriate with some exceptions including limited infill in villages and infilling or redevelopment of previously development land.</p> <p>Paragraph 13 of the NPPF states that Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.</p> <p>Paragraph 29 states neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine strategic policies.</p>	<p>Policy PSP4: Development in Villages (Bedmond, Sarratt) - allows for some small scale development in or on the edge of villages to meet local community and business needs.</p> <p>Policy CP11: Green Belt</p>	<p>Policy DM2: Green Belt: deems development in the Green Belt as inappropriate with certain exceptions.</p>	<p>Conforms to national and local policies.</p> <p>Policy does not promote less development than set out in the local plan, just identifies preferred areas for development to maintain the character and special nature of these rural communities.</p> <p>Policy encourages development on infill and previously developed land (per NPPF) rather than restrict edge of settlement entirely.</p> <p>Policy naming makes clear that this is specific to villages and hamlets only, thus reflecting their special status in the existing LDF.</p>

## 4.2 Policy 2 – Design Principles

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>Good design is a core principle of the NPPF. Chapter 12 sets out policy guidance for achieving well designed places and notes that “Good design is a key aspect of sustainable development”.</p>	<p>CP 12: Design of Development</p>	<p>DM1: Residential Design and Layout</p>	<p>Conforms to national and local policies.</p>

### 4.3 Policy 3 – Historic Character

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
Chapter 16 of the NPPF provides guidance on conserving and enhancing the historic character.	<p>CP12- Design of Development requires development proposals to conserve and enhance natural and heritage assets.</p> <p>PSP4- Development in Villages (Bedmond, Sarratt) states that development will be strictly controlled to protect character and heritage assets.</p>	DM3 – Historic Built Environment.	Conforms to national and local policies.

### 4.4 Policy 4 – Housing Mix

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>The NPPF requires strategic policies to consider the size, type and tenure of housing needed for different groups in the community (para 62).</p> <p>In rural areas, policies should be responsive to local circumstances and support local needs (para 78).</p>	<p>CP3: Housing Mix and Density.</p> <p>CP12: Design of Development</p> <p>DM1: Residential Design and Layout.</p> <p>PSP4: Development in Villages (Sarratt)</p> <p>The Core Strategy policies provide for a range of types and sizes of homes to meet needs at an appropriate density. Additionally, the Council requires housing proposals to consider the range of housing needs, in terms of size and type of dwelling as identified by the strategic Housing Market Assessment and subsequent updates.</p>	The DMD does not provide any additional policy guidance on housing type, mix or tenure.	Conforms to national and local policies recognising the specific local needs as identified in the HNA (2019).

## 4.5 Policy 5 – Affordable Housing

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>Where a need for affordable housing is identified planning policies should specify the type of affordable housing required applying the definition given to affordable housing (para 63 &amp; Annex 2)</p> <p>In rural areas, policies should be responsive to local circumstances and support local needs (para 78). The provision of affordable housing in designated rural areas can be sought for smaller scale residential developments (threshold of 5 units or fewer) (para 64).</p>	<p>CP4: Affordable Housing 45% district target.</p> <p>Policy also allows for small-scale affordable housing within and immediately adjacent to the village core of Sarratt on the basis of need through the release and allocation of Rural Exception Sites</p>	<p>The DMD does not provide any additional policy guidance on affordability.</p>	<p>The policies are broadly consistent with national and local policies, but include a number of tweaks to make relevant for the NPA, specifically:</p> <ul style="list-style-type: none"> <li>• 75% social rented, 25% First Homes affordable shared ownership. (<u>Note</u>: HNA recommended 70/30 split but target was adjusted to align with TRDC intended revised Policy CP4 of the Core Strategy.)</li> <li>• Threshold for developments lowered to 1+ to take account of the small-scale nature of developments in rural areas (and hence to ensure that affordable housing is actually built to meet local needs and not commuted to off-site provision).</li> <li>• A locality provision has been introduced to provide priority to local residents in order to meet local needs.</li> <li>• Explicit policy to ensure that affordable homes are not distinguishable from the rest of the housing stock.</li> </ul>

## 4.6 Policy 6 – Biodiversity

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>Paragraph 174 of the NPPF states that planning policies should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.</p>	<p>Policy CP1 – overarching policy on Sustainable Development.</p>	<p>DM6 Biodiversity, Trees, Woodlands, Watercourses and Landscaping – development should result in no net loss of biodiversity across the district as a whole and will not be permitted where there is an adverse impact on biodiversity interests, except where it can be demonstrated that the need for development would outweigh the need to safeguard biodiversity of the site, and where alternative provision can be made and adverse effects can be mitigated and compensated for.</p>	<p>Conforms to national and local policies whilst recognising significant additional policy content.</p>

## 4.7 Policy 7 – Landscape

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
No specific policy reference.	Strategic objective (S9) seeks to conserve and enhance the diversity of landscapes in the district.  PSP4 – Development in villages (Bedmond, Sarratt) – development to be strictly controlled to protect character and landscape.	No specific policy reference.	Conforms to national and local policies.

## 4.8 Policy 8 – Public Rights of Way

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
Paragraph 100 of the NPPF requires Planning policies and decisions to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.	CP10 – Transport and Travel makes provision for walking.	No specific policy reference.	Conforms to national and local policies.

## 4.9 Policy 9 – Community Facilities

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
NPPF requires strategic policies to make sufficient provision for community facilities (20). To support rural economies, planning policies should enable the retention and development of accessible local services and community facilities. (84). Planning policies should also plan positively for the provision of community facilities to enhance the sustainability of communities and residential environments (93).	CP1 overarching policy on Sustainable Development. – Development will protect and enhance existing community, leisure and cultural facilities and provide new facilities  Policy PSP4 – Development in Villages (Bedmond, Sarratt) states that development should improve the viability, accessibility and community value of existing services and facilities.  Policy CP11: Green Belt	DM12- Community, Leisure and Cultural Facilities  DM13 Parking.	Conforms to national and local policies.

## 4.10 Policy 10 – Car Parking

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
NPPF paragraphs 7 and 8: planning policies with a transport aspect, like other planning policies, should contribute to sustainable development and make simultaneous economic, social and environmental gains.	Policy CP10 – Transport and Travel-development will need to make provision for car and other vehicle parking.	DM13 Parking and appendix 5 – parking standards set out the parking requirements across the district.	Conforms to national and local policies.

## 4.11 Policy 11 – Local Green Spaces

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
<p>Paragraph 101 and 102 of the NPPF enables neighbourhood plans to designate land as a local green space provided that the green space is:</p> <p>a.) in reasonably close proximity to the community, it serves;</p> <p>b.) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c.) local in character and is not an extensive tract of land.</p> <p>Paragraph 103 states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	No specific policy reference.	CP9 – Green Infrastructure.	Conforms to national and local policies.

## 4.12 Policy 12 – Renewable Energy & Green Infrastructure

NPPF Conformity	Core Strategy Compliance	DMP Compliance	Conformity statement
Addressing climate change is one of the core land use planning principles in the National Planning Policy Framework. Chapter 14 of the NPPF emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development.	Policy CP1 – overarching policy on Sustainable Development. Policy CP0 – Green Infrastructure – seeks a net gain in the quality and quantity of Green Infrastructure. CP12 Design of Development.	DM4 Carbon Dioxide Emissions and On-Site Renewable Energy.	Conforms to national and local policies whilst recognising significant additional policy content.

## 5. Compatibility with EU Regulations

### a) Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment (HRA)

In September 2022, Place Services produced a screening report on behalf of TRDC to determine whether or not the contents of the SNP required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Neighbourhood Plan is deemed to have a likely significant effect on the environment. The report also determined whether the SNP required a Habitats Regulations Assessment (HRA) in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA screening report is required when it is deemed that likely adverse significant effects may occur on protected Habitats (European) Sites as a result of the implementation of a plan or project.

The report concluded that the Plan does not allocate any land for development purposes and seeks to strengthen the protection and enhancement of sensitive natural or heritage assets at the local level and in a local context, and as such the SNP can be screened out for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

The report also concluded that HRA Screening Report indicates that, with mitigation embedded, the SNP is not predicted to have any Likely Significant Effects on the designated features of any Habitats Site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore screened out.

A copy of the Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment (HRA) Screening Report is provided in Appendix iv.

### b) Human Rights

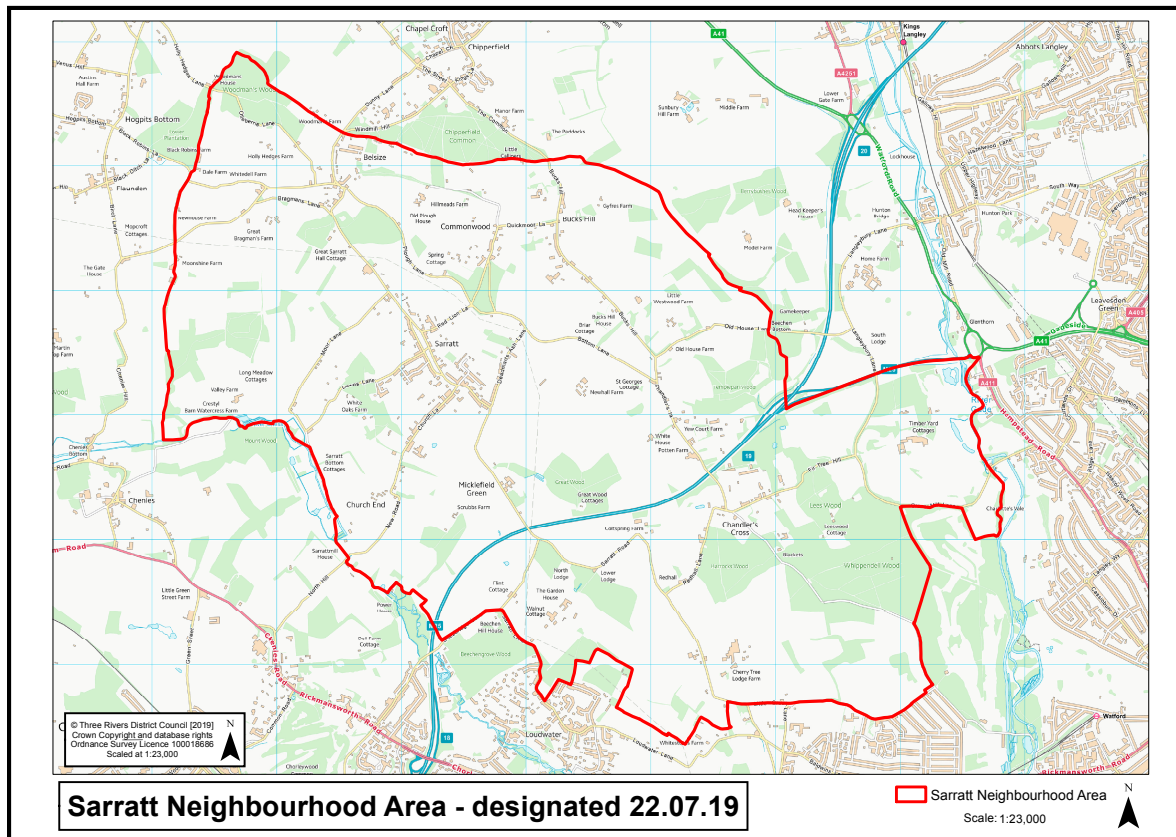
The NP is fully compatible with the European Convention on Human Rights, transposed into UK Law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and District-level strategic planning policies. In accordance with established process, its preparation has included consultation with the local community and it is subject to independent examination. The policies within the Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.

## 6. Conclusions

The legal requirements for a Neighbourhood Plan and the four basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004) are considered to be met by the Sarratt Neighbourhood Plan including all its policies. It is therefore respectfully suggested to the Examiner that the SNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

# Appendix i

Map of Sarratt Neighbourhood Plan Area (designated 22.07.2019)





# Appendix ii

Copy of Neighbourhood Area Designation Notice.



## **NEIGHBOURHOOD AREA DESIGNATION NOTICE**

Notice is hereby given, in accordance with Regulation 7 of the Neighbourhood Planning (General) Regulations 2012, that on 22 July 2019 the Policy and Resources Committee of Three Rivers District Council approved the application to designate a Neighbourhood Area in Sarratt Parish under Section 61G of the Town and County Planning Act 1990 (as amended by the Localism Act 2011).

### **Details of Neighbourhood Area Application**

<b>Name of neighbourhood area</b>	Sarratt Neighbourhood Area
<b>Name of applicant (relevant body)</b>	Sarratt Parish Council
<b>Consultation period</b>	31 May 2019 to 12 July 2019

### **Details of Neighbourhood Area Designation**

<b>Area Designated</b>	The whole of Sarratt Parish
<b>Designated as a Business Area?</b>	No
<b>Date of Designation</b>	22 July 2019

A map showing the boundaries of the designated area is attached to this notice.

### **Reason for Decision:**

Following consideration of relevant legislation and guidance and consultation responses received Three Rivers District Council is satisfied that the 'Area' applied for is appropriate for designation as a Neighbourhood Area.

### **Implications of Designation**

The designation of a Neighbourhood Area allows Sarratt Parish Council to produce a Neighbourhood Plan which, if adopted by Three Rivers District Council, will become part of the statutory development plan for the designated area.

22 July 2019  
Economic and Sustainable Development  
Three Rivers District Council

# Appendix iii

Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment (HRA) Screening Report (attached).