



Basic Conditions Statement

**Submission to Stafford Borough Council
February 2015**

1. Introduction

- 1.1. This statement has been prepared by Gnosall Parish Council to accompany its submission version of the Gnosall Neighbourhood Plan. These two documents along with a Consultation Statement will be submitted to Stafford Borough Council, under Regulation 15 of the Neighbourhood (General) Planning Regulations 2012.
- 1.2. A Basic Conditions statement has been prepared to demonstrate how the pre-submission Gnosall Neighbourhood Plan meets the basic conditions set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#). A Neighbourhood Plan must meet these conditions if it is to proceed to a referendum and be made. The Basic Conditions are:
- Have regard to national policy and guidance from the Secretary of State
 - Contribute to sustainable development
 - Have general conformity with the strategic policies of the development plan for the area or any part of that area
 - Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- 1.3. This statement addresses each of the four points and explains how the requirements of the Basic Conditions have been met.

2. Background

- 2.1. Gnosall Parish Council is the qualifying body who is responsible for the preparation of the Neighbourhood Plan. The Parish Council submitted proposals to prepare a Neighbourhood Plan for the parish of Gnosall based on the parish boundary.
- 2.2. Following a six week public consultation, the Gnosall Neighbourhood Plan area was formally approved and designated by Stafford Borough Council on 4 July 2014. Subsequently a Neighbourhood Plan Working Group was developed consisting of local people from the parish. This group has met regularly to prepare the pre-submission Neighbourhood Plan.
- 2.3. The pre-submission Gnosall Neighbourhood Plan has been developed through effective consultation with the people of Gnosall, including key stakeholders within the Parish. A robust community consultation supports the evidence base and justification for the development of the draft plan and more importantly the policies.
- 2.4. The feedback of an extensive survey identified key priorities for the Neighbourhood Plan to address and provided comprehensive feedback to support the Neighbourhood Plan. The Consultation Statement, which

accompanies the Basic Conditions Statement and the Gnosall Neighbourhood Plan details the consultation exercises that have taken place, and summarises the key findings of the survey.

2.5. The Parish Council has worked alongside officers at Stafford Borough Council throughout the preparation of the draft plan.

3. Pre-submission Public Consultation

3.1. The Neighbourhood Plan has undergone a pre-submission public consultation for the statutory six week period between the 15th December 2014 and 22nd January 2015. The comments received have been recorded and considered and summarised in the submitted Consultation Report.

4. What is being proposed in the Neighbourhood Plan?

4.1. The pre-submission Gnosall Neighbourhood Plan proposes a range of planning policies. It establishes a settlement boundary for Gnosall which includes sites for new housing development, some permitted and some proposed sites. The Plan seeks to protect and enhance the open space and open countryside within the Neighbourhood area and encourage economic activity within the rural parts of the village to help achieve sustainable development.

4.2. The Plan sets out a vision to deliver five key priorities underpinned by subsequent planning policies. The five key priorities of the pre-submission Gnosall Neighbourhood Plan are:

- Employment, Rural Diversification and the Local Economy
- Sustainable Development Strategy
- Housing Provision
- Environmental Protection and Community Facilities
- Maximise Local Benefits for the Community

4.3. The policies in the pre-submission Gnosall Neighbourhood plan relate to the development and use of land in the designated Neighbourhood Area and have 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 (General) Regulations 2012. The Plan period covers the whole of the Parish for the period up to 2031, which is the same period as the Plan for Stafford Borough.

4.4. The 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 Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the neighbourhood area.

5. The Neighbourhood Plan and its conformity with National Policy and the Local Development Plan.

5.1. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and local strategic planning policies set out in the Local Plan – the Plan for Stafford Borough (PFSB).

5.2. The PFSB sets out a development strategy which includes a sustainable settlement hierarchy. This has been identified to deliver a sustainable pattern of growth and to meet the scale of housing and employment need over the plan period

5.3. The PFSB provides a clear framework for delivering housing and employment growth in the towns of Stafford and Stone and the 11 Key Service Villages (KSVs). The scale and distribution of growth is set out in the development strategy of the PFSB Spatial Principles.

5.4. Spatial Principle 4 requires the provision of 1200 dwellings to be delivered across the 11 KSVs and 800 dwellings for the rural parts of Stafford Borough. A large proportion of these targets are already committed through granted planning permissions. The pre-submission Gnosall Neighbourhood Plan, particularly policies 3, 4, 5, 6 and 7, help support the PFSB and contribute to achieving the housing provision by delivering approximately 230 new dwellings within the defined settlement boundary.

5.5. The policies of the Neighbourhood Plan (Policies 1, 2, and 5) will support Spatial Principle 5 and help contribute to delivering new employment space for the rest of Stafford borough. This is achieved by encouraging home based working and expanding upon a range of small scale sustainable economic activities within the rural area through the conversion of existing buildings, re-use or conversion of barn and farm buildings.

5.6. The Neighbourhood Plan sets out a total of 14 local policies. The table below shows these policies and how they conform to the PFSB and the NPPF.

Gnosall Neighbourhood Plan Policies	Plan for Stafford Borough	National Planning Policy Framework
<p>Policy 1 - Home-Working</p> <p>Small-scale, home-based businesses will be supported provided it can be demonstrated that:</p> <p>(a) residential amenity and character of the neighbourhood, or rural character, will not be unacceptably harmed by virtue of noise, smell, traffic generation, health and safety impacts, scale, design, appearance or nature of operations;</p> <p>(b) the operation of the business activity can be contained within the existing curtilage of the premises;</p> <p>(c) the operation of the business activity does not require substantial external modification of the premises.</p>	<p>SP5 - Stafford Borough Employment Growth distribution</p> <p>SP6 - Achieving Rural Sustainability</p> <p>E1 - Local Economy</p> <p>E2 - Sustainable Rural Development</p> <p>N1 - Design</p>	<p>NPPF paragraph 19, 20 and 21 - Building a strong and competitive economy</p> <p>NPPF paragraph 28 - Supporting a prosperous rural economy</p>
<p>Policy 2 - Rural Diversification</p> <p>Development proposals to diversify and expand upon the range of sustainable economic activities undertaken in the rural area will be supported and encouraged by the Parish Council both through the conversion of existing buildings and through the provision of well-designed new buildings, where this;</p> <p>(a) would be compatible with existing agricultural operations in the rural area; (b) would be of a scale and character consistent with its surrounding landscape and buildings;</p> <p>(c) would be capable of providing adequate access and parking arrangements, and;</p>	<p>SP3 - Stafford Borough Sustainable Settlement Hierarchy</p> <p>SP5 - Stafford Borough Employment Growth distribution</p> <p>SP6 Achieving rural sustainability</p> <p>E1 - Local Economy</p> <p>E2 - Sustainable Rural Development</p>	<p>NPPF paragraph 19, 20 and 21 - Building a strong and competitive economy</p> <p>NPPF paragraph 28 - Supporting a prosperous rural economy</p>

<p>(d) would not to lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.</p>		
<p>Policy 3 - Housing Provision 2011-2031</p> <p>In order to achieve the scale of new housing identified in Spatial Principle SP4 of the PFSB (June 2014) and to meet the future needs of the Parish the dwelling allocation is 230 dwellings for Gnosall village (Gnosall and Gnosall Heath) and 20 dwellings for the rural area of the Parish over 20 years (2011-2031).</p> <p>In accordance with the clear local preferences expressed in the community survey at least 40% of the dwellings on these sites should, ideally, be 1 or 2 bed roomed properties.</p>	<p>SP2 - Stafford Borough Housing and Employment requirements</p> <p>SP3 - Stafford Borough Sustainable Settlement Hierarchy</p> <p>SP4 - Stafford Borough Housing Growth Distribution</p> <p>SP6 - Achieving Rural Sustainability</p> <p>SP7 - Supporting the location of new development</p> <p>C2 - Affordable Housing</p> <p>C5 - Residential Proposals outside the Settlement Hierarchy</p>	<p>NPPF paragraph 14 - Presumption in Favour of Sustainable Development,</p> <p>NPPF paragraph 17 - Core Planning Principles,</p> <p>NPPF paragraph 47 , 49, and 50- Delivering a wide choice of high quality homes,</p> <p>NPPF paragraph 157 - Plan Making</p>
<p>Policy 4 - Dwelling, Barn and Farm Building Conversions in the Parish</p> <p>Provision for increased residential capacity either from within the existing housing stock or through the reuse and conversion of</p>	<p>E1 - Local Economy</p> <p>E2 - Sustainable Rural Development</p>	<p>NPPF paragraph 28 - Supporting a prosperous rural economy</p>

<p>other buildings will be supported, where this:</p> <p>(a) would retain the amenity and character of existing residential areas and;</p> <p>(b) would provide opportunities for economic regeneration or environmental enhancement and;</p> <p>(c) would allow the retention or improvement of buildings of historical or architectural importance in accordance with PFSB and;</p> <p>(d) would not create sporadic development in the countryside where first preference will be given for the reuse of existing buildings for employment purposes and;</p> <p>(e) would not impose a significant detrimental impact on the highway network.</p>	<p>SP3 - Stafford Borough Sustainable Settlement Hierarchy</p> <p>SP4 - Stafford Borough Housing Growth Distribution</p> <p>SP6 - Achieving rural Sustainability</p> <p>C2 - Housing Conversions and Subdivision</p> <p>Policy C5 - Residential Proposals outside the Settlement Hierarchy</p> <p>Policy N1 - Design</p> <p>Policy N9 - Historic environment</p>	<p>NPPF paragraph 55 - Delivering a wide choice of quality homes</p> <p>NPPF paragraph 111- Conserving and Enhancing the natural environment</p>
<p>Policy 5 - Support for Creative and Innovative Infill Development</p> <p>The Parish Council will support infill development within Gnosall and Gnosall Heath which fits with the overall character of the area, would be of an appropriate scale in terms of plot size, layout and density and would not significantly impact on the character and amenity of the village.</p> <p>Proposals will be supported where they respect the character of the immediate area in terms of building height, scale, mass,</p>	<p>SP3 - Stafford Borough Sustainable Settlement Hierarchy</p> <p>SP4 - Stafford Borough Housing Growth Distribution</p> <p>SP7 - Supporting the location of new development</p>	<p>NPPF paragraph 58 and 59 - Requiring good design</p>

<p>design, appearance and materials.</p>	<p>N1- Design</p>	
<p>Policy 6 - Support for Good Design</p> <p>New development proposals that exhibit good design and contribute positively to the built environment of the Parish will be supported, particularly where they:</p> <p>(a) respond to the local context and the form of surrounding Buildings and,</p> <p>(b) take account of landscape and topographical features and respect local character and,</p> <p>(c) reinforce local architectural distinctiveness and,</p> <p>(d) ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping are well related to ensure an integrated and attractive development and,</p> <p>(e) ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible and,</p> <p>(f) seek to use traditional materials consistent with the local building vernacular to help retain and enhance the local character of existing and new buildings and their environments. The use of traditional materials will also be preferred for repairs to roads, pavements, kerbs and underground services where possible and appropriate, depending on functional requirements and,</p> <p>(g) adopt the principles of sustainable urban drainage systems (SUDS) and,</p> <p>(h) include innovative, low carbon design components,</p>	<p>SP7 - Supporting the location of new development</p> <p>N1 Design</p> <p>N2 Climate Change</p> <p>N3 – Low Carbon Sources and Renewable Energy</p> <p>N4 – The Natural Environment and Green Infrastructure</p> <p>N8 - Landscape</p> <p>T1 - Transport</p>	<p>NPPF paragraph 58, and 60 – Requiring Good design</p> <p>NPPF paragraph 94, 95, and 97 – Meeting the challenge of Climate Change, flooding and coastal change</p> <p>NPPF paragraph 126 - Conserving and enhancing the historic environment</p>

- (i) include sustainable design, construction and operational elements and,
- (j) use hedging and/or trees for highways boundaries where possible and where in keeping with the existing streetscape and,
- (k) ensure safe access for pedestrians, cyclists and road users and,
- (l) promote walking, cycling and public transport use and,
- (m) include adequate, accessible and visually suitable provision for waste and recycling bins.

Policy 7 – Settlement Boundary

Map 6 shows the defined Settlement Boundary for Gnosall and Gnosall Heath in accordance with the Plan for Stafford Borough, of which development within the settlement boundary will be supported.

SP2 - Stafford Borough Housing and Employment requirements

SP3 - Stafford Borough Sustainable Settlement Hierarchy

SP4 - Stafford Borough Housing Growth Distribution

SP6 - Achieving Rural Sustainability

SP7 - Supporting the location of new development

NPPF paragraph 14 - Presumption in Favour of Sustainable Development,

NPPF paragraph 17 - Core Planning Principles,

NPPF paragraph 47 , 49, and 50- Delivering a wide choice of high quality homes,

NPPF paragraph 157 - Plan Making

	C5 - Residential Proposals outside the Settlement Hierarchy	
<p>Policy 8 - Enhancing, protecting and, where possible, increasing Open Space and Recreation Provision</p> <p>The retention and improvement of existing open spaces as defined on the Proposals Map will be supported. The provision of an area of recreation in Gnosall Heath will be particularly be supported should opportunities arise and should incorporate a children’s play area in addition to a facility for casual sports.</p>	C7 - Open Space, Sport and Recreation	NPPF paragraph 73 - Promoting healthy communities
<p>Policy 9 - Protecting and Enhancing Rights of Way</p> <p>Any new developments should ensure that all existing footpaths, bridleways, cycle ways and other rights of way that they will impact upon are retained. In addition, wherever possible, local improvements and extensions to the rights of way network will be sought as part of proposals.</p>	N4 – Natural Environment and Green Infrastructure	NPPF paragraph 75 - Promoting healthy communities
<p>Policy 10 - Open Countryside</p> <p>Support will be given to innovative and creative land management measures that protect and enhance the intrinsic value of the countryside around Gnosall and Gnosall Heath and allow for improved access and connections between the rural and built parts of the Parish.</p>	SP6 - Achieving Rural Sustainability	NPPF paragraph 17 - Core Planning Principles NPPF paragraph 70 and 73 - Promoting Healthy Communities
<p>Policy 11 – Local Green Space</p> <p>Special recognition, positive enhancement and protection from development is given to the areas of Local Green Space identified on Map 10.</p>	N4 - The Natural Environment and Green Infrastructure	NPPF paragraph 76 - Promoting Healthy Communities

<p>This positive protection is based on adherence to the following principles:</p> <p>(a) to conserve and enhance the special character, heritage and distinctiveness of the areas and their recreational value to the community,</p> <p>(b) to conserve and enhance viewpoints and safeguard views out of the areas,</p> <p>(c) to promote improved access to the areas and enhancement to rights of way.</p>		
<p>Policy 12 - Pre-application Discussions</p> <p>Applicants and the Local Planning Authority are strongly encouraged to actively engage with the Parish Council in respect of pre -application discussions relating to planning applications within the Parish area. The comments of the Parish Council shall be given full and proper consideration.</p>		<p>NPPF paragraph 155 - Plan Making</p> <p>NPPF paragraph 183 – Neighbourhood Plans</p> <p>NPPF paragraph 188 and 189 – Pre-application engagement and front loading</p>
<p>Policy 13 - Consultation on draft Planning Obligation terms Applicants and the Local Planning</p> <p>Authority and the Local Planning Authority are strongly encouraged to consult with the Parish Council in respect of the draft terms and detailed provisions of any proposed Planning Obligations under S.106 of the Town & Country Planning Act which are intended to be attached to planning permissions for development within the Parish area. This shall be to ensure that, as far as possible, any relevant financial provisions shall be ring-fenced for use off-site within the Parish.</p>		
<p>Policy 14 - Local Priorities for Infrastructure in Gnosall</p> <p>The financing and delivery of the following infrastructure projects using the Parish Council’s proportion of the community</p>	<p>Policy 11 Infrastructure Delivery Policy</p>	<p>NPPF paragraph 175 - Using a proportionate evidence base</p>

Infrastructure Levy, financial contributions through Planning Obligations and any other sources funding will be prioritised as follows:

- i. A new community centre to replace the Grosvenor Centre.**
- ii. A third phase of ‘The Acres’ to provide recreation facilities.**
- iii. Recreational facilities, such as an all-weather sports pitch or a skate park, to meet the needs of the young adults in the village.**

These priorities will be reviewed by the Parish Council at least every five years through the plan period to 2031 and will be consulted on prior to any change.

6. Neighbourhood Plans must contribute towards achieving Sustainable Development

- 6.1. One of the basic conditions underlying a Neighbourhood Plan should be that it contributes towards the achievement of sustainable development.
- 6.2. The Government's approach towards sustainable development is set out in the [National Planning Policy Framework \(NPPF\)](#). This is essentially about enabling growth for the current needs of the population and for future generations to come.
- 6.3. The NPPF describes three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- An Economic Role - Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - A Social Role - Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - An Environmental Role - Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.4. There are many ways of demonstrating how Neighbourhood Plans contribute towards achieving sustainable development. Although Neighbourhood Plans are not required to carry out a Sustainability Appraisal, such an approach can be used to show how Neighbourhood Plans support the achievement of sustainable development. In order to do this, it is necessary to identify sustainability objectives that comprise a balance of socio-economic and environmental benefits.
- 6.5. For the purpose of the Gnosall Neighbourhood Plan, an approach has been undertaken using the sustainability objectives applied in the Plan for Stafford Borough, to show how the policies of the draft plan compare against sustainability objectives and contributes towards achieving sustainable development. The sustainability objectives are listed below.

Economic Objectives

1. *To create high, stable and equitable levels of employment*
2. *To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues*
3. *To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities*
4. *To support the needs of the local rural economy and communities*
5. *To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.*

Social Objectives

6. *To ensure that everyone has the opportunity of a decent and affordable home*
7. *To improve opportunities for access for all to work, education, health and local services*
8. *To reduce and prevent crime, and reduce the fear of crime*
9. *To reduce the impact of noise and light pollution*
10. *To improve health, safety and well-being across the whole community.*

Environmental Objectives

11. *To reduce societal contributions to climate change*
12. *To protect and enhance biodiversity*
13. *To protect and conserve soil*
14. *To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.*
15. *To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.*

Community Objectives

16. *To create a sense of community identity and belonging*
17. *To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities*
18. *To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community*
19. *To encourage a strong, inclusive, community and voluntary sector*
20. *To engender a sense of civic and neighbourhood values, responsibility and pride.*

6.6. The sustainability objectives shown above have been applied in the Appraisal Table below to carry out an appraisal of the policies contained in the plan. The sustainability objectives are shown in the columns and the Neighbourhood Plan policies in the rows.

Appraisal Table

Gnosall Neighbourhood Plan Policies	Sustainability Objectives – Economic				
	1	2	3	4	5
1 Home Working	Compatible	Compatible	Compatible	Compatible	Compatible
2 Rural Diversification	Compatible	Compatible	Compatible	Compatible	Compatible
3 Housing Provision	Compatible	Neutral	Compatible	Compatible	Compatible
4 Dwelling, Barn & Farm building Conversions in the Parish	Compatible	Neutral	Compatible	Compatible	Compatible
5 Support for Creative & Innovative Infill Development	Compatible	Neutral	Compatible	Compatible	Compatible
6 Support for Good Design	Compatible	Neutral	Compatible	Compatible	Compatible
7 Settlement Boundary	Compatible	Compatible	Compatible	Compatible	Compatible
8 Enhancing, protecting &, where possible, increasing Open Space and Recreation Provision.	Neutral	Neutral	Compatible	Compatible	Compatible
9 Protecting & Enhancing Rights of Way	Neutral	Neutral	Compatible	Compatible	Compatible
10 Open Countryside	Neutral	Neutral	Compatible	Compatible	Compatible
11 Local Green Spaces	Neutral	Neutral	Compatible	Compatible	Compatible
12 Pre-application discussions	Neutral	Neutral	Compatible	Compatible	Neutral
13 Consultation on draft Planning Obligation Terms	Neutral	Neutral	Compatible	Compatible	Neutral
14 Local Priorities for Infrastructure in Gnosall	Neutral	Neutral	Compatible	Compatible	Compatible
	Sustainability Objective – Social				
	6	7	8	9	10
1 Home Working	Neutral	Compatible	Neutral	Compatible	Compatible
2 Rural Diversification	Compatible	Compatible	Neutral	Neutral	Compatible
3 Housing Provision	Compatible	Compatible	Neutral	Neutral	Compatible
4 Dwelling, Barn & Farm building Conversions in the Parish	Compatible	Compatible	Neutral	Neutral	Neutral
5 Support for Creative & Innovative	Compatible	Compatible	Neutral	Neutral	Compatible

Infill Development					
6 Support for Good Design	Compatible	Compatible	Compatible	Neutral	Compatible
7 Settlement Boundary	Compatible	Compatible	Neutral	Neutral	Compatible
8 Enhancing, protecting &, where possible, increasing Open Space and Recreation Provision.	Neutral	Compatible	Neutral	Neutral	Compatible
9 Protecting & Enhancing Rights of Way	Neutral	Compatible	Neutral	Neutral	Compatible
10 Open Countryside	Neutral	Compatible	Neutral	Neutral	Compatible
11 Local Green Space	Neutral	Compatible	Neutral	Neutral	Compatible
12 Pre-application discussions	Neutral	Neutral	Neutral	Neutral	Compatible
13 Consultation on draft Planning Obligation Terms	Neutral	Neutral	Neutral	Neutral	Compatible
14 Local Priorities for Infrastructure in Gnosall	Neutral	Compatible	Neutral	Neutral	Compatible
	Sustainability Objective – Environmental				
	11	12	13	14	15
1 Home Working	Compatible	Neutral	Compatible	Neutral	Compatible
2 Rural Diversification	Compatible	Neutral	Compatible	Neutral	Compatible
3 Housing Provision	Compatible	Compatible	Neutral	Neutral	Compatible
4 Dwelling, Barn & Farm building Conversions in the Parish	Compatible	Compatible	Compatible	Neutral	Compatible
5 Support for Creative & Innovative Infill Development	Compatible	Neutral	Compatible	Neutral	Compatible
6 Support for Good Design	Compatible	Compatible	Compatible	Compatible	Compatible
7 Settlement Boundary	Compatible	Compatible	Neutral	Neutral	Compatible
8 Enhancing, protecting &, where possible, increasing Open Space and Recreation Provision.	Compatible	Compatible	Compatible	Compatible	Compatible
9 Protecting & Enhancing Rights of Way	Compatible	Compatible	Compatible	Neutral	Compatible
10 Open Countryside	Compatible	Compatible	Compatible	Compatible	Compatible
11 Local Green Space	Compatible	Compatible	Compatible	Neutral	Compatible
12 Pre-application discussions	Neutral	Neutral	Neutral	Neutral	Compatible

13 Consultation on draft Planning Obligation Terms	Neutral	Neutral	Neutral	Neutral	Compatible
14 Local Priorities for Infrastructure in Gnosall	Compatible	Neutral	Neutral	Neutral	Neutral
	Sustainability Objective – Community				
	16	17	18	19	20
1 Home Working	Compatible	Neutral	Neutral	Neutral	Compatible
2 Rural Diversification	Neutral	Neutral	Compatible	Neutral	Compatible
3 Housing Provision	Compatible	Compatible	Compatible	Neutral	Compatible
4 Dwelling, Barn & Farm building Conversions in the Parish	Compatible	Neutral	Compatible	Neutral	Compatible
5 Support for Creative & Innovative Infill Development	Compatible	Neutral	Compatible	Neutral	Compatible
6 Support for Good Design	Compatible	Neutral	Neutral	Neutral	Compatible
7 Settlement Boundary	Compatible	Compatible	Compatible	Neutral	Compatible
8 Enhancing, protecting &, where possible, increasing Open Space and Recreation Provision.	Compatible	Neutral	Compatible	Neutral	Compatible
9 Protecting & Enhancing Rights of Way	Compatible	Neutral	Compatible	Neutral	Compatible
10 Open Countryside	Compatible	Neutral	Compatible	Neutral	Compatible
11 Local Green Space	Compatible	Neutral	Compatible	Neutral	Compatible
12 Pre-application discussions	Compatible	Neutral	Compatible	Neutral	Compatible
13 Consultation on draft Planning Obligation Terms	Compatible	Neutral	Compatible	Neutral	Compatible
14 Local Priorities for Infrastructure in Gnosall	Compatible	Neutral	Compatible	Compatible	Compatible

6.7. The appraisal above indicates that most of the policies contained in the Gnosall Neighbourhood Plan are either compatible or neutral compared with the sustainability objectives. Neutral is considered as having no effect at all, while compatible shows support towards achieving a sustainability objective.

6.8. The Parish Council is satisfied that this appraisal shows the Gnosall Neighbourhood Plan contributes towards achieving sustainable development.

7. The Neighbourhood Plan and its compatibility with EU obligations including human rights requirements.

- 7.1. The Neighbourhood Plan has had regard to EU obligations and the human rights requirements. It is compatible with all requirements.
- 7.2. The Neighbourhood Plan proposes to secure new housing developments within a defined settlement boundary. It seeks to encourage new economic activity through the use of existing buildings and also safeguard open spaces that are considered of high value to the Parish.
- 7.3. In order to meet the basic conditions of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan including the proposals and policies set out in the plan must be screened / assessed to determine whether a Strategic Environmental Assessment (SEA) or a Habitat Regulation Assessment (HRA) is required and if any significant environmental effects are likely to occur from the Neighbourhood Plan.
- 7.4. Stafford Borough Council has carried out and prepared a screening assessment on the Gnosall Neighbourhood Plan and has determined that in their opinion, the plan meets the basic conditions of not breaching, and otherwise being compatible with EU Obligations and Human Right requirements. The screening assessment confirms there are no likely significant environmental effects arising from the Gnosall Neighbourhood Plan and a SEA or HRA will not be required.
- 7.5. A reform in Neighbourhood Planning Regulations take place with effect from February 2015, which require Neighbourhood Plan areas to submit either: a statement of reasons; environmental report; or an explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive to accompany a Neighbourhood Plan when it is submitted to a local planning authority. The screening assessment undertaken by Stafford Borough Council fulfils this statutory requirement and will accompany the final submission of the Neighbourhood Plan.