



# Huntley Neighbourhood Development Plan (2022 to 2026)

Basic Conditions Statement, December 2022

Prepared by the Neighbourhood Plan Steering Group on behalf of  
Huntley Parish Council

## **Introduction**

The Basic Conditions Statement has been prepared to accompany the Huntley Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

In order to satisfy Regulation 15, Huntley Parish Council, as the 'qualifying body' must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

Paragraph 8 (1) states that the examiner must consider the following:

- a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
- b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
- c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
- d) such other matters as may be prescribed.

Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
- b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
- c) the making of the neighbourhood development 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)
- d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
- e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

## **Legal Requirements**

The Plan complies with the provisions of sub-paragraph 1(b) as described below.

### **The Plan is being submitted by a qualifying body**

The Neighbourhood Plan has been submitted by Huntley Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan area.

### **What is being proposed is a neighbourhood plan**

The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area 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.

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

The Neighbourhood Plan states that the period which it relates to is from 2022 until 2026. The period has been chosen to align with that of the Forest of Dean Local Plan.

### **The policies do not relate to excluded development**

The Neighbourhood Plan 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.

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

The designated Plan area was approved by Forest of Dean District Council on 7 October 2021. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.

In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

In relation to sub-paragraph 1(d), there are no other prescribed matters.

### **The Basic Conditions**

The Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the strategic policies contained in the Forest of Dean Core Strategy adopted in 2012.

The NPPF has 13 key goals which are:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

Table 1 explains how the Huntley Neighbourhood Development Plan contributes to meeting these goals through its aims and objectives.

**Table 1: Assessment of the Huntley Neighbourhood Development Plan objectives against NPPF goals**

| <b>Plan Aim</b>      | <b>Plan Objectives</b>   | <b>Relevant NPPF Goal</b>   |
|----------------------|--|---|
| Housing Mix and Need | <ul style="list-style-type: none"> <li>To provide the amount of housing required by the Forest of Dean Local Plan.</li> <li>To provide the type and size of housing required to meet local needs and are suitable for people of differing incomes are various stages of their lives.</li> </ul>  | <ul style="list-style-type: none"> <li>Delivering a sufficient supply of homes</li> <li>Promoting healthy and safe communities</li> <li>Achieving well-designed places</li> <li>Making effective use of land</li> </ul>   |
| Built Environment    | <ul style="list-style-type: none"> <li>To ensure that each new development is of a size, scale, density and design which will protect and enhance the rural setting of Huntley.</li> <li>To ensure that any new housing development is located at sites that will result in minimum intrusion into the countryside.</li> <li>To ensure that new housing developments incorporate appropriate areas of green open space to complement the rural setting of the village.</li> </ul>  | <ul style="list-style-type: none"> <li>Delivering a sufficient supply of homes</li> <li>Promoting healthy and safe communities</li> <li>Making effective use of land</li> <li>Achieving well-designed places</li> <li>Protecting Green Belt land</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> </ul> |
| Community Facilities | <ul style="list-style-type: none"> <li>To utilise funds secured through new development to make appropriate improvements to community and recreational amenities.</li> <li>To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed.</li> <li>To ensure facilities required by a thriving local economy are provided without damaging the village feel.</li> <li>To ensure change of use of the local community and recreational facilities to non-community use is only permitted when it can be demonstrated that the existing use is no longer economically viable.</li> </ul> | <ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Ensuring the vitality of town centres</li> <li>Promoting healthy and safe communities</li> <li>Making effective use of land</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the historic environment</li> </ul>  |
| Natural Environment  | <ul style="list-style-type: none"> <li>To retain and enhance publicly accessible open spaces around the village.</li> <li>To ensure that the settlement of Huntley does not merge with neighbouring villages.</li> <li>To preserve and enhance areas of wildlife interest and natural habitats.</li> <li>To ensure that new development does not have an adverse environmental impact.</li> </ul>  | <ul style="list-style-type: none"> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> <li>Promoting healthy and safe communities</li> <li>Protecting Green Belt land</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the historic environment</li> </ul>                             |

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|                              | <ul style="list-style-type: none"> <li>• To conserve the historic character of Huntley.</li> <li>• To ensure that new development is designed to adapt to climate change.</li> </ul>  | <ul style="list-style-type: none"> <li>• Conserving and enhancing the natural environment</li> </ul>   |
| Transport and Infrastructure | <ul style="list-style-type: none"> <li>• To ensure new development provide footpaths and cycle tracks for residents to travel between their homes and local transport, schools, businesses and community facilities.</li> <li>• Maintain the existing system of footpaths and cycle ways and seek to extend and improve these green links for the current and future population.</li> <li>• To support improvements to public transport so that residents have less need to use private motor vehicles.</li> <li>• To address traffic issues including the speed of vehicles through the parish, the effect of noise on amenity and the need for a safer environment for all residents.</li> <li>• To ensure new development has adequately planned for extensions to the local sewage system.</li> </ul> | <ul style="list-style-type: none"> <li>• Ensuring the vitality of town centres</li> <li>• Promoting healthy and safe communities</li> <li>• Promoting sustainable transport</li> <li>• Achieving well-designed places</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> </ul> |
| Economy                      | <ul style="list-style-type: none"> <li>• To support appropriate small-scale employment development which provides local jobs.</li> <li>• To safeguard existing employment sites by refusing change of use unless it has been proven that it is uneconomically viable, or better provision is made in an equally or more accessible location.</li> <li>• To facilitate access to both high-speed broadband and reliable mobile phone coverage</li> </ul>   | <ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring the vitality of town centres</li> <li>• Promoting healthy and safe communities</li> <li>• Supporting high quality communications</li> <li>• Making effective use of land</li> </ul>                          |
| Tourism                      | <ul style="list-style-type: none"> <li>• To support appropriate high-quality tourism businesses to increase local economy</li> <li>• To support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities.</li> </ul>  | <ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring the vitality of town centres</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> </ul>  |

## Having regard to national policies

The Neighbourhood Plan has been developed having regard to the NPPF, and has been prepared in general conformity with the Forest of Dean Core Strategy adopted in 2012.

An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF and Forest of Dean Core Strategy are outlined in Table 2 below.

**Table 2 : Summary of how each of the Neighbourhood Plan policies are in general conformity with the Core Strategy and have regard for the National Planning Policy Framework (2021)**

| Huntley Neighbourhood Plan Policies             | NPPF Section and Paragraph   | Regard to National Planning Policy (NPPF 2021)   | General Conformity with Forest of Dean Local Plan and Core Strategy   |
|---|--|--|---|
| HM1: New housing within the Settlement Boundary | Section 2 para 11<br>Section 5 para 61 - 64<br>Section 12 para 126-130, 132<br>Section 15 para 187 | <p>The inclusion of a housing allocation support ‘the presumption in favour of sustainable development’ by planning positively, shaping and directing development and providing for, and exceeding, the strategic development needs set out in the evidence base for the Forest of Dean Local Plan</p> <p>NPPF Section 5 “Delivering a sufficient supply of homes”, reflecting the national emphasis on meeting the different housing needs of different groups in the community</p> <p>This policy supports the provision of affordable housing and is consistent with the NPPF which outlines the need to widen opportunities for home ownership. Given the price of housing in Huntley, this policy ensures that a proportion of affordable housing is available for purchase.</p> <p>The policy seeks to support a mix of housing that meets an identified need in the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.</p> <p>NPPF Section 12 “Achieving well-designed places”, supporting the creation of high quality and</p> | <p>Core Strategy Policy CSP.4 Development at settlements</p> <p>This policy states that development should be concentrated at settlements and that it should be of a scale and nature which is compatible with the role of the settlement concerned. It relates to all development, and the requirement for it to be located in accord with the existing settlement pattern and hierarchy.</p> <p>Core Strategy Policy CSP-5 Housing</p> <p>This policy identifies the need for housing developments to take account of local housing needs and the current mix of homes available in the local area.</p> <p>This policy seeks affordable housing as a proportion of all housing on sites of over 5 dwellings or 0.16ha. The proportion will be 40% of the total number of dwellings on each site.</p> <p>Policy HM1 is in general conformity with the Core Strategy and the Site Allocations which identifies the Huntley Settlement Boundary.</p> |

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|  |                          | sustainable buildings and helping to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development  |   |
| HM2: New housing outside the Settlement Boundary     | Section 5 para 61 - 64   | <p>NPPF Section 5 “Delivering a sufficient supply of homes”, reflecting the national emphasis on meeting the different housing needs of different groups in the community</p> <p>This policy has not identified any potential sites outside of the Settlement Boundary.</p>   | <p>Core Strategy Policy CSP-5 Housing</p> <p>This policy identifies the need for housing developments to take account of local housing needs.</p> <p>The Forest of Dean Allocation Plan includes the Huntley settlement boundary. The new Local Plan may seek to update this boundary to reflect housing allocations. Therefore, the Huntley NDP and Policy HM2 will be updated within 6 months of the new Local Plan being adopted.</p> <p>Policy HM2 is in general conformity with the Core Strategy and the Site Allocations</p> |
| BE1: Historic environment and Non-Designated Assets. | Section 16 para 189, 190 | <p>NPPF Section 16 “Conserving and enhancing the historic environment” so that they can be enjoyed by existing and future generations.</p> <p>Huntley has a range of heritage assets which make up the character of the parish. There are also some non-designated assets which depict the history of the village.</p> <p>This policy seeks to preserve these assets.</p> | <p>Core Strategy Policy CSP. 1 Design, environmental protection and enhancement</p> <p>This policy states that the design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context.</p> <p>This includes the effect of any planning proposal on the landscape, the impact on any protected</p>                          |

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|   |  |  | <p>sites (natural and historic sites and heritage assets)</p> <p>Policy BE1 is in general conformity with the Core Strategy and the Site Allocations</p>  |
| <p>Policy BE2: Building design for new buildings and extensions</p> | <p>Section 12 para 125, 126-130, 132, 134<br/>Section 11 para 124, 125</p> | <p>This policy contributes to the NPPF requirement of good design in the built environment and the need to respond to local character and history of the local surroundings.</p> <p>NPPF Section 12 “Achieving well-designed places,” with good design being a key aspect of sustainable development, helping to create better places in which to live and work and helping make development acceptable to communities.</p> <p>NPPF Section 11 “achieving appropriate densities” seeks to protect a local area prevailing character and setting, thereby securing well designed, attractive and healthy places. The Huntley Design Guide which supplements the NDP identifies the dwelling densities that can be found in each local character area</p> <p>This policy seeks to ensure that any new development or extension sits well within the local character area</p> | <p>Core Strategy Policy CSP-1 Design and environmental protection</p> <p>This policy states that all new development should make a positive contribution to an area by way of its design and should be compatible with its surroundings. The design of any structure will reflect its purpose and the need for it to be energy efficient while making an economical use of resources. Especially important will be the assessment of the context of the proposed development. Rural areas can be especially sensitive to small changes such as the redevelopment of dwellings or the conversion of rural buildings. Particular care will be taken to ensure that such proposals do not adversely affect the traditional, settled appearance of the many small settlements and of the countryside.</p> <p>Policy BE2 is in general conformity with the Core Strategy</p> |
| <p>BE3: Promoting sustainability</p>                                | <p>Section 14 para 153 – 159</p>   | <p>NPPF Section 14 “meeting the challenge of climate change” supports the transition to a low carbon future in a changing climate.</p> <p>NPPF para 153 states “Plans should take a proactive approach to mitigating and adapting to</p>   | <p>Core Strategy Policy CSP. 2 Policy - Climate Change Adaptation</p> <p>This policy requires development proposals to demonstrate that the design and layout will reduce the impacts of climatic change and will</p>   |

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|  |  | <p>climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures”.</p> <p>This policy seeks appropriate measures to ensure the future resilience to climate change and supports the increase of use and supply of renewable and low carbon energy and heat, and the efficient management of water. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed</p>                            | <p>address water management, heating and cooling and biodiversity.</p> <p>Policy CSP. 3 Sustainable Energy within Development Proposals</p> <p>All major developments and other developments involving the construction of one or more dwelling(s) will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use by 20%.</p> <p>Policy BE3 is in general conformity with the Core Strategy</p>   |
| <p>Policy C1: Local Community Facilities</p> | <p>Section 6 para 84, 85<br/>Section 8 para 92, 93</p> | <p>NPPF Section 6 para 84 recognises that community facilities help to maintain the rural economy.</p> <p>NPPF section 8 “Promoting healthy and safe communities” which aims to provide the social, recreational and cultural facilities and services the community needs, including by guarding against the unnecessary loss of valued facilities and services, particularly if this would reduce the community’s ability to meet its day-to-day needs.</p> <p>Huntley has very few local facilities and this policy seeks to protect those that remain.</p> | <p>Core Strategy Policy CSP.8 Retention of community facilities</p> <p>This policy is intended to maintain access to community facilities and protect communities from not being able to gain access to a range of facilities or services.</p> <p>Core Strategy Policy CSP.9 Recreational and amenity land</p> <p>The purpose of the policy is to protect recreational and amenity land and to ensure that any recreation space that may be lost is replaced.</p> <p>Policy C1 is in general conformity with Local Plan which recognises the importance of community</p> |

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|  |   |  | facilities in the provision of sustainable development.  |
| Policy C2: New Community Facilities and Recreation Facilities      | Section 8 para 93   | To provide the social, recreational and cultural facilities and services the community needs. The NDP has identified some additional facilities that the community would like.   | There is no explicit policy direction with regards new or improved community facilities in the adopted Local Plan, however, CSP.7 encourages the development of the local economy and local employment opportunities.  |
| Policy C3: Local Green Space                                       | Section 8 para 92, 98-103   | NPPF Section 8 “Open space and recreation” aims to provide high quality open spaces and opportunities for sport and physical activity which is important for the health and well-being of communities.<br>Green space can also deliver benefits for nature and support efforts to address climate change.  | Core Strategy Policy CSP.9 Recreational and amenity land<br><br>Amenity land is an important asset in any area. It is especially important as part of the distinctive forest fringe landscapes, where built and open areas meet. It is often of visual, historical, natural and/or cultural importance. Amenity land, in the form of important open areas is protected by the Core Strategy where it is of cultural, historic, visual or functional importance.<br><br>Policy C3 is in general conformity with the Core Strategy |
| Policy NE1: Protecting and Enhancing the Local Landscape Character | Section 12 para 126-131<br>Section 14 para 160-164<br>Section 15 para 174, 175, 179 - 182 | NPPF Section 15 – conserving and enhancing the natural environment seeks to protect valued landscapes, beauty of the countryside and provide net gains for biodiversity<br><br>NPPF Section 12 – achieving well designed places ensures that development reflects local character and design and are sympathetic to the landscape setting. This section also recognises the role that Neighbourhood Plans can play in identifying the special qualities of an area | Core Strategy Policy CSP.1 Design and environment protection<br><br>This policy supports the protection of the character of the landscape and countryside. There are many elements that make up the character of the landscape and this policy covers :<br><br><ul style="list-style-type: none"> <li>• Important views</li> <li>• Safeguard habitats for protected species</li> <li>• Natural habitats such as ancient woodland</li> </ul>  |

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|   |                                      | <p>NPPF Section 14 – manage flood risk from all sources and steer new development to those areas with the lowest risk of flooding from any source.</p> <p>NPPF enables local communities to identify, for special protection, green areas of importance to them. Although the areas identified did not meet the criteria to be designated as Local Green Spaces, these areas are of significant importance locally and so have been included in Protection Zones.</p> <p>The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape.</p> | <ul style="list-style-type: none"> <li>• Archaeological and/ or historical interests.</li> <li>• Landscape character areas where building styles, layouts and building density form an essential part of the character</li> <li>• Scheduled Monuments or Listed Buildings</li> </ul> <p>Policy NE1 is in general conformity with the Core Strategy which recognises the importance of protecting the character of the landscape.</p>  |
| <p>Policy NE2: Protecting wildlife and securing biodiversity net gain</p> | <p>Section 15 para 174, 179, 180</p> | <p>NPPF Section 15 “Conserving and enhancing the natural environment”, in particular by minimising impacts on and supporting net gains for biodiversity and by identifying coherent ecological networks and local wildlife rich habitats.</p> <p>NPPF Section 15 para 174 States:<br/> “Planning policies and Decisions should contribute to and enhance the natural and local environment by:<br/> a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils</p>  | <p>Core Strategy Policy CSP.1 Design and environment protection</p> <p>This policy seeks to ensure that development makes a contribution to biodiversity enhancement and respects local character assessments.</p> <p>Policy CSP. 2 Policy - Climate Change Adaptation</p> <p>Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites</p> |

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|                 |                                   | <p>b) recognising the intrinsic character and beauty of the countryside.....</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”</p> <p>NPPF Section 15 para 179 seeks to protect and enhance biodiversity by ensuring local wildlife rich habitats, wildlife corridors, priority habitats and the protection of priority species have been identified in any proposals.</p> <p>This policy seek to protect and enhance local biodiversity features and habitats. The NDP has identified key wildlife habitats which it seeks to protect.</p> | <p>Developments will be required to make long lasting biodiversity enhancements. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development.</p> <p>Policy NE2 is in general conformity with the Core Strategy which recognises the importance of protecting the natural habitats and character of the landscape.</p> |
| NE3: Dark Skies | Section 12 para 126-130, 132, 134 | <p>This policy contributes to the NPPF requirement of good design in the built environment and the need to respond to local character of the local surroundings. This will include the provision of lighting schemes.</p> <p>NPPF Section 12 “Achieving well-designed places,” with good design being a key aspect of sustainable development, helping to create better places in which to live and helping make development acceptable to communities.</p>   | <p>Core Strategy Policy CSP-1 Design and environmental protection</p> <p>This policy states that all new development should make a positive contribution to an area by way of its design and should be compatible with its surroundings. Rural areas can be especially sensitive to small changes such as the redevelopment of dwellings or the conversion of rural buildings. Particular care will be taken to ensure that such proposals do not adversely</p>   |

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|  |   | <p>This policy seeks to ensure that any new development or extension sits well within the local character area and uses appropriate lighting for the character area.</p>  | <p>affect the traditional, settled appearance of the many small settlements and of the countryside.</p> <p>Policy BE2 is in general conformity with the Core Strategy</p>   |
| <p>Policy TT1: Sustainable transport and travel</p>        | <p>Section 9 para 104, 106, 107<br/>Section 8 para 100, 111</p> | <p>NPPF Section 9, “promoting sustainable transport” which promotes walking, cycling and public transport use, attractive and well-designed walking and cycling networks and sets out that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places</p> <p>NPPF Section 8 seeks to protect and enhance Public Rights of Way (PROW) look for opportunities to provide better facilities for users, such as extending existing PROWs.</p> <p>This policy supports the NPPF objective of promoting sustainable transport. It seeks to manage potential traffic issues arising from development and specifically addresses local parking standards for residential development.</p> <p>NPPF Para 111 states that development can be prevented if there is an unacceptable impact on highway safety, or the residential impact on the road network would be severe.</p> | <p>Core Strategy Policy CSP.1</p> <p>The means of travel to and from a development, and the infrastructure it needs have a direct bearing on the quality of the environment and will be considered as part of any proposals.</p> <p>Policy CSP. 7 Economy</p> <p>This policy supports transport investment that will aid economic development and ensuring that secure and safe environments result from any provision.</p> <p>Policy TT1 is in general conformity with the Core Strategy</p> |
| <p>Policy E1: Small-scale local employment development</p> | <p>Section 6 para 81, 84, 86<br/>Section 11 para 120</p>        | <p>The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable</p>  | <p>Policy CSP. 7 Economy</p> <p>The Core Strategy strongly supports economic development in rural areas. Economic development, including tourism based enterprise</p>   |

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| <p>Policy E2: Agricultural Development<br/>Policy E3: Protecting existing local employment</p> |                          | <p>development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy. Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and supports farm based diversification where farming remains the dominant element of the business. .</p> <p>NPPF Section 6 “Building a strong, competitive economy” which establishes that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt and positively and proactively encourage sustainable economic growth, and supports a prosperous rural economy.</p> <p>NPPF Section 11 “Making effective use of land” by the development of under-utilised buildings that could be used more effectively.</p> | <p>in rural areas is supported where it is compatible with the surroundings and landscape, and is sustainably located so that it contributes to the local area.</p> <p>Policy E1, E2, E3 are in general conformity with the Core Strategy</p>   |
| <p>Policy E4: Home Working and Live-Work Units</p>   | <p>Section 6 para 82</p> | <p>This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.</p> <p>The NPPF para 82 allows for needs not anticipated pre COVID and encourages new and flexible working practises.</p>  | <p>Policy CSP. 7 Economy</p> <p>This policy supports new ways of working to support the local economy. The Core Strategy strongly supports economic development in rural areas. It is supported where it is compatible with the surroundings and landscape, and is sustainably located so that it contributes to the local area.</p> <p>Policy E4 is in general conformity with the Core Strategy</p> |

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| <p>Policy E5: Promoting Mobile Telecommunications</p> | <p>Section 10 para 114, 115</p> | <p>NPPF Section 10 “Supporting high quality communications” which sets out that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.</p> <p>This policy seeks good mobile telecommunications to aid local business and to improve the social interactions within the community.</p>   | <p>Policy CS 10 supports ‘the provision of excellent electronic communications networks for all homes and businesses’.</p> <p>Policy E5 is in general conformity with the Core Strategy</p>  |
| <p>Policy TM1: Rural and Farm Tourism Development</p> | <p>Section 6 para 84</p>        | <p>NPPF Section 6 “supporting a prosperous rural economy” supports sustainable rural tourism and leisure developments which respects the local character.</p> <p>The policy in supporting development proposals for tourism and leisure facilities recognises the role that the area can play in ‘building a strong, competitive economy’ and ‘supporting a prosperous rural economy’ through sustainable rural tourism and leisure developments.’</p> | <p>Policy CSP. 7 Economy</p> <p>The Core Strategy strongly supports economic development in rural area, particularly tourism. It is supported where it is compatible with the surroundings and landscape, and is sustainably located so that it contributes to the local area.</p> |

## Achieving sustainable development

The NPPF states in paragraph 11 that a presumption in favour of sustainable development is at the heart of the NPPF. The NPPF defines sustainable development as having three dimensions; economic, social and environmental

The Huntley Neighbourhood Development Plan has been developed with regard to these principles and contributes to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:

- Supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need.
- Supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport, renewable energy generation and local employment opportunities.
- Protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views.
- Conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats.
- Supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of agricultural diversification
- Safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

Table 3 summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF.

**Table 3: Assessment of Huntley Neighbourhood Development Plan objectives and policies against sustainable development**

| Deliver economic sustainability  |   |
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| NPPF definition – ‘Contribute to building a strong, responsive economy’ and support growth, innovation and improved productivity; and ‘identifying and coordinating the provision of infrastructure’ |   |
| Objective  | <ul style="list-style-type: none"> <li>• To support appropriate small-scale employment development which provides local jobs.</li> <li>• To safeguard existing employment sites by refusing change of use unless it has been proven that it is uneconomically viable, or better provision is made in an equally or more accessible location.</li> <li>• To facilitate access to both high-speed broadband and reliable mobile phone coverage</li> <li>• To support appropriate high-quality tourism businesses to increase local economy</li> <li>• To support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities.</li> </ul> |

|            |  |
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|            | <ul style="list-style-type: none"> <li>• To utilise funds secured through new development to make appropriate improvements to community and recreational amenities.</li> <li>• To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed.</li> <li>• To ensure facilities required by a thriving local economy are provided without damaging the village feel.</li> </ul>  |
| Policies   | <p>E1: Small-scale local employment development<br/> E2: Agricultural development<br/> E3: Protecting existing local employment<br/> E4: Homeworking and Live-Work units<br/> E5: Promoting high speed broadband and mobile telecommunications<br/> TM1: Rural and farm tourism development<br/> TM2: Sustainable and responsible tourism</p>  |
| Commentary | <p>There is a recognition of the need to expand Huntley's small but not insignificant local economy. This would provide more local jobs so fewer people would have to drive out of Huntley to access jobs in other places. This will also help to sustain the vitality of Huntley's village centre.</p> <p>Local facilities, including tourism related, stimulate expenditure in the local economy and boost the attractiveness of the area. Support for the tourism sector also helps to promote local employment opportunities. Better local digital infrastructure promotes social inclusion with wider access to services and education and employment opportunities. An increased digital capability to work from home and access services also reduces the need to travel, benefitting the environment</p> |

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| Deliver social sustainability                                       |  |
| NPPF definition – 'Support strong, vibrant and healthy communities' |  |
| Objective   | <ul style="list-style-type: none"> <li>• To provide the amount of housing required by the Forest of Dean Local Plan.</li> <li>• To provide the type and size of housing required to meet local needs and are suitable for people of differing incomes at various stages of their lives</li> <li>• To ensure new development provide footpaths and cycle tracks for residents to travel between their homes and local transport, schools, businesses and community facilities.</li> <li>• Maintain the existing system of footpaths and cycle ways and seek to extend and improve these green links for the current and future population.</li> <li>• To support improvements to public transport so that residents have less need to use private motor vehicles.</li> <li>• To address traffic issues including the speed of vehicles through the parish, the effect of noise on amenity and the need for a safer environment for all residents.</li> <li>• To ensure new development has adequately planned for extensions to the local sewage system.</li> <li>• To utilise funds secured through new development to make appropriate improvements to community and recreational amenities.</li> </ul> |

|            |  |
|------------|--|
|            | <ul style="list-style-type: none"> <li>• To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed.</li> <li>• To ensure facilities required by a thriving local economy are provided without damaging the village feel.</li> <li>• To ensure change of use of the local community and recreational facilities to non-community use is only permitted when it can be demonstrated that the existing use is no longer economically viable.</li> </ul>   |
| Policies   | HM1: New housing within the Settlement Boundary<br>HM2: New housing outside the Settlement Boundary<br>BE1: Historic environment and non -designated assets<br>BE2: Building design for new buildings and extensions<br>C1: Local community facilities<br>C2: New community facilities and recreation facilities<br>TI1: Sustainable transport   |
| Commentary | <p>With the growing population of Huntley, it is important that the provision of community infrastructure keeps pace with this and, in particular, addresses gaps in provision. Alongside this, new development needs to be accessible to shops and services by means other than the private car, recognising that a car-centred village such as Huntley, lacking public transport, has problems of congestion through the village centre. Providing genuine alternatives, particularly walking and cycling, could help to alleviate a lot of short distance trips that are currently undertaken by car. This will also help to improve the health and wellbeing of the community.</p> <p>Safeguarding and providing local facilities has positive social effects for residents maintaining and enhancing services that are important for people's day to day lives. Such provision helps to reduce the amount of travel that people have to make out of the area.</p> <p>Housing policies will help to ensure that the right types of homes are delivered so that people can afford to buy them and that they provide for their needs.</p> <p>With the possibility of significant scales of growth on the edge of the village, it is important that good design and layouts make these developments feel part of the village, rather than a 'bolt-on'</p> <p>Good design is a key aspect of sustainable development, helping to create better places in which to live and work and helps make development acceptable to communities. Good design also supports sustainable economic growth, inclusive and healthy places and environmentally and climate friendly resilient places. on' Alongside this, important local green spaces that are special to the local community are protected.</p> |

**Deliver environmental sustainability**

NPPF definition – 'Contribute to protecting and enhancing our natural, built and historic environment' and 'mitigate and adapt to climate change'

|            |   |
|------------|---|
| Objective  | <ul style="list-style-type: none"> <li>• To protect and enhance the semi-rural setting of the village and its natural environment and to minimize the environmental impact of new development.</li> <li>• To retain and enhance publicly accessible open spaces around the village.</li> <li>• To ensure that the settlement of Huntley does not merge with neighbouring villages.</li> <li>• To preserve and enhance areas of wildlife interest and natural habitats.</li> <li>• To ensure that new development does not have an adverse environmental impact.</li> <li>• To conserve the historic character of Huntley.</li> <li>• To ensure that new development is designed to adapt to climate change.</li> <li>• To ensure that each new development is of a size, scale, density and design which will protect and enhance the rural setting of Huntley.</li> <li>• To ensure that any new housing development is located at sites that will result in minimum intrusion into the countryside.</li> <li>• To ensure that new housing developments incorporate appropriate areas of green open space to complement the rural setting of the village.</li> </ul> |
| Policies   | <p>C3: Green space<br/> NE1: Protecting and enhancing the natural environment<br/> NE2: Protecting wildlife and securing biodiversity net gain<br/> NE3: Dark Skies<br/> BE1: Historic environment and non-designated assets<br/> BE2: Building design for new buildings and extensions<br/> BE3: Promoting sustainability</p>  |
| Commentary | <p>The Community Survey highlighted that the most important thing to residents was the natural environment and wildlife, together with the character of Huntley.</p> <p>Huntley has a number of significant environmental and historic assets which should be protected. The village is surrounded by green space, and this could be used to support climate change, such as the introduction of SuDS, as well as support wildlife. The creation of three Protection Zones seeks to protect these areas, but could also assist with climate change and biodiversity net gain without damaging the area.</p> <p>Development must ensure that it provides a net gain in biodiversity and be appropriately landscaped. A way to achieve this is through good design.</p>   |

## EU obligations

The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).

In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights

## **Strategic Environmental Assessment (SEA)**

In circumstances where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. 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 may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Huntley Borough Council commissioned a Strategic Environmental Assessment screening of the Neighbourhood Plan and concluded that a full SEA was not required as it is unlikely to have any significant environmental effects.

## **Habitats Directive**

Under Directive 92/43/EEC, also known as the Habitats Directive 2, it must be ascertained whether the Huntley Neighbourhood Development Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.

Huntley Borough Council commissioned a Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

It can therefore be concluded that the Huntley Neighbourhood Plan will not cause adverse effects on European site integrity.

## **Convention on Human Rights**

The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation and in the Appendix A of the Neighbourhood Development Plan. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

The community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as set out in the Statement of Consultation.

## **Conclusion**

The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Huntley Neighbourhood Development Plan.

It is therefore respectfully suggested to the Examiner that the Huntley Neighbourhood Development Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.