



Dymock Neighbourhood Development Plan (2024 to 2026)

Basic Conditions Statement, February 2024

Prepared by the Neighbourhood Plan Steering Committee on
behalf of Dymock Parish Council

Introduction

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

In order to satisfy Regulation 15, Dymock 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 Dymock 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 2024 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 14 June 2018. 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 Dymock Neighbourhood Development Plan contributes to meeting these goals through its aims and objectives.

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

Aim	Plan Objectives	Relevant NPPF Goal
To deliver new housing which satisfies local growth requirements and fulfils local needs.	<ul style="list-style-type: none"> • Provide new housing as required by the Forest of Dean Local Plan. • Provide a range and size of housing required to meet the needs of the local community as identified in the Housing Survey. 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Promoting healthy and safe communities • Achieving well-designed places • Making effective use of land
To protect the Neighbourhood Area from inappropriate development by ensuring that all development enhances the rural and historic distinctiveness of the area.	<ul style="list-style-type: none"> • Ensure that each new development is of a size, scale, density and design that will protect the rural setting of the Neighbourhood Area. • Support development proposals that respect and enhance the local building characteristics and landscapes. • Ensure that any new housing development is located at sites that will result in minimum intrusion into the countryside. • Resist the establishment of unsuitable industrial and commercial development which is in sharp contrast to the Neighbourhood Area characteristics and undermines the attractiveness of the Neighbourhood Area to tourists and visitors. 	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Promoting healthy and safe communities • 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
To maintain and enhance the existing community amenities, services and facilities within the Neighbourhood Area.	<ul style="list-style-type: none"> • Utilise any funds secured through new development or grants to support and expand community sport and leisure activities for all age groups. • Support initiatives to provide new facilities and amenities where a clear community need has been expressed. • Ensure facilities required by the local residents are provided without damaging the local character. 	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities • Making effective use of land • Achieving well-designed places • Conserving and enhancing the historic environment
To ensure the rural and village landscape with its mixed farming, green spaces, views and	<ul style="list-style-type: none"> • Retain and enhance publicly accessible open green spaces within the Neighbourhood Area. 	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the natural environment • Promoting healthy and safe communities

<p>footpaths are retained.</p>	<ul style="list-style-type: none"> • Preserve and enhance areas of wildlife interest and natural habitats, particularly the areas of the wild Dymock Daffodils. • Ensure that new development does not have a disproportionate environmental impact. • Conserve the historic character of the Neighbourhood Area. • Ensure that new development is designed to adapt to climate change. 	<ul style="list-style-type: none"> • Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the historic environment • Conserving and enhancing the natural environment
<p>To improve the safety of the local road network, its pavements and footpaths allowing for better access and safety for all users.</p> <p>To strive to achieve national standards of electronic communications throughout the Neighbourhood Area.</p>	<ul style="list-style-type: none"> • Ensure new development provides safe footpaths and cycle tracks for residents to travel between their homes and local community facilities. • Maintain the existing system of footpaths and cycle ways and seek to extend and improve these for the current and future residents and visitors. • Support improvements to public transport so that residents are not isolated from services and facilities and have less need to use private motor vehicles. • Address traffic issues including the speed, volume, noise and pollution of vehicles through the Neighbourhood Area, their effect on amenity and the need for a safer environment for all residents. • Assess the increased need for parking in Dymock village and support the provision of appropriate parking facilities. • Promote the development of a footpath/cycle track along the line of the Herefordshire and Gloucestershire canal towpath enhancing connectivity between Dymock, Ledbury and Newent. • Facilitate access, coverage, consistency and efficiency of electronic communication 	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy and safe communities • Promoting sustainable transport • Achieving well-designed places • Supporting high quality communications

	throughout the Neighbourhood Area.	
To support and encourage small business development.	<ul style="list-style-type: none"> • Support appropriate small-scale employment development which provides employment opportunities for the local community. • Safeguard employment sites by resisting any change of use unless their current operation can be established as no longer economically viable. 	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities • Supporting high quality communications
To provide opportunities for the development of appropriate and proportionate tourism facilities to increase both the local and wider Forest of Dean economy.	<ul style="list-style-type: none"> • Support appropriate high-quality tourism businesses. • Support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities. • Promote the network of public footpaths, the daffodils, Dymock Poets and the historic architecture. 	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Making effective use of land • Achieving well-designed places

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)

Dymock 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: Provision of Housing to meet Local Needs	Section 2 para 11 Section 5 para 61 – 66, 71, 74 Section 12 para 132-135, 139-140 Section 14 para 160	<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 Dymock, 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 and beautiful places”, supporting the creation of high</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 Dymock Settlement Boundary.</p>

		<p>quality, beautiful and 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</p> <p>Section 14 NPPF para 160 states new development should “help increase the use and supply of renewable and low carbon energy and heat”</p>	
<p>HM2: Housing Development outside the Settlement Boundary</p> <p>HM2a: Dwellings for rural workers</p> <p>HM2b: Rural Exception Housing</p> <p>HM2c - Re-use of Redundant or Disused Buildings For Housing</p>	Section 5 para 82-84	<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>Exceptions Sites will be considered and are covered by policies HM2a, HM2b and HM2c.</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 Dymock settlement boundary. The new Local Plan may seek to update this boundary to reflect housing allocations. Therefore, the Dymock 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>

<p>BE1- Preservation and Enhancement of the Dymock Conservation Area</p> <p>BE2 – Protecting Archaeological Sites</p> <p>BE3 – Protecting Local Heritage Assets and Non-Designated Assets</p>	<p>Section 16 para 195-197, 204-207, 212</p>	<p>NPPF Section 16 “Conserving and enhancing the historic environment” so that they can be enjoyed by existing and future generations.</p> <p>Dymock 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 sites (natural and historic sites and heritage assets)</p> <p>Policy BE1, BE2 and BE3 are in general conformity with the Core Strategy and the Site Allocations</p>
<p>BE4: Building design for new buildings and extensions</p>	<p>Section 8 para 96</p> <p>Section 11 para 128-130</p> <p>Section 12 para 131-135, 139, 140</p> <p>Section 14 para 160</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 8 “Promoting healthy and safe communities which promote social interaction, are safe and accessible and enable healthy lifestyles. A good design would help to achieve this.</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.</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</p>

		<p>NPPF Section 12 “Achieving well-designed and beautiful 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>Section 14 NPPF para 160 states new development should “help increase the use and supply of renewable and low carbon energy and heat”</p> <p>This policy seeks to ensure that any new development or extension sits well within the local character area</p>	<p>ensure that such proposals do not adversely affect the traditional, settled appearance of the many small settlements and of the countryside.</p> <p>Policy BE4 is in general conformity with the Core Strategy</p>
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<p>SU1 - Delivering Sustainability</p> <p>NE1 – Managing Flood Risk</p>	<p>Section 14 para 158-166, 173, 175</p>	<p>NPPF Section 14 “meeting the challenge of climate change, flooding and coastal change” supports the transition to a low carbon future in a changing climate.</p> <p>NPPF para 158 states “Plans should take a proactive approach to mitigating and adapting to 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>NPPF para 160 states new development should “help increase the use and supply of renewable and low carbon energy and heat”</p> <p>NPPF para 165 directs new development away from areas at the highest risk of flooding.</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>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 address water management, heating, 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 SU1 and NE1 is in general conformity with the Core Strategy</p>
<p>C1: Local Community Facilities</p>	<p>Section 6 para 88-89 Section 8 para 96. 97, 103</p>	<p>NPPF Section 6 para 88 recognises that community facilities help to maintain the rural economy. Planning policies should enable the sustainable growth and expansion of businesses in rural areas, diversification of agriculturally based businesses, develop tourism and leisure businesses, as well as</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>ensure the retention and development of existing community facilities.</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>Dymock has very few local facilities and this policy seeks to protect those that remain. The Community Survey and Business Survey both supported the introduction of new businesses to the area.</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 facilities in the provision of sustainable development.</p>
C2: Green Space	Section 8 para 102-107	<p>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.</p> <p>Green space can also deliver benefits for nature and support efforts to address climate change.</p>	<p>Core Strategy Policy CSP.9 Recreational and amenity land</p> <p>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.</p> <p>Policy C2 is in general conformity with the Core Strategy</p>

<p>NE2– Protecting and Enhancing the Local Landscape Character</p>	<p>Section 12 para 131, 135-136 Section 15 para 180, 185-187</p>	<p>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</p> <p>NPPF Section 15 – conserving and enhancing the natural environment seeks to protect valued landscapes, beauty of the countryside and provide net gains for biodiversity</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>	<p>Core Strategy Policy CSP.1 Design and environment protection</p> <p>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 :</p> <ul style="list-style-type: none"> • Important views • Safeguard habitats for protected species • Natural habitats such as ancient woodland • Archaeological and/ or historical interests. • Landscape character areas where building styles, layouts and building density form an essential part of the character • Scheduled Monuments or Listed Buildings <p>Policy NE2 is in general conformity with the Core Strategy which recognises the importance of protecting the character of the landscape.</p>
<p>NE3 – Biodiversity</p>	<p>Section 15 para 180, 185 – 188, 191</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 180 States:</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>“Planning policies and Decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes. sites of biodiversity or geological value</p> <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>e) preventing new and existing development from contributing to, be put at unacceptable risk, or be adversely affected by, unacceptable levels of soil, air, water or noise pollution....</p> <p>NPPF Section 15 paras 185-188 seek 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.</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> <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 NE3 is in general conformity with the Core Strategy which recognises the importance of protecting the natural habitats and character of the landscape.</p>
NE4: Dark Skies	Section 12 para 135 Section 15 para 191	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>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</p>

		<p>NPPF Section 12 “Achieving well-designed and beautiful places,” with good design being a key aspect of sustainable development.</p> <p>Section 15 para 191 seeks to limit the impact of light pollution from artificial light on the local amenity, dark landscapes and nature conservation.</p> <p>This policy seeks to ensure that any new development or extension to existing buildings sits well within the local character area and uses appropriate lighting for the area.</p>	<p>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 which could introduce light pollution. 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 NE4 is in general conformity with the Core Strategy</p>
<p>TT1 – Improving Road Safety TT2 – Parking TT3: Sustainable Travel</p>	<p>Section 8 para 104 Section 9 109-112, 114-117</p>	<p>NPPF Section 8 seeks to protect and enhance Public Rights of Way (PROW) by looking for opportunities to provide better facilities for users, such as extending existing PROWs.</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>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>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>These policies support transport investment that will aid economic development and ensuring that secure and safe environments result from any provision.</p> <p>Policy TT1, TT2 and TT3 are in general conformity with the Core Strategy</p>

		NPPF Para 115 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.	
E1 – Local Employment Development E2 – Agricultural and Industrial Development E3 – Protecting Existing Local Employment	Section 6 para 88-89, 93 Section 11 para 124 Section 14 para 160	<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 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>Section 14 NPPF para 160 states new development should “help increase the use and supply of renewable and low carbon energy and heat”</p>	<p>Policy CSP. 7 Economy The Core Strategy strongly supports economic development in rural areas. Economic development, including tourism based enterprise 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>

E4: Live-Work Units	Section 6 para 86	<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 on the car for journeys to employment sites outside of the Parish.</p> <p>NPPF para 82 allows for needs not anticipated pre COVID and encourages new and flexible working practices.</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>
E5 – Telecommunications and Broadband	Section 10 para 114, 118, 119	<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 and high speed fibre connections 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>
TM1 - Rural and Farm Tourism Development	Section 6 para 88-89	<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> <p>Policy TM1 is in general conformity with the Core Strategy</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 Dymock 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 Dymock Neighbourhood Development Plan objectives and policies against sustainable development

Deliver economic sustainability	
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"> • To support appropriate small-scale employment development which provides local jobs. • 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. • To facilitate access to both high-speed broadband and reliable mobile phone coverage • To support appropriate high-quality tourism businesses to increase local economy • To support proposals for the change of use or redevelopment of agricultural buildings to tourism facilities.

	<ul style="list-style-type: none"> • To utilise funds secured through new development to make appropriate improvements to community and recreational amenities. • To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed. • To ensure facilities required by a thriving local economy are provided without damaging the village feel.
Policies	<p>C1: Local community facilities E1: Local employment development E2: Agricultural and Industrial development E3: Protecting existing local employment E4: Live-Work units E5: Telecommunications and Broadband TM1: Rural and farm tourism development</p>
Commentary	<p>There is a recognition of the need to expand Dymock's small but not insignificant local economy. This would provide more local jobs so fewer people would have to drive out of Dymock to access jobs in other places. This will also help to sustain the vitality of Dymock'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>

Deliver social sustainability	
NPPF definition – 'Support strong, vibrant and healthy communities'	
Objective	<ul style="list-style-type: none"> • To provide the amount of housing required by the Forest of Dean Local Plan. • 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 • To ensure new development provides footpaths and cycle tracks for residents to travel between their homes and local transport, schools, businesses and community facilities. • Maintain the existing system of footpaths and cycle ways and seek to extend and improve these green links for the current and future population. • To support improvements to public transport so that residents have less need to use private motor vehicles. • 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. • To utilise funds secured through new development to make appropriate improvements to community and recreational amenities.

	<ul style="list-style-type: none"> • To support initiatives to provide new community and recreational amenities and services where a clear community need has been expressed. • To ensure facilities required by a thriving local economy are provided without damaging the village feel. • 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.
Policies	<p>HM1: Provision of housing to meet local needs HM2: Housing development outside the Settlement Boundary BE1: Preservation and enhancement of the Dymock Conservation Area BE2: Protecting archaeological sites BE3: Protecting local heritage assets and non-designated assets BE4: Building design for new buildings and extensions SU1: Delivering sustainability C1: Local community facilities C2: Green Space TT1: Improving road safety TT2: Parking TT3: Sustainable travel E5: Telecommunications and Broadband TM1: Rural and farm tourism development</p>
Commentary	<p>With the growing population of Dymock, 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 Dymock, 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. With the possibility 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. Good design should mitigate climate change and help to achieve net zero carbon emissions.</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"> • To protect and enhance the semi-rural setting of the parish and its natural environment and to minimize the environmental impact of new development. • To retain and enhance publicly accessible open spaces around the parish. • To ensure that the settlement of Dymock does not merge with neighbouring villages. • To preserve and enhance areas of wildlife interest and natural habitats. • To ensure that new development does not have an adverse environmental impact. • To conserve the historic character of Dymock. • To ensure that new development is designed to adapt to climate change. • To ensure that each new development is of a size, scale, density and design which will protect and enhance the rural setting of Dymock. • To ensure that any new housing development is located at sites that will result in minimum intrusion into the countryside. • To ensure that new housing developments incorporate appropriate areas of green open space to complement the rural setting of the village.
Policies	BE1: Preservation and enhancement of the Dymock Conservation Area BE2: Protecting archaeological sites BE3: Protecting local heritage assets and non-designated assets BE4: Building design for new buildings and extensions SU1: Delivering sustainability C2: Green Space NE1 : Managing flood risk NE2 : Protecting and Enhancing the Local Landscape Character NE3 : Biodiversity NE4: Dark Skies
Commentary	<p>The Community Survey highlighted that the most important thing to residents was the natural environment and wildlife, together with the character of Dymock.</p> <p>Dymock has a number of significant archaeological and historic assets which should be protected. The maintenance and expansion of the daffodil verges and fields could assist with climate change and biodiversity whilst creating an attractive landscape without damaging the area. Development must ensure that it provides a net gain in biodiversity and be appropriately landscaped. Development should be designed to mitigate climate change and work towards achieving net zero carbon emissions. 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.

Forest of Dean District Council commissioned a Strategic Environmental Assessment screening of the Neighbourhood Plan which 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 Dymock 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.

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

It can therefore be concluded that the Dymock 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 Dymock Neighbourhood Development Plan.

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