

Neighbourhood Plan 2020-2026



BASIC CONDITIONS STATEMENT

**ABBOTS LEIGH, HAM GREEN,
PILL, EASTON-IN-GORDANO**

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1 INTRODUCTION

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 requires a neighbourhood plan submission to be accompanied by "a statement explaining how the proposed neighbourhood plan meets the requirements of Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

This requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:

- i. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- ii. the making of the neighbourhood plan contributes to the achievement of sustainable development.
- iii. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- iv. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- v. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).

2 LEGAL REQUIREMENTS

2.1 This Basic Conditions Statement has been prepared to accompany the Abbots Leigh, Ham Green, Pill & Easton-in-Gordano Neighbourhood Plan and accompanies the submission of the Plan to North Somerset Council.

2.2 The Neighbourhood Plan is a joint plan between the parishes of Abbots Leigh and Pill & Easton-in-Gordano and has been prepared by a Steering Group representing the two parish communities. It has been formally submitted on behalf of both parishes by Pill & Easton-in-Gordano Parish Council, a qualifying body (as defined in the Localism Act 2011), for the Neighbourhood Area covering the Parishes of Abbots Leigh and Pill & Easton-in-Gordano.

2.3 The Neighbourhood Plan 2020-2036 is a Neighbourhood Development Plan as defined in the Localism Act 2011. The plan deals with planning issues which specifically relate to the use and development of land within the neighbourhood area only.

2.4 The plan period is from 2020-2026 and it does not contain policies relating to excluded development in accordance with the Regulations. Royal Portbury Dock, which lies within the Neighbourhood Area, is subject to a particular planning and development regime which relates to the Bristol Port Company and arises from primary legislation to establish the dock project with exemptions provided via elements of the General Permitted Development Order 1995.

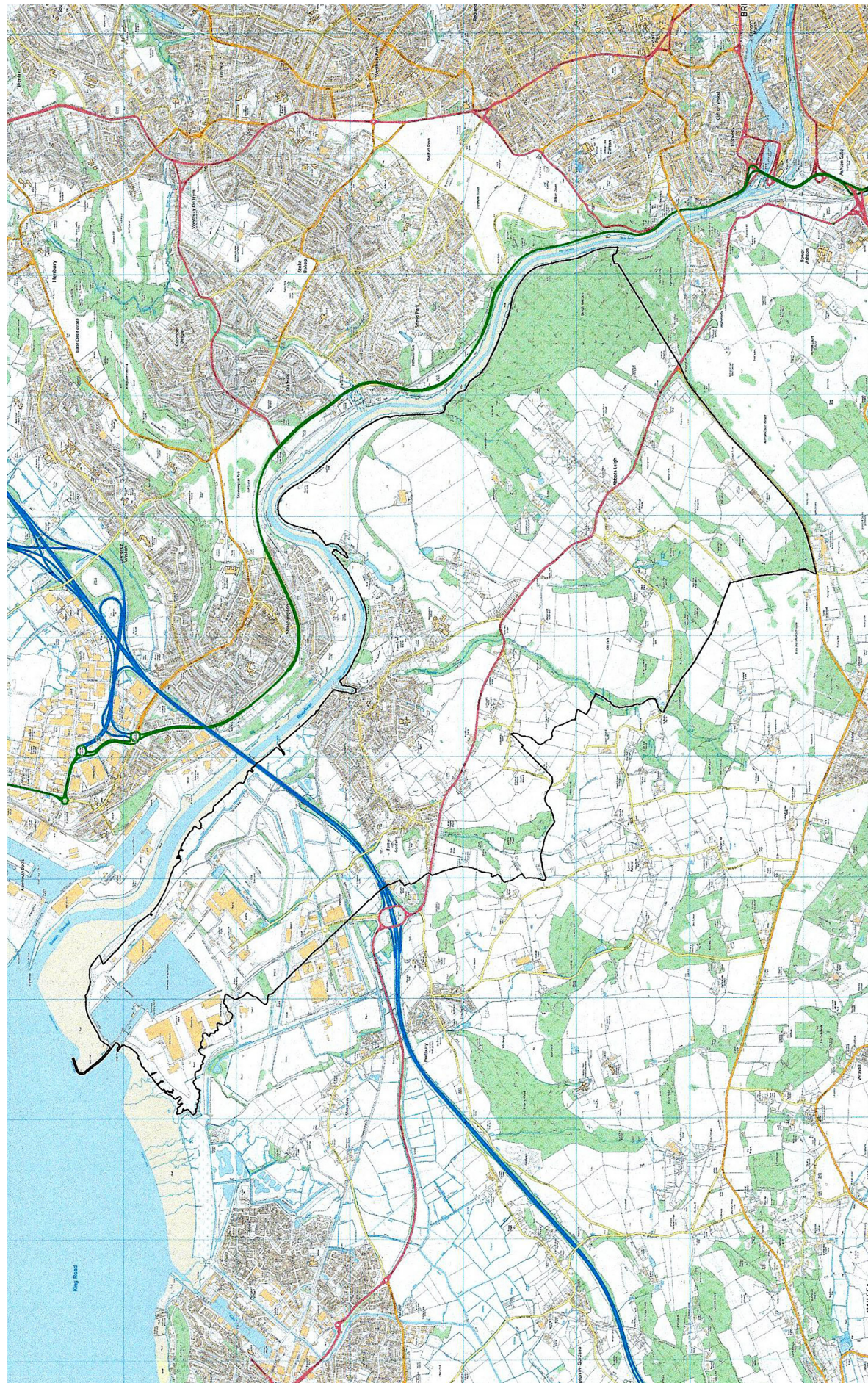
3 THE NEIGHBOURHOOD AREA

3.1 The two parishes which have prepared the Plan - Abbots Leigh and Pill & Easton-in-Gordano - lie within the unitary local authority of North Somerset. The boundary of the Neighbourhood Area is the map shown below.

3.2 On behalf of the two parishes within the Neighbourhood Area, the Pill & Easton-in-Gordano Parish Council submitted the application to designate the Neighbourhood Area to North Somerset Council on 18th May 2016. In accordance with part 2 of the Regulations the Pill & Easton-in-Gordano Parish Council (the local planning authority), publicised the Neighbourhood Area application from the Pill & Easton-in-Gordano Parish Council over a consultation

period beginning on 4th July and ending on 28th August 2016.

3.3 North Somerset Council designated the whole of the parishes of Abbots Leigh and Pill & Easton-in-Gordano as a Neighbourhood Area via an Executive decision on 22nd August 2016. Pill & Easton-in-Gordano Parish Council confirms that the Pill & Easton-in-Gordano Neighbourhood Development Plan relates only to the Parishes of Abbots Leigh and Pill & Easton-in-Gordano and to no other Neighbourhood Area. It is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.



Proposed Neighbourhood Area Easton-in-Gordano/Abbots Leigh parishes



Map 1 Neighbourhood Plan Area

4 OVERRIDING PURPOSE

The Abbots Leigh, Ham Green, Pill & Easton-in-Gordano Neighbourhood Plan is underpinned by a Vision, three Key

Principles, and nine Primary Objectives (set out in Chapter 4 of the Plan).

VISION

A distinctive, stable and sustainable neighbourhood meeting local needs and promoting strong communities

KEY PRINCIPLES

PRINCIPLE 1: PROTECTION AND CONTINUITY – Valuing the past – protection, enhancement and sustainability of heritage and environment

PRINCIPLE 2: RESILIENCE AND CHANGE – Flexibility for a sustainable future – recognition of change and challenge in the coming 20 years

PRINCIPLE 3: COHESION AND COLLABORATION – Working together to reinforce community identity and ensure the social and economic inclusion of individuals.

KEY OBJECTIVES

- To contribute to addressing North Somerset housing demand and meeting local housing need through a mix of tenure, size and affordability.
- Avoid further traffic overload, increase safety, and reduce air pollution on the A369 and the Pill Loop.
- Encourage walking and cycling and ensure the accessibility, convenience and safety of cycle and walking routes.
- Sustain the ecological strengths and bio-diversity of the area whilst protecting its most vulnerable environmental assets.
- Respect, preserve and protect the history and the heritage of the built environment.
- Support the generation of local job opportunities for local people.
- Respond to climate change and move towards a carbon neutral neighbourhood.
- Protect, maintain and enhance Open Spaces, Rights of Way and pathways for walking and cycling.
- Celebrate and sustain the strengths, cohesion and inclusion of the diverse communities of the area.

5 NATIONAL POLICIES AND ADVICE

A Neighbourhood Plan meets the basic conditions if it has regard to national policies and advice contained in guidance issued by the Secretary of State.

National Policy is provided by the National Planning Policy Framework. This section links all the Neighbourhood Plan Planning Policies to those Chapters/Paragraphs of the NPPF against which they are justified. Extracts from NPPF guidance are included in italics in the 'How the Plan meets the basic condition column'.

Housing Objectives:

Contribute to meeting local housing need through a mix of tenure, size and affordability.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
HO 1 Site A Orchard View as shown on Map 5 is allocated for a Care Home and thirty (30) houses.	Para 5.7	Chapter 5 para.69, 63, 79c Chapter 11 paras 117 and,118c, Chapter 13 paras 145c Chapter 16 para 194.	<p>There is no housing requirement specified for the Neighbourhood Area.in the Development Plan. Despite being within the Green Belt Policy, HO 1 makes a contribution of 30 homes to the NPPF policy of <i>'delivering a sufficient supply of homes'</i>.</p> <p>It responds to NPPF guidance that <i>small and medium sized sites can make an important contribution to meeting the housing requirement of an area and that Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</i></p> <p>This is a semi-derelict brown field site within the Green Belt, on the site of the former Ham Green Hospital. It involves the redevelopment of previously developed land formerly providing social care support within the Ham Green Hospital complex. The policy seeks to <i>address 'making the most effective use of land'</i> and, <i>with a mix of small and medium sized housing</i> for rent addresses the need for a <i>mixed and balanced</i> community. It responds to an opportunity to allocate a small site suitable for some housing and also meets a need for social care for the elderly.</p> <p>As redevelopment of an existing brownfield site it would not impact on the openness of the Green Belt, nor would it do substantial damage to the unregistered parkland on which it is situated. A detailed heritage impact assessment would be utilised to guard against any adverse impacts on local heritage assets.</p>
HO 2 Site B (Chapel Pill Lane as shown on Map 6) is allocated as an exception site of up to sixteen affordable housing units		Chapter 5 Para 60	<p>Policy HO 2 addresses the strategic objectives of CS 16 Affordable Housing and Specifically CS 17 Rural Exception schemes. It also supports CS 15 Mixed and balanced communities. The policy allocates a site for 16 affordable dwellings. The site is small, adjacent to existing settlements but well screened from them.</p> <p><i>The size, type and tenure of housing needed for different groups in the community should be reflected in planning policies (including but not limited to, those who require affordable housing (NPPF 145f)</i> The need for affordable housing has been established in a local housing survey and the site thus represents an appropriate exception site the benefits of which outweigh any loss of environmental value. The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Strategic Housing Market Assessment, data from the housing needs register, and local housing needs surveys. A local lettings approach will ensure that priority is given to local people. The presumption is that to create mixed and balanced communities affordable housing will be provided on-site without the need for public subsidy.</p>

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
HO 2 Site B (Chapel Pill Lane as shown on Map 6) is allocated as an exception site of up to sixteen affordable housing units		Chapter 13 Paras 143-145 (especially 145f)	<p>The Chapel Pill Lane site within the Green Belt is a rural exceptions site which conforms to CS 17</p> <p>a) the development meets an identified local need demonstrated by an up to date housing needs survey</p> <p>b) the development has been supported by the parish council (a Community Land Trust was set up to further this)</p> <p>c) the site search has followed a sequential approach <i>however</i> no sites came forward within the settlement boundary of Pill/Easton-in-Gordano (Abbots Leigh does not have a settlement boundary and is washed over by the Green Belt). All of the land outside the settlement boundary is Green Belt meaning that affordable housing would need to come forward as an exceptions site. A search of potential sites resulted in this being the only option. Regard has been had to sustainability principles in that the site is adjacent to a large volume of existing housing on the edge of the village, which is part of the Ham Green hospital redevelopment site. It has immediate access to local facilities (secondary school, recreation, pub, open space, bus stops) and is within walking/cycling distance of Pill centre. Confirmation is received through the SEA screening that the detailed design of development can take account of nearby heritage assets including the setting of the unregistered park and garden at Ham Green, listed buildings at Ham Green and the wider setting of Leigh Court Historic Park and garden.</p> <p>d) the scale of development is appropriate for the location</p> <p>e) the affordable housing will be provided in perpetuity through terms of a lease from the Community land Trust to Alliance homes.</p> <p>The site is outside the settlement boundary but adjacent to a large volume of housing which forms part of the Ham Green Hospital redevelopment. Pill/Easton-in-Gordano is designated as a service village in the North Somerset Core Strategy CS 32 meaning that it contains a range of services which supports additional housing (although the Green Belt location generally prevents this). Given the need for affordable housing and the proximity to a service village and lack of alternative sites it is considered that this policy can be justified against Core Strategy policy CS17.</p> <p>Policy HO 2 allocates a site for affordable housing. The site is small, adjacent to some existing dwellings but well screened from them. As in Policy HO 1 this policy responds to NPPF guidance that <i>Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites...of a size suitable for housing in their area</i> and again that <i>local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs</i>,</p> <p>The site avoids a nearby Wildlife site, and does minimal harm to the Green Belt. The need for affordable housing has been established in the local housing survey and addresses the strategic objectives of North Somerset core strategy CS 16 Affordable Housing and specifically CS17. The site thus represents an appropriate exception site the benefits of which outweigh any loss of environmental value. An exhaustive search was undertaken firstly for alternative non-green belt sites within the settlement boundary and in alternative locations outside the settlement boundary, without success.</p>

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
HO 3 (also CC 03) New development should be conditional on an energy assessment which minimises carbon footprint and energy requirements	Chapter 10 paras 10.2 and 10.3	Chapter 14 paras 148, 151-154.	This NP policy supports the national policy objective' <i>of increasing the use and supply of renewable and low carbon energy' and promoting sustainable development</i>
HO 4 Infill development in keeping with local scale and character will be acceptable within the Pill Settlement boundary.	Chapter 5 para 5.6	Chapter 68c,	The Pill Settlement boundaries are tightly drawn but this policy encourages infill on <i>'suitable sites for homes within existing settlements'</i> .
HO 5 Planning applications for new development should be required to include proposals for the sustainable management and maintenance of the immediate and surrounding environment.	Chapter 5 Para 5.9	Chapter 12 para 125 Chapter 11 para 122d and e	<i>Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</i> Policy HO 5 seeks to ensure that developments will <i>function well and add to the quality of an area over their lifetime</i> , will assure good layout and effective landscaping. The environment of the Neighbourhood Plan area is of high landscape and ecological value and this policy focusses on the need for environmental sustainability to lie at the heart of the Plan's proposals.
HO 6 Restrictions should be placed on the conversion for residential use without planning permission of outbuildings within the curtilage of a main dwelling.	Chapter 5 para 5.9	Chapter 12 Para 127	There is a growing incidence both in the more rural parts of the area, but also within Pill, of the conversion to residential use of stables, outbuildings etc., often without recourse to planning permission and often of poor design quality. Policy HO 6 reflects the desirability of ensuring that developments are <i>sympathetic to local character and history including the surrounding built environment</i> . and seeks to resist inappropriate development of residential gardens which would cause harm in design terms to the local area.

Transport and Movement Objectives: Encourage walking and cycling and ensure the accessibility, convenience and safety of cycle and walking routes

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
T 1 New development should be located so as to integrate with well-provided and regular public bus or rail infrastructure and service provision and to minimise traffic congestion and air pollution.	Para 6.13 Para 6.11 Para 8.98	Chapter 8 para 95. Chapter 9 Para 103, para 106, para 109 Chapter 9 para 102c and e Para 104d	Road traffic volumes into, out of and within the Neighbourhood Area are heavy and locating new growth with good access to bus and rail services will help to hold down traffic flows, especially to and from Bristol. This has become even more significant given the recent reductions in bus services. Policy T 2 aims to ensure that there are opportunities to <i>promote public transport use'</i> and that <i>'strategies for supporting sustainable transport and development patterns are aligned'</i> . Locating new development close to existing settlements and services both supports walking/cycling (see T1 above) and makes links with existing public transport (bus and rail). Pollution levels are already high in the Neighbourhood Area as a consequence of high levels of traffic and this policy can <i>help to reduce congestion and emissions and improve air quality and public health'</i> Minimising congestion and pollution makes a contribution to good health and sustainability
T 2 Rights of Way and pathways within the Neighbourhood Area and (and around The Bottoms, Martcombe, Chapel Pill and Ham Green in particular) should be protected, maintained, enhanced. and extended.		Chapter 8 para 98 Para 104 d	Walking addresses a range of community health and recreational activities. The Neighbourhood Area is criss-crossed with pathways. The named pathways around the edge of Pill are particularly important for sustaining walking. Policy T 3 policy requires that <i>'planning policies and decisions should protect and enhance such public rights of way and access'</i>

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
T 3 The impact of the growth of electric vehicle use (e.g. the need for charging points) should be fully taken into account in assessing domestic, commercial or industrial planning applications	Para 6.11 Para 10.5	Chapter 8 para 105e, 106, 110e.	Electric vehicle use (including possibly scooters) will help to reduce emissions. Amongst the consequences will be the <i>'need to ensure an adequate provision of spaces for charging.'</i>
T 4 Improvement Areas 3 (Abbots Leigh) and 4 (Pill Precinct) should incorporate proposals for the protection and safety of pedestrians and cyclists.	Paras 8.7 Para 11.8	Chapter 9 para 104d Para 106 Para 110c	Both areas experience problems for pedestrians and cyclists – Improvement Area 3 lies at a busy crossroads in the middle of the village, Improvement Area 4 in the main shopping precinct at Pill. Better protection will encourage walking and cycling, will support older people and children and will <i>'create places that are safe, secure and attractive which minimise the conflict between pedestrians, cyclists and vehicles.'</i> Pill Precinct would benefit from <i>'high quality walking and cycling networks and supporting facilities such as cycle parking.'</i>
T 5 The impact on local amenity of the re-opening of the Pill Railway Station (traffic, parking, business and residential activity should be taken into account in planning policy and practice.	Para 6.13	Chapter 9 para 102 e 4d	There is much concern locally that the re-opening of the Pill Station will create chaos and that the opportunities/threats arising from a new hub of housing and retail near the station will not be properly addressed. Policy T 6 alerts the planning system to the importance of these issues. NPPF guidance requires that <i>'the environmental impacts of traffic and transport infrastructure be identified assessed and taken into account....</i> Avoiding and mitigating any adverse effects and that <i>'patterns of movement streets and parking and other transport considerations... contribute to making high quality places.'</i>
T 6 New development should be located so as to encourage walking and cycling to work (especially to school) and to access local retail and public services in Pill.	Section 6.10	Chapter 9 Para 102c, Para 104d.	The Plan housing strategy of locating any new development close to existing settlements meets the need to provide <i>opportunities to promote walking and cycling.</i> The sites proposed for housing are located <i>'close to existing settlements'</i> and within walking distance of the Pill Precinct services centre. The Plan notes that 'Walking to school is encouraged at Crockerne Primary' and encouraging school walking is important on health as well as transport grounds,

Landscape, Environment and Biodiversity:

Sustain the ecological strengths and bio-diversity of the area whilst protecting its most vulnerable environmental assets.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
Env 1 (also HO 1) Development which adversely affects the Green Belt high sensitivity landscape and habitat land above Crockerne Drive and Brookside will not be supported.	Para 7.1	Chapter 15 Para 170a and 170b	The Neighbourhood Area falls down from Abbots Leigh to the Severn Estuary and there are fine views of the landscape towards the Severn estuary and Wales. Policy Env 2 protects this particular stretch of landscape above Pill and contributes to <i>'conserving and enhancing the natural environment'</i> and to <i>'protecting and enhancing valued landscape.'</i>
Env 2 The environment and wildlife (especially the salt marshes and the inter-tidal shore) of Royal Portbury Dock should continue to be protected and enhanced	Para 6.12	Chapter 15 paras 174 - 175 Chapter 14 Paras 166-169; 176b	The Royal Portbury Dock area supports wildlife and habitat. Part of the area is already a RAMSAR area but the marshes stretch inland and are rich in wildlife. As yet dock working has not damaged habitats but there are threats (not least from the new Portishead rail line). Policy Env 4 builds on NPPF coastal change guidance to <i>'reduce risk from coastal change'</i> specifying continued protection to the estuarial and riverine areas.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
Env 3 Landowners should allocate areas for rewilding, plant native trees, shrubs, margins and flowering plants, protect the diversity of hedges and verges, and allow grasslands to develop as wild flower meadows.	Para 7.6	Chapter 15 Paras 174–176 Chapter 10 Para 10.3	The Plan responds in a number of sections to much of NPPF Chapter 15 which stresses the need to <i>Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.....and to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</i>

History and Heritage:

Respect, preserve and protect the history and the heritage of the built environment.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
H 1 The design of new development and/or extension of existing development should be undertaken in sympathy with the distinctiveness and setting of the historic environment	Chapter 8	Chapter 16 para 184–5.	NPPF require that historic assets <i>should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</i> The Neighbourhood Plan sets out the wide range of historic and heritage buildings and parks/gardens across the Neighbourhood Area. Although both the developments at Chapel Pill Lane and Orchard View lie within an unregistered park/garden, their design will be subject to a heritage statement, so safeguarding their heritage aspects and ensuring that their impact will be less than substantial.
H 2 The desirability and feasibility of a Conservation Area in Abbots Leigh should be fully examined	Para 8.7	Chapter 16 para 185d	A cluster of historic buildings on Manor Road and Church Road give character to the central part of the Abbots Leigh village. There is wide local support for exploration of Conservation Area possibilities. Any proposals will conform to NPPF guidance <i>When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</i>

Economy and employment: Support the generation of local job opportunities for local people.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
Emp 1 The extension or improvement of domestic buildings (including digital infrastructure) for home working is supported.	Para 9.3	Chapter 6 Para 81d, 84,	Homeworking has taken on a new meaning since COVID-19 and is likely to continue to grow. In doing so it meets economic/employment aims and also helps reduce traffic. Buildings may need adjustment in order to provide a more effective combined living and working environment. Planning should <i>'allow for new and flexible working practices (such as live-work accommodation)'</i> .
Emp 2 The conversion and re-use of redundant buildings (including vacant and under-used agricultural buildings) for workshops or small businesses is supported.	Para 5.6 Para 9.3	Chapter 6 Para 83a, b,	There are significant spin-offs both from Bristol Port and Bristol itself which can be encouraged and supported by the provision of small local business buildings. The Old Brewery business park would be worthwhile replicating if possible. Conversions which combine residential and business use would be welcome. NPPF supports <i>the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.</i>
Emp 3 Initiatives which create space for local start-up business, working hubs or internet hot-desking are supported.	Para 9.4	Chapter 6 Para 80	Whilst there are current vacant properties at both business parks, the Neighbourhood Area will revert to its status as an attractive out-of-Bristol business location close to the M5. The case for shifting employment locations to housing is not yet made and Policy Emp 4 is entirely in line with NPPF <i>policies and decisions should help create the conditions in which businesses can invest, expand and adapt.</i>
Emp 4 Initiatives which draw in visitors or tourists and create job opportunities are supported	Para 9.4	Chapter 6 Para 83 c	Agri-tourism and eco-tourism are not specifically identified, Emp 4 clearly relates to the potential for <i>sustainable rural tourism and leisure developments which respect the character of the countryside;</i>

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
Emp 5 Changes of use outside of use class E would not be supported.	Para 9.4	Chapter 6 Para 80	Emp 5 seeks to protect Eden Park, the Old Brewery and Pill Precinct from loss of business. <i>Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needsThe approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future</i>
Emp 6 The redevelopment of land and buildings at Orchard View (Ham Green) as a mixed-use development with associated employment generation is supported.	Para 5.7	Chapter 8 Paras 91-92b Chapter 6 Para 80	The Care Home proposal at Orchard View addresses both the promotion of healthy and safe communities (<i>enable and support healthy lifestyles, especially where this would address identified local health and well-being needs</i>) and job creation. The project is likely to create up to 60 new job opportunities, many of them hopefully to be filled by local people. Policy Emp 6 is supported by NPPF <i>Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt</i>
Emp 7 Continued up-grading of digital infrastructure is encouraged across the area.	Para 9.3 Para 11.4	Chapter 10 Para 112	Home working is one driver of improved communication but many local services (health, education, retail) need to continue to develop further digital capacity. Community networks (e.g. the daily Pill) are also digital dependent. <i>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.</i>

Climate Emergency:

Respond to climate change and move towards a carbon neutral neighbourhood.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
CC 1 Land allocations and management which enhances carbon capture and biodiversity are welcomed.	Chapter 10 Para 10.3	Chapter 14 Para 151	Recognition of and willingness to address Climate Change is evident throughout the Plan in relation to housing, transport, and environment. The Vision and Key Principles in the Plan (Chapter 4) and Chapter 10 (Climate Emergency reassert its importance and match the requirements of Chapter 14 of NPPF. The planning system should support the transition to a low carbon future in a changing climate.....shape places in ways that contribute to radical reductions in greenhouse gas emissions.....and support renewable and low carbon energy and associated infrastructure.
CC 2 The fitting of solar pv panels to domestic property is supported where appropriate in terms of architecture and location.	Para 10.2	Chapter 14 Para 151a	<i>To help increase the use and supply of renewable and low carbon energy and heat, plans should:.....provide a positive strategy for energy from these sources, that maximises the potential for suitable development.</i>
CC 3 Proposals for the development of new housing, extensions to dwellings or business premises will be particularly supported where they are designed to generate as much of their energy as reasonably feasible from renewable sources.	Chapter 10 Para 10.2	Chapter 14 Para 151 and 152	Policy CC 3 confirms NPPF 'new development should <i>help to reduce greenhouse gas emissions, such as through its location, orientation and design</i> . In addition, this policy encourages all efforts to develop renewable energy sources. <i>Local planning authorities should support community-led initiatives for renewable and low carbon energy,</i>
CC 4 New development should establish lighting schemes which minimize light pollution where possible.	Chapter 10 Para 10.6	Para 180c	From the western end of the neighbourhood Area the north -western sky is illuminated by the combined effects of the M5 motorway and Avon Bridge, M5 Gordano service area and the Royal Portbury Dock, and thus exposed to extensive light pollution. NPPF guidance is to <i>limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</i>

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
CC 5 The establishment of local wind-turbine energy generation capacity should be pursued	Chapter 10 Para 10.2	Chapter 10 Para 154	Wind-turbines require special attention and <i>should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.</i> Nevertheless, local consultation identified the Avon longshore as very suitable for a wind-based scheme.
CC 6 Planning applications which incorporate rainwater harvesting and do not increase urban run-off are supported.	Para 10.7	Chapter 14 Para 157	The NPPF requirement is that <i>All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change.....so as to avoid, where possible, flood risk to people and property</i> applies not only to major (e.g. tidal) flooding but also to more local storm water flooding and to the run-off of rainwater. Policy CC5 seeks to minimise the risks of climate change and also manage any effects of unwelcome rainwater.
CC 7 Initiatives which would benefit from the use of land or buildings for the local production of food are welcome.	Chapter 10 Para 10.4	Chapter 6 Para 82	The production of food is not specifically picked out in NPPF guidance, but in the context of climate change and the need to exploit all local economic capacity Policy CC6 focusses on the need to build food security. Local food production needs to be encouraged in the spirit of NPPF Competitive Economy policies. <i>Planning policies and decisions should recognise and address the specific locational requirements of different sectors.at a variety of scales and in suitably accessible locations.</i>

Community Assets and Facilities

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
CAF 1 (and Env 2) The Open Spaces listed in 11.5 and shown on Map 11 should be protected, maintained and enhanced. Proposals for development thereon should demonstrate that they would not hinder access nor harm amenity value.	Chapter 11 Para 11.5	Chapter 8 Para 97	In its Chapter on Open Space and Recreation NPPF makes clear that <i>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless....the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</i>
CAF 2 Proposals for enhancement of the amenity, accessibility and safety of Improvement Area 4 – the Pill Precinct as shown in Map 12 – will be supported.	Chapter 11 Para 11.9	Chapter 7 Para 85	Pill Precinct is a service centre badly in need of improvement in terms of amenity. Policy CAF 2 is backed by a range of suggestions as to improvement might be managed – all falling within the NPPF general general policy that <i>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.</i>
CAF 3 Proposals for further sport/recreation uses on Beggar Bush Lane will be supported.	Chapter 11 Para 11.5	Chapter 13 Para 145b	Much of the land alongside Beggar Bush Lane has already been allocated to sport and recreation and gaps along the Neighbourhood Area boundary could sensibly be filled with further sports/recreation activity. Whilst this is Green Belt land NPPF is clear that <i>the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation</i> is regarded as exceptionally permitted.

6 SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework (NPPF) is predicated on the objective of achieving sustainable development. This in turn means meeting three overarching,

Vision and Principles.

The Abbots Leigh, Ham Green, Pill & Easton-in-Gordano Neighbourhood Plan is underpinned by a Vision and three key Principles which reflect the NPPF definitions but are applied to the local needs to provide apply an overall sustainability framework.

The first principle reflects the need to manage sustainability in a way which celebrates and preserves the past:

- **PROTECTION AND CONTINUITY** Valuing the past – protection, enhancement and sustainability of heritage and environment

The second principle reflects the fact whilst looking backwards it is essential to respond to pressing current challenges. COVID-19 has shown the extent to which immediate crisis demands that we simply keep things going and does not allow communities to languish.

interdependent and mutually supportive objectives – an economic objective, a social objective and an environmental objective.

- **COHESION AND COLLABORATION** Working together to reinforce community identity and ensure the social and economic inclusion of individuals, families and communities

Finally, there is the need to look forwards. Sustainability means creating communities which work for future generations, and it is ich look forward – to 2026 (the end date for this Plan), to 2038 (the horizon for the forthcoming NSC Local plan) and beyond that to the distinctive, stable and sustainable neighbourhood meeting local needs and promoting strong communities.

- **RESILIENCE AND CHANGE** Flexibility for a sustainable future – recognition of change and challenge in the coming 20 years

Economic Sustainability

NPPF Definition	To help build a strong, responsive and competitive economy
Neighbourhood Plan Policies	Support the generation of local job opportunities for local people. Minimise the impact of road traffic on congestion, parking, safety, and pollution.
Commentary	Chapter 9 addresses the local economy and related employment issues. The Neighbourhood Plan explicitly protects the Business Parks at Eden Park, Old Brewery and precinct from non-employment related development whilst acceptance of the need to improve the attractiveness of the Pill Precinct should help to safeguard an important NSC recognised Service Centre offering local jobs for local people. In the Green Belt there is limited scope for the provision of additional employment land, but Bristol and the Royal Portbury Dock offer major and sustainable job markets. The Plan supports redevelopment of land and buildings at Orchard View (Ham Green) as a mixed-use development with associated employment generation. The conversion and re-use of redundant buildings (including vacant and under-used agricultural buildings) for workshops or small businesses is supported as is the extension of domestic buildings for home working. In relation to infrastructure the continued up-grading of digital infrastructure is encouraged across the area. The possibility of employment through agri-tourism and eco-tourism represent new and innovative sources of local jobs. In response to climate change and other external, pressures there is encouragement for more extensive local food production in an attempt to build what is termed food security. Importantly the Plan addresses the low rating given by local people to the Pill Precinct and looks to address issues of amenity and accessibility in order to create a more sustainable Service Village. The joint working established between Parish Council, Alliance Homes, businesses and the community provides the basis for long-term working towards economic viability. Supporting the generation of local jobs for local people is a primary objective with encouragement for the wider advertisement locally of job vacancies more local job placements offered and school/business links encouraged.

Social Sustainability

NPPF Definition	To support strong, vibrant and healthy communities
Neighbourhood Plan Policies	<p>Contribute to meeting local housing need through a mix of tenure, size and affordability.</p> <p>Encourage walking and cycling and ensure the accessibility, convenience and safety of cycle and walking routes.</p> <p>Celebrate and sustain the strengths, cohesion and inclusion of the diverse communities of the area</p>
Commentary	<p>A key characteristic of the area is already its community strength and resilience. Chapter 11 sets out a range of local organisations and activities together with the role of local health, educational and community safety agencies. Design for safety is specifically picked out and there is a commitment to maintaining the safety of pedestrians and children in the Pill Precinct. A number of Open Spaces are designated as being protected. Walking and cycling promote physical and mental health. Open spaces support recreation and leisure. Community organisations provide a focus for shared activities. Community spaces offer settings in which community action can flourish. Churches and public houses breed both commonality and diversity. The Neighbourhood Plan has already built a shared foundation from which the distinct communities of Abbots Leigh, Ham Green, Pill & Easton-in-Gordano can join to articulate the shared concerns and aspirations which underpin social sustainability.</p>

Environmental Sustainability

NPPF Definition	To contribute to protecting and enhancing the natural, built, and historic environment.
Neighbourhood Plan Policies	<p>Sustain and enhance the landscape, ecology and biodiversity of the area whilst protecting its environmental assets.</p> <p>Respect, preserve and protect the history and the heritage of the built environment.</p> <p>Protect, maintain and enhance Open Spaces, Rights of Way and pathways for walking and cycling.</p> <p>Respond to climate change and move towards a carbon neutral neighbourhood.</p>
Commentary	<p>Within the Neighbourhood Area there are key areas of international, national and local significance designated for protection – RAMSAR wetlands, Special Protection Areas, Special Areas of Conservation, Special Sites of Scientific Interest, Local Nature Reserves, Registered and Unregistered Parks and Gardens, and North Somerset Council recognised Wildlife Sites or Sites of Nature Conservation Interest. The Avon Gorge Woodlands and the Severn Estuary are designated under the EC Habitats Directive.</p> <p>To this list of protected areas must be added the Green Belt.</p> <p>The regulation associated with this range of assets in itself generates sustainability, but there are added local safeguards to the environment in both local North Somerset Policies as well as a range of community initiatives.</p> <p>The Plan makes clear makes clear that it is not just the formally designated areas of protection listed above that are important but also other woodlands, open fields and grasslands. Chapter 7 of the Neighbourhood Plan, and more fully Background Paper 3, set out an inventory of environmental assets which contribute to a sustainable ecological framework.</p>

7 LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES

A Neighbourhood Plan meets the basic conditions if the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

Strategic policies are those provided by the North Somerset current Development Plan which consists of its Core Strategy (January 2017), its Development Management Policies (July 2026) and the Site Allocations Plan (April 2018). Excerpts from relevant Core Strategy sections are included in italics.

Housing Objectives:

Contribute to meeting local housing need through a mix of tenure, size and affordability.

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
HO 1 Site A Orchard View as shown on Map 5 is allocated for a Care Home and thirty (30) houses.	Chapter 5 Para 5.7	Core Strategy CS 14 and CS 15.	<p>Lying within the Green Belt, there is no housing requirement specified for the neighbourhood area. Nevertheless, this policy makes a contribution of 30 homes to the NPPF policy of delivering a sufficient supply of homes'. This is a semi-derelict brown field site within the Green Belt, on the site of the former Ham Green Hospital. It involves the redevelopment of previously developed land consistent with para n6 of policy CS 14, formerly providing social care support.</p> <p>Whilst the priority for the care of older people in the Development Plan is independent living <i>North Somerset is facing an increasingly ageing population. Currently 20% of the population is aged over 65; by 2030 this is estimated to increase to 26% of the total population. The North Somerset Community Strategy identifies a number of challenges the district faces with regard to health, such as an increasing number of frail and vulnerable older people with health problems.</i> The role and importance of care homes has increased much, not least following their experience during COVID-19. In this respect HO 1 supports policy CS15 Mixed and balanced communities HO 1 supports policy CS15 Mixed and balanced communities</p> <p>As redevelopment of an existing brownfield site it would not impact on the openness of the Green Belt and a detailed heritage impact assessment could be utilised to guard against any adverse impacts on local heritage assets.</p>
HO 2 Site B (Chapel Pill Lane as shown on Map 6) is allocated as an exception site of up to sixteen affordable housing units	Chapter 5 Para 5.8	Core Strategy 16 Core Strategy 17	<p>Policy HO 2 addresses the strategic objectives of CS 16 Affordable Housing and specifically CS 17. An exhaustive search was undertaken firstly for alternative non-green belt sites within the settlement boundary and in alternative locations outside the settlement boundary without success. Policy HO2 allocates a site for 16 affordable dwellings. The site is small, adjacent to existing housing but well screened from them</p> <p>The site avoids a nearby Wildlife site, and its impact on the openness of the Green Belt can be minimised by good design and a heritage impact assessment can be utilised to guard against impact on heritage assets.</p> <p>Compensation comes from the fact that the entire remainder of the neighbourhood area other than Pill Settlement and royal Portbury Dock is protected Green belt.</p>

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
HO 2 Site B (Chapel Pill Lane as shown on Map 5) is allocated as an exception site of up to sixteen affordable housing units	Chapter 5 Para 5.8	Core Strategy 16 Core Strategy 17	<p>The need for affordable housing was established in a local 1917 housing survey and the site thus represents an appropriate exception site the benefits of which outweigh any loss of environmental value. <i>The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Strategic Housing Market Assessment, data from the housing needs register, and local housing needs surveys. A local lettings approach will ensure that priority is given to local people. The presumption is that to create mixed and balanced communities affordable housing will be provided on-site without the need for public subsidy.</i> (CS 16)</p> <p>The Chapel Pill Lane site within the Green Belt is a rural exceptions site which conforms to CS 17 which sets how <i>Housing schemes for 100% affordable housing to meet local needs within small rural communities will be supported where: a) the development meets an identified local need demonstrated by an up-to-date needs survey or other evidence; b) the development is supported or initiated by the parish council; c) the site search has followed a sequential approach with priority given to sites within any settlement boundary, sustainability principles, and avoiding sensitive locations; d) the scale of development is appropriate for the location; e) the affordable housing is provided in perpetuity.</i></p>
HO 3 (also CC 03) New development should be conditional on an energy assessment which minimises carbon footprint and energy requirements	Chapter 10 paras 10.2 and 10.3	Chapter 11	Policy HO 3 strengthens CS 1 and.2 <i>developers are encouraged to incorporate site-wide renewable energy solutions to be delivered in a phased and co-ordinated way with the proposed development</i> by requiring an energy assessment.
HO 4 Infill development in keeping with local scale and character will be acceptable within the Pill Settlement boundary.	Chapter 5 para 5.6	Core Strategy CS 14 Para 3.197	The Pill Settlement boundaries are tightly drawn but this policy encourages infill on 'suitable sites for homes within existing settlements'. CS 14 states <i>'Within and adjoining the settlement boundaries of the Service Villages small scale development may be appropriate.'</i> This is consistent with CS 32 Service with regard to appropriateness of new development.
HO 5 Planning applications for new development should be required to include proposals for the sustainable management and maintenance of the immediate and surrounding environment.	Chapter 7 Para 7.6	Core Strategy CS 9 Core Strategy CS 12	This policy seeks to ensure that developments will function well environmentally and add to the quality of an area over the lifetime of the development (Building for Life) and will assure good layout and effective landscaping, identifying the special qualities of each area and explaining how this should be reflected in development. This reinforces CS 9 – the provision of strategically significant green spaces in association with all areas of development and CS 12 – the importance of design in promoting healthy neighbourhoods, contributing to the quality of life, increasing environmental standards, and when applied to larger schemes aims to deliver places that function well, reduce emissions and add value to places. Also, CS para 368 reflects the importance of trees for biodiversity, and regard must be had to the Biodiversity and Trees SPD, which includes guidance for developers on planning for biodiversity; e.g. screening for the presence of biodiversity, undertaking tree and ecological surveys and planning to protect, retain and manage existing trees, habitats and species.

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
HO 6 Restrictions should be placed on the conversion for residential use without planning permission of outbuildings within the curtilage of a main dwelling.	Chapter 5 Para 5.9	Core strategy 12 Para 3.173	There is a growing incidence in the more rural parts of the area of the conversion to residential use, often without recourse to planning permission and often of poor design quality, of stables, outbuildings etc. Policy HO 6 recognises that The character of an area is created through its landscape, geology, land uses within, its buildings and spaces (public and private), social and cultural activities, its heritage ingrained into the built and natural fabric, and the qualities that influence people's experience of a place. Local character and distinctiveness may be established through existing building layouts, urban grain, materials, and predominant styles (CS 12). HO 6 reflects the desirability of maintaining an area's prevailing character and setting and seeks to resist inappropriate development of residential gardens which would cause harm to the local area.

Transport and Movement Objectives:

Encourage walking and cycling and ensure the accessibility, convenience and safety of cycle and walking routes

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
T 1 New development should be located so as to integrate with well-provided and regular public bus or rail infrastructure and service provision and to minimise traffic congestion and air pollution.	Para 6.13	Core Strategy CS1.6 Core Strategy CS 10 Core strategy CS 32 service villages.	<p>Road traffic volumes into, out of and within the Neighbourhood Area are heavy and locating new growth with good access to bus and rail services will help to hold down traffic flows especially to and from Bristol). This policy is consistent with CS 10 policies which commit to <i>deliver better local bus, rail and rapid transit services in partnership with operators</i>; · develop innovative and adaptable approaches to public transport in the rural areas of the district; · mitigate against increased traffic congestion;.</p> <p>Pollution levels are already high in the Neighbourhood Area as a consequence of high levels of traffic. Policy T 1 aims to help to reduce congestion and emissions and improve air quality and public health'</p> <p>Policy T 1 is consistent with Core Service Villages (bullet 7) in seeking to locate development where it maximises opportunities for active travel modes. Strategy CS 32</p>
T 2 Rights of Way and pathways within the Neighbourhood Area (and around The Bottoms, Martcombe, Chapel Pill and Ham Green in particular) should be protected, maintained and enhanced and extended.	Para 6.11	Core Strategy CS 9	Walking addresses a range of community health and recreational activities. The Neighbourhood Area is criss-crossed with pathways, hence welcome recognition of CS 9 <i>the management, maintenance, upgrading and extension of the public rights of way network including improved connectivity to areas of green infrastructure within and outside North Somerset</i> ;
T 3 The impact of the growth of electric vehicle use (e.g. the need for charging points) should be fully taken into account in assessing domestic, commercial or industrial planning applications	Para 6.11 Para 10.5	Core Strategy CS 10	There is no specific mention of the advent of electric vehicles in the Development Plan. CS 10 sets out the general aim to reduce the adverse environmental impacts of transport and contribute towards carbon reduction, and the growth of electric vehicles also falls within the objective of <i>Well promoted sustainable and accessible transport options</i> .

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
T 4 Improvement Areas 3 (Abbots Leigh) and 4 (Pill Precinct) should incorporate proposals for the protection and safety of pedestrians and cyclists.	Paras 8.7 and para 11.8	Core Strategy CS 10	Both areas experience problems for pedestrians and cyclists – Area 3 at a busy crossroads in the middle of the village, Area 4 in the main shopping precinct at Pill. Better protection will encourage walking and cycling, will support older people and children and will create places that are safe, secure and attractive – which minimise the conflict between pedestrians, cyclists and vehicles. This is consistent with CS 10 which includes <i>enhance the facilities for pedestrians, including those with reduced mobility, and other users such as cyclists;</i>
T 5 The impact on local amenity of the re-opening of the Pill Railway Station (traffic, parking, business and residential activity should be taken into account in planning policy and practice.	Para 6.13	Core Strategy 10 Para 3.151	There is much concern locally that the re-opening of the Pill Station will create chaos (and that the opportunity to create a new hub of housing and retail near the station will be lost. CS acknowledges that support will be needed and provided. <i>The improvement of public transport hubs such as rail stations will be supported such as through the identification of land for parking and other facilities.</i>
T 6 New development should be located so as to encourage walking and cycling to work (especially to school) and to access local retail and public services in Pill.	Para 5.6 Para 6.1 and 6.11	Core Strategy CS 1.6	The Plan housing strategy of locating any new development close to existing settlements meets the need to provide opportunities to promote walking and cycling. Policy T 6 reinforces CS 1.4 <i>Opportunities for walking, cycling and use of public transport should be maximised through new development and in existing areas emphasising the aim to provide opportunities that encourage and facilitate modal shift towards more sustainable transport modes;</i>

Landscape, Environment and Biodiversity:

Sustain the ecological strengths and bio-diversity of the area whilst protecting its most vulnerable environmental assets.

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
Env 1 (also HO 1) Development which adversely affects the Green Belt high sensitivity landscape and habitat land above Crockerne Drive and Brookside will not be supported.	Para 7.1	Core Strategy CS 5	Policy Env 1 supports the approach in CS 5 Paras 376–380 (Landscape). Env 1 provides local specificity to CS 5 <i>The character, distinctiveness, diversity and quality of North Somerset's landscape and townscape will be protected and enhanced by the careful, sensitive management and design of development. Close regard will be paid to the 31 landscape character areas identified in the North Somerset Landscape Character Assessment.</i> Thus Env 1 seeks to protect a sensitive local landscape from development that would adversely affect it.
Env 2 The environment and wildlife (especially the salt marshes and the inter-tidal shore) of Royal Portbury Dock should continue to be protected and enhanced	Para 6.12	Core strategy CS 4	Part of this area is already a RAMSAR area but the marshes stretch inland and are rich in wildlife. Env 2 aims to ensure implementation of CS 4 <i>North Somerset contains outstanding wildlife habitats and species. These include....wetlands, rhynes,and the Severn Estuary. Key species includewildfowl and wading birds, slow-worms and water voles.</i>
Env 3 Landowners should allocate areas for rewilding, plant native trees, shrubs, margins and flowering plants, protect the diversity of hedges and verges, and allow grasslands to develop as wild flower meadows.	Para 7.6	Core Strategy 4	Policy Env 3 encourages land management organisations of all kinds to implement Core Strategy 4 which seeks to maintain and enhance biodiversity by seeking to <i>protect, connect and enhance important habitats, particularly designated sites, ancient woodlands and veteran trees and....promoting native tree planting and well targeted woodland creation, and encouraging retention of trees, with a view to enhancing biodiversity</i>

History and Heritage:

Respect, preserve and protect the history and the heritage of the built environment.

Neighbourhood Plan Policies	Plan Section	NPPF	How the Plan meets the basic condition
H 1 The design of new development and/or extension of existing development should be undertaken in sympathy with the distinctiveness and setting of the historic environment	Chapter 8	Core Strategy CS 5	There is an extensive built heritage across the whole Neighbourhood Area and active interest from history and heritage groups in both Pill and Abbots leigh. Heritage. H 1 is consistent with CS 5 which Core strategy 5 <i>sets out a broad policy framework for protection and enhancement of the landscape and historic environment</i> ,
H 2 The desirability and feasibility of a Conservation Area in Abbots Leigh should be fully examined	Para 8.7	Core Strategy CS 5	A cluster of historic buildings on Manor Road and Church Road give character to the central part of the Abbots Leigh village. CS 5 stresses the importance of protection and enhancement of the historic environment including Conservation Areas. There is wide support for exploration of the Conservation Area possibilities

Economy and employment: Support the generation of local job opportunities for local people.

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
Emp 1 The extension or improvement of domestic buildings (including digital infrastructure) for home working is supported.	Para 9.3	Core Strategy 20	Whilst in CS 20 <i>The overall approach is employment-led in order to achieve a more sustainable alignment between jobs and the economically active population</i> this relates to the location of employment sites and residential areas. Home working is in practice a very particular and rapidly growing example of the alignment of jobs and population. Policy Emp 1 simply gives expression to this new trend whilst supporting the final paragraph of policy CS 20.
Emp 2 The conversion and re-use of redundant buildings (including vacant or under-used agricultural buildings) for workshops or small businesses is supported	Para 5.6 Para 9.3	Core Strategy 20	The general aims of CS 20 apply here (see Emp 1 above). The re-use of redundant buildings for residential purposes is covered in Development Management Policies, but Policy Emp 2 applies this to new small businesses.
Emp 3 Initiatives which create space for local start-up business, working hubs or internet hot-desking are supported.	Para 9.2	Core strategy 20	As with Emp 1 and Emp 2 Policy Emp 3 falls within the scope of CS 20. The Old Brewery Business Park would be worthwhile replicating if possible and there may be scope for the establishment of small-business infrastructure and facilities within the Royal Portbury Dock or in the Pill precinct should retail premises become vacant. This policy would be compatible with the final paragraph of Policy Emp 3
Emp 4 Initiatives which draw in visitors or tourists and create job opportunities are supported.	Para 9.4	Core Strategy CS 22 para 3.283	Agri-tourism and eco-tourism are not specifically identified in CS 22 but Emp 4 clearly relates to the potential to <i>capitalise on its outstanding natural environment through the sustainable promotion of outdoor activities and pursuits and emphasise its' excellent location</i>
Emp 5 Changes of use outside of use class E would not be supported.	Para 9.4	Core Strategy 20	Policy Emp 5 seeks to protect Eden Park, the Old Brewery and Pill Precinct from loss of business. <i>Priority will be given to the reuse of previously developed land and the safeguarding of sites in existing economic use.</i>

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
Emp 6 The redevelopment of land and buildings at Orchard View (Ham Green) as a mixed-use development with associated employment generation is supported.	Para 5.7 Para 9.3	Core Strategy 20	The Care Home proposal at Orchard View is likely to create up to 60 new job opportunities, many of them hopefully to be filled by local people.
Emp 7 Continued up-grading of digital infrastructure is encouraged across the area.	Para 9.3 Para 11.4	Core Strategy 20	Home working is one driver of improved communication but many local services (health, education, retail) need to continue to develop further digital capacity. <i>Consideration should be given to mechanisms for stimulating and promoting economic development</i>

Climate Emergency:

Respond to climate change and move towards a carbon neutral neighbourhood.

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
Protecting and enhancing biodiversity across North Somerset including species and habitats that are characteristic of the area, in order to support adaptation to climate change. This should be achieved through on and off-site measures to conserve and enhance species and habitats as well as the reduction or preferably elimination of any adverse impacts through sensitive design and layout and construction of developments;			
CC 1 Land allocations and management which enhances carbon capture and biodiversity are welcomed	Para 10.3	Core Strategy CS 1 sub para 1	<i>CS 1 development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design, and utilising renewable energy where feasible and viable</i>
CC 2 The fitting of solar pv panels to domestic property is supported where appropriate in terms of architecture and location.	Para 10.2	Core Strategy CS 1 sub para 1.	<i>CS 1 development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design, and utilising renewable energy where feasible and viable</i>
CC 3 Proposals for the development of new housing and extensions to dwellings or business premises will be particularly supported where they are designed to generate as much of their energy as reasonably feasible from renewable sources.	Para 10.2	Core Strategy CS 1.2	CS 2 sets out a broad aspiration for all new buildings including conversions CS2 to be sustainable, linking to policy CS12 on design and to reduce the demand for and use of non-renewable forms of energy
CC 4 New development should establish lighting schemes which minimize light pollution where possible.	Para 10.7 Para 11.6	Core Strategy CS 1.2 Core Strategy CS 3 Para 3.38k	Policy CC 4 draws on CS 3 Living within environmental limits <i>Development that, on its own or cumulatively, would result in air, water or other environmental pollution or harm to amenity, health or safety will only be permitted if the potential adverse effects would be mitigated to an acceptable level</i> Para 3.38 includes a reference to light.
CC 5 The establishment of local wind-turbine energy generation capacity should be pursued	Para 154	Core Strategy CS 2 Para 3.32	<i>A range of technologies be explored choosing the one that gives the best environmental performance, is cost efficient and has no adverse impacts on the surrounding area. In each instance through the development of the design and feasibility, the available wind, solar and other resource should be considered.</i>

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
CC 6 Planning applications which incorporate rainwater harvesting and do not increase urban run-off are supported.	Para 10.7	Core Strategy CS 1.2 Core Strategy 3 Para 3.40	Concerns about flooding apply not only to the major (e.g. tidal) flooding which affects Pill, but also to more local storm water flooding and to the run-off of rainwater. Policy CC6 seeks to minimise the risks of climate change and also manage any effects of rainwater. <i>developments should demonstrate water efficiency measures to reduce demand on water resources, including through the use of efficient appliances and exploration of the potential for rainwater recycling (CS 1.2).</i>
CC 7 Initiatives which would benefit from the use of land or buildings for the local production of food are welcome.	Para 10.4	Core Strategy CS 1.9	This policy encourages the local exploitation of <i>opportunities for local food production and farming will be encouraged to reduce the district's contribution to food miles,</i>

Community Assets and Facilities

Neighbourhood Plan Policies	Plan Section	Core Strategy	How the Plan meets the basic condition
CAF 1 (and Env 2) The Open Spaces listed in 11.5 and shown on Maps 5 and 6 should be protected, maintained and enhanced. Proposals for development thereon should demonstrate that they would not hinder access nor harm amenity value.	Para 11.5 Maps 11 and 12	Core Strategy CS 1 Core Strategy CS 9	CAF 1 supports the provision of a network of green infrastructure which CS 39 promotes – <i>the continued development of a network of green spaces</i> . The spaces listed in Plan para 11.5 are of importance to the local community within the neighbourhood Area.
CAF 2 Proposals for enhancement of the amenity, accessibility and safety of Improvement Area 4 – the Pill Precinct as shown in Map 13 – will be supported.	Para 11.9	Core Strategy Vision 6 Service Village Core Strategy CS 21	Plan policy CAF 2 promotes the Vision for service villages (Vision 6). <i>By 2026 the Service Villages will become thriving rural communities and a focal point for local housing needs, services and community facilities. They will become more self-contained in terms of providing jobs and serving the local and surrounding community for all their day today needs, whilst protecting their individual character.</i> CAF 2 seeks enhancement of the amenity of the Pill precinct to improve the quality of the local centre. <i>CS 1 aims to deliver action in conjunction with a range of policy areas covered in this Strategy recognising the importance of design in promoting healthy neighbourhoods, contributing to the quality of life, increasing environmental standards, and when applied to larger schemes aims to deliver places that function well,</i> The Pill Precinct falls under the Core Strategy designation of a local centre as set out in CS 21. This aims to improve the vitality and viability of all the centres in the district including the Pill precinct and this is supported by environmental improvements to the amenity of the precinct as set out in Plan policy CAF 2
CAF 3 Proposals for further sport/ recreation uses on Beggar Bush Lane will be supported.	Para 11.5	Core strategy 6	CAF 3 lies within then Green Belt, but sport and recreation are one of the development uses able to be permitted in the Green Belt.

8 EUROPEAN OBLIGATIONS

Environmental and Habitats Regulations

8.1 Section 4b 8 (2)(f) states that a draft neighbourhood Plan will meet the Basic conditions if the making of the plan does not breach, and is otherwise compatible with, EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or an offshore marine site, either alone or in combination with other plans or projects.

8.2 As the Neighbourhood Plan will become a statutory development plan document, there is a legal requirement to assess the policies and proposals in the Neighbourhood Plan against the requirements of European Union Directive 2001/42/EC; also known as the "Strategic Environmental Assessment (SEA) Directive". A Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment screening exercise was undertaken by North Somerset Council and a screening report was issued in July 2020.

8.3 Habitat Regulations Assessment (HRA)

The HRA Screening Report concluded that there were unlikely to be any significant adverse effects on SAC, SPA or RAMSAR sites from the Neighbourhood Plan. The Screening Report also concluded that it is unlikely that there will be any significant effects on protected species or their habitats. A full HRA and SEA is not required.

8.4 Strategic Environmental Assessment (SEA)

Heritage Assets. Further to the July screening report a further Heritage Assessment was undertaken with the conclusion (in a revised screening October 2020 report) that there are not likely to be significant environmental effects arising from the Abbots Leigh,

Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan.

Environmental Effects: Flooding. The Screening Assessment concluded that there were only likely to be significant environmental effects arising from the Plan in relation to policy CAF 2. As such the Plan would require a full SEA to be undertaken in relation to policy CAF 2 only. The options were to remove CAF 2 from the Plan and undertake a further screening, or to retain CAF 2 and undertake a full SEA screening.

The Neighbourhood Plan Steering Group decided to remove policy CAF 2 and substitute a new CAF 2 policy – Proposals for enhancement of the amenity and accessibility of Improvement Area 4 – the Pill Precinct as shown in Map 13 – will be supported. A revised October 2020 screening report (supported by Historic England, the Environment Agency and Natural England) concluded that the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan is unlikely to have significant environmental effects.

Human Rights and Equality Impact assessment

8.5 The Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act

8.6 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living now and in the future in the neighbourhood area from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local

people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the Plan does not have any unintended consequences for particular groups the priority objectives in the Plan have been examined to ensure that they do not disadvantage any potentially vulnerable groups.

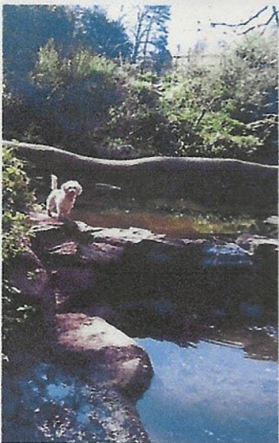
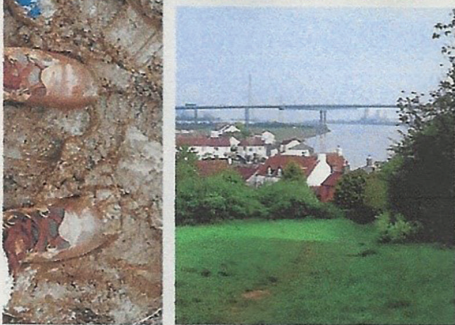
8.7 The plan aims to meet housing need through a mix of tenure, size and affordability, providing 16 affordable dwellings as well as 60 residential care home beds, the latter primarily targeted on older people. Provision of good public transport supports those without access to cars, whilst local job opportunities

are directed to those without secure employment. Above all the key objective to 'celebrate and sustain the strengths, cohesion and inclusion of the diverse communities of the area' recognises the importance of the inclusion of vulnerable individuals or groups. The Plan notes that parts of the Neighbourhood Area display deprivation levels more severe than any other parts of North Somerset outside Weston-Super-Mare and that planning policies should take into account the incidence of social and economic deprivation and address the specific needs of vulnerable and minority groups.

8.8 A specific section of the Plan (11.8) addresses social Inclusion.

9 CONFORMITY WITH BASIC CONDITIONS

The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Abbots Leigh, Ham Green, Pill & Easton-in-Gordano Neighbourhood Plan and all the policies therein. It is therefore the case that the Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.



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