

# Congresbury Neighbourhood Development Plan 2018-2036

## Basic Conditions Statement

### Introduction

This Basic Conditions Statement has been prepared by the Congresbury Neighbourhood Development Plan Steering Group on behalf of Congresbury Parish Council, to accompany its submission to North Somerset Council of the Congresbury Neighbourhood Development Plan (the Plan) under section 15 of the Neighbourhood Planning Regulations 2012.

### Legal Requirements

- The Plan has been prepared by Congresbury Parish Council, a qualifying body, for the [Congresbury Neighbourhood Development Plan Area](#) that was designated by North Somerset Council on 28<sup>th</sup> August 2015.
- It applies to this area and no others.
- The Plan proposal relates to the use and development of land in the designated neighbourhood area and covers the period from 2018-2036. This time period has been chosen to align with the emerging North Somerset Local Plan 2018 - 2036.
- The Plan does not contain policies relating to excluded development as laid out in legislation. It doesn't consider County Matters (38B(1)(b) Planning and Compulsory Purchase Act 2004 and 61K of the Town and Country Planning Act 1990)

### The Basic Conditions

The Plan meets the requirements of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act because it:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State.
2. The plan contributes to the achievement of sustainable development.
3. The Plan is in general conformity with the strategic policies of the development plan for the area.
4. The Plan, does not breach, and is otherwise compatible with, EU legislation and European Convention on Human Rights obligations.
5. The Plan will be compatible with EU obligations and will have no adverse environmental effect upon the wildlife within the plan area particularly those protected by law under the Conservation of Habitats and Species Regulations 2010 and EU Directives for the protection of Europe's most important habitats and species (92/43/EEC and 2009/147/EC).

These are expanded below.

### **1. National policies and advice.**

The Plan has been prepared with regard to the policies found in the National Planning Policy Framework (NPPF). The preparation of the plan started whilst the 2012 version of the NPPF was applicable. In July 2018, whilst the NDP was still being formulated, this was superseded by a new version of the NPPF. Conformity of the plan has been assessed against both versions of the NPPF and it is considered that there is not a material difference between the plan policies and the different versions of the NPPF. Policies within the Congresbury Neighbourhood Development Plan have been developed according to national guidance and legislation with particular emphasis on sustainability and the controlled growth of the village that will ensure it remains a thriving vibrant community. Appendix 1 sets out a summary of how each policy has regard to specific paragraphs of both versions of the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list.

### **2. Sustainable Development.**

The Plan contributes to the objectives of sustainable development.

a) Economic objective.

The Plan supports the retention of businesses in the area and encourages the development of new employment opportunities that will reduce commuting. It has also designated an employment site within the area (E1 Employment Policies). Policy H4 provides an allocated site for affordable housing and H2 specifies an allocation of a minimum of 35% affordable housing on sites of above 5 dwellings.

b) Social objective

Areas identified for housing are small and mixed developments providing houses for young and old, individuals and families that are within walking distance of local services and amenities (H1 Housing Policy). Our traffic policies (T1, T2 and T3) are designed to provide safe pedestrian and cycle routes for residents in and around the village and will encourage them to be less reliant on using their cars.

c) Environmental objective

One of the objectives of the Plan is to enhance the Conservation Area that was designated in 1990 and protect the 15<sup>th</sup> century village Cross as set out in Policy EH1. New developments must demonstrate appropriate measures to ensure the connectivity of green corridors that are used by wildlife and buffer zones beside Sites of Scientific Interest (Policy EH4). Community led schemes for renewable energy will be encouraged through the Parish Council (Policy EH5). Policy T2 identifies solutions which will encourage walking and cycling and promotes the installation of electric vehicle charging points throughout the parish. The establishment of an area of separation to the south of the village (EH2).

### **3. Conformity with Strategic Policies**

The Plan has been prepared with regard to North Somerset strategic policies as set out in the Core Strategy 2016-2026, as well as the emerging strategic context which is also relevant to the plan period covered by the Congresbury Neighbourhood Development Plan.

The Core Strategy commits the local planning authority to a review of the Core Strategy by the end of 2018 to take account of the wider housing market area. The new strategic planning context will be identified through the Joint Spatial Plan which is at examination stage with hearing anticipated in May 2019. A new NSC local plan will be prepared in parallel with the emerging Joint Spatial Plan to cover the period 2018-2036. A Pre-Commencement Document for the Local Plan was published in early 2016 and an Issues and Options document in September 2018.

Appendix 2 sets out how each policy in the Congresbury Neighbourhood Development Plan is in conformity with strategic policies. Due to the Congresbury Neighbourhood Development Plan aligning with the plan period for the new Local Plan 2036, some elements of the Core Strategy policies, particularly Policy CS32, have been reviewed through the Congresbury NDP in order to plan positively for the new plan period of 2018-2036. Policies which diverge from the strategic context set out in the Core Strategy to reflect the emerging strategic planning context are:

Policy H3: Potential Housing Site Allocations. Sites A, B and D are not adjoining the current settlement boundary and would not be considered for development under Policy CS32 of the Core Strategy which only allows for small developments of up to 25 dwellings adjacent to the settlement boundary.

Policy H5: Change to Settlement Boundary. A comprehensive review of settlement boundaries is being proposed in the new Local Plan 2036 and therefore Congresbury NDP has undertaken this process through their NDP. We support this review of settlement boundaries providing the current policy approach set out in CS32, which allows sites adjacent to be brought forward, is removed and no longer applies to Congresbury.

Policy EH2: Area of Separation: There is a Strategic Gap designation between Congresbury and Yatton as set out in Policy CS19 of the Core Strategy and SA7 of the Site Allocations Plan. We see the need to establish a similar area to the south of the village to protect the character and identify of the landscape between Congresbury and Churchill/Langford and the proposed Mendip Spring Garden Village. Two inspectors' decisions at recent planning appeals have noted the value of this rural landscape and the Plan aims to protect this for future generations.

### **4. Compatible with EU legislation and European Convention on Human Rights obligations.**

The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention for Human Rights. This is highlighted in the Consultation Statement which shows that extensive engagement with the community and stakeholders has been undertaken through the preparation of the plan and demonstrates that the views of the whole community have been considered.

**5. Compatibility with EU obligations in relation to: Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment (SEA) Directive; Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora; Directive 2009/147/EC on the conservation of wild birds and the Conservation of Habitats and Species Regulations 2012.**

The Plan is compatible with the above legislation and contains no policies that would have a likely significant effect on protected species and habitats. A draft SEA/HRA Screening Assessment was undertaken on the Congresbury Plan at Regulation 14 stage and sent to the relevant statutory consultees (Natural England, Environment Agency and Historic England) for initial comments. Natural England agreed that the Congresbury NDP is unlikely to have significant environmental effects on European Sites as defined in the Conservation of Habitats and Species Regulations (2012). The Environment Agency noted that a Flood Risk Assessment would be required for any new development that is sited within the floodplain to demonstrate the proposal is not at risk from flooding, and that there is no increase in risk for any third parties. This would be for the lifetime of development and include an allowance for climate change. Historic England raised concerns regarding the level of assessment undertaken on the impact on heritage assets and this has led to further work being carried out. This is set out in the HRA/SEA Screening which has been submitted with the Plan.

**APPENDIX 1: Conformity with National Guidance and Advice**

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
<p>H1 Sustainable development location principles</p>	<p><b>Para 6 and 7</b></p> <p>Para 6 states that “The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.</p> <p>Para 7 sets out three dimensions to sustainable development: economic, social and environmental.</p> <p>Policy H1 sets out principles for the future sustainable development of Congresbury. They take into account social, environmental and economic factors and are aimed at ensuring future growth of the settlement is well planned and sustainable considering factors such as the proximity of potential housing sites to services and facilities, impact of traffic and the preservation of green</p>	<p><b>Para 7 and 8</b></p> <p>Para 7 states that “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.</p> <p>Para 8 sets out the three interdependent overarching objectives (economic, social and environmental) that need to be pursued to achieve sustainable development.</p> <p>Policy H1 sets out principles for the future sustainable development of Congresbury. They take into account social, environmental and economic factors and are aimed at ensuring future growth of the settlement is well planned and sustainable considering factors such as the proximity of potential housing sites to services and facilities, impact of traffic and the preservation of green spaces and heritage assets. Policy H1 is therefore in</p>	<p>There are some minor difference in the 2018 NPPF compared to the 2012 NPPF in relation to these paragraphs.</p> <p>The Brutland definition in the 2018 NPPF is now within the text of para 7 and the Three pillars of Sustainable Development are now set out in para 8 instead of 7. The new NPPF now refers to ‘role’ rather than ‘objectives and adds “improved productivity, safe built environment, accessible open spaces, and making effective use of land”.</p> <p>These changes do not result in a material difference between the plan policies and the different versions of the NPPF and Policy H1 is in conformity with the relevant paragraphs in both versions of the NPPF.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
	spaces and heritage assets. Policy H1 is therefore in conformity with para 6 and 7.	conformity with para 6 and 7.	
H2 Sustainable development site principles	<p><b>Para 7 and 17</b></p> <p>Para 7 states that sustainable development should “support strong, vibrant, and healthy communities, by providing the supply of housing required to meet the needs of present and future generations”</p> <p>Para 17 identifies the Core Planning Principles stating that “planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”</p> <p>Policy H2 sets out the principles which should be adhered to on new housing developments which meet the needs of present and future generations and are specific to Congresbury and the vision for its future. Policy H2 is therefore in conformity with para 7 and 17.</p>	<p><b>Para 8 &amp; 64, 68 and 69</b></p> <p>Para 8 states that sustainable development needs to “support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.</p> <p>Paragraph 64 (NPPF 2018) states “Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership...”</p> <p>Paragraph 69 states that Neighbourhood Plan Groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area. Paragraph 68(a) identifies small and medium sized sites as sites of no more than 1 hectare.</p>	<p>The changes between para 7 (2012) and para 8 (2018) do not result in a material difference between the plan policies and the different versions of the NPPF.</p> <p>Para 64 (NPPF 2018) is a new paragraph in the 2018 NPPF which sets out that 10% on major developments normally to be for affordable home ownership. Change heralded in 2017 Housing White Paper.</p> <p>Paragraphs 68 and 69 of the NPPF (2018) are new and require the delivering of small and medium sites particularly through Neighbourhood Plans. Policy H2 states that sites should not exceed 25 dwellings and so is in conformity with para 68 and 69.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
		<p>Policy H2 sets out the principles which should be adhered to on new housing developments which meet the needs of present and future generations and is therefore in conformity with para 8.</p> <p>Policy H2 is also in conformity with paras 68 and 69 as it restricts the size of sites to 25 dwellings. Therefore, the policy conforms with para 68 and 69 of the NPPF.</p> <p>Policy H2 seeks to ensure that a wider range of houses are built. The percentage of 35% affordable housing is higher than the present local authority figure of 30%, but reflects the assumption that this figure will be raised to 35% after the Joint Spatial Plan examination. However, it is in conformity with para 64 as it exceeds the requirement of 10%.</p>	

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
<p>H3 Potential housing site allocations</p>	<p><b>Para 7 and 32/34</b></p> <p>Para 7 states that sustainable development should “support strong, vibrant, and healthy communities, by providing the supply of housing required to meet the needs of present and future generations”</p> <p>Para 34 states “Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However, this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.”</p> <p>Policy H3 is in conformity with para 7 as it provides a range of housing sites to meet the local housing need throughout the plan period and is in conformity with para 34 as all sites have good access to public transport and are within walking distance of many village facilities and services.</p>	<p><b>Para 8, 68/69 and 103</b></p> <p>Para 8 states that sustainable development needs to “support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.</p> <p>Para 103 emphasises the need to locate developments at locations which reduce the need to travel and where sustainable transport modes can be maximised.</p> <p>Policy H3 is in conformity with para 8 as it provides a range of housing sites to meet the local housing need throughout the plan period and is in conformity with para 103 as all sites have good access to public transport and are within walking distance of many village facilities and services.</p> <p>Paragraph 69 states that Neighbourhood Plan Groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing</p>	<p>Paragraph 8 replaces para 7 in the new NPPF but the wording relating to provision of housing is the same.</p> <p>Paragraph 103 replaces para 34 with the focus still on ensuring new developments are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However, the general essence is the same in both paragraphs and does not result in a material difference between the plan policies and the different versions of the NPPF.</p> <p>Paragraphs 68 and 69 of the NPPF (2018) are new and require the delivering of small and medium sites particularly through Neighbourhood Plans. All sites in Policy H3 are small to medium sized sites and so are in conformity with para 68 and 69.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
		<p>in their area. Paragraph 68(a) identifies small and medium sized sites as sites of no more than 1 hectare.</p> <p>Policy H3 reflects paras 68 and 69 as all the sites allocated in the Congresbury NDP are less than a hectare. Therefore, the policy conforms with para 68 and 69 of the NPPF.</p>	
H4 Affordable housing site	<p><b>Para 54</b></p> <p>Para 54 states “In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs”.</p>	<p><b>Para 77 and 64</b></p> <p>Paragraph 77 of the NPPF (2018) states “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this”.</p> <p>Paragraph 64 of the NPPF states that “Exemptions to this 10% requirement</p>	<p>Para 77 replaces para 54. It has been re-worded and no longer requires enabling market development to deliver ‘significant’ additional AH.</p> <p>However, the re-wording of these paragraphs does not result in a material difference between the plan policies and the different versions of the NPPF.</p> <p>Paragraph 64 is a new paragraph and supports the aim of Policy H4 to provide a site exclusively for affordable housing.</p>

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	<p>Policy H4 aims to provide a site exclusively for affordable housing to meet local housing need and is therefore in conformity with para 54.</p>	<p>should also be made where the site or proposed development d) is exclusively for affordable housing, an entry-level exception site or a rural exception site”.</p> <p>Policy H4 aims to provide a site exclusively for affordable housing to meet local housing need and is therefore in conformity with para 77 and 64.</p>	
<p>H5 Changes to Settlement Boundary</p>	<p><b>Para 55</b></p> <p>To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> <p>Policy H5 of the Congresbury NDP reviews the settlement boundary to allow for future sustainable growth to support existing services and maintain the vitality of the village over the plan period. It is therefore in conformity with para 55.</p>	<p><b>Para 78</b></p> <p>Paragraph 78 of the NPPF states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.</p> <p>Policy H5 of the Congresbury NDP reviews the settlement boundary to allow for future sustainable growth to support existing services and maintain the vitality</p>	<p>Para 55 has been split into two paragraphs in 2018 – para 78 and 79.</p> <p>Para 78 reflects the first two sentence of para 55 (NPPF 2012) which states that housing should be located where it enhances or maintains the vitality of rural communities.</p> <p>However, the re-wording of these paragraphs does not result in a material difference between the plan policies and the different versions of the NPPF.</p>

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		of the village over the plan period. It is therefore in conformity with para 78.	
T1 Strawberry Line	<p><b>Para 29</b></p> <p>Para 29 states “Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.</p> <p>Policy T1 aims to improve access to the Strawberry Line which will improve the ability for people to access and use more sustainable modes of transport and is therefore in conformity with paras 29.</p>	<p><b>Para 102 and 104</b></p> <p>Para 102 states “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:...</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>Para 104 states that “Planning policies should:...</p> <p>d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)”</p> <p>Policy T1 aims to improve access to the Strawberry Line which will improve the ability for people to access and use more sustainable modes of transport and is therefore in conformity with paras 102 and 104.</p>	<p>Para 102 is a new paragraph in the 2018 NPPF.</p> <p>Paragraph 104 replaces numerous paragraphs in the 2012 NPPF including paras 31, 33, 37, 38 and 41.</p> <p>However, Policy T1 reflects the relevant paragraphs in both NPPF’s and there is no material difference between the support afforded to policy T1 through the 2012 and 2018 NPPF.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
T2 Parking, walking and cycling solutions	<p><b>Para 69</b></p> <p>Para 69 states “The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning...”</p> <p>The para then goes on to give examples of how to achieve this.</p> <p>Policy T2 sets out solutions to improve parking, walking and cycling options within the plan area. It is therefore in conformity with paras 69.</p>	<p><b>Para 91 &amp; 102</b></p> <p>Para 91 states that planning should “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling “ and “c) opportunities to promote walking, cycling and public transport use are identified and pursued”.</p> <p>Policy T2 sets out solutions to improve parking, walking and cycling options within the plan area. It is therefore in conformity with paras 91 and 102.</p>	<p>Para 102 is a new paragraph in the 2018 NPPF.</p> <p>Para 91 replaces 69 with a new emphasis on health and well being and more examples in points b) and c).</p> <p>However, the general essence of both paragraphs is the same and the re-wording of para 91 in the 2018 NPPF does not result in a material difference between the plan policies and the different versions of the NPPF.</p>
T3: Mitigating Traffic Problems and Enhancing Sustainable Travel	<p><b>Para 35</b></p> <p>Para 35 states “Plans should protect and exploit opportunities for the use of sustainable transport modes for the</p>	<p><b>Para 102 &amp; 110</b></p> <p>Para 102 states that: “Transport issues should be considered from the earliest stages of plan-making so</p>	<p>Paragraph 102 is a new paragraph in the 2018 NPPF.</p> <p>Paragraph 110 replaces para 35 with a new emphasis on facilitating</p>

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	<p>movement of goods or people”. It goes on to set out how this can be achieved.</p> <p>Policy T3 aims to mitigate traffic problems and enhancing sustainable travel options and is therefore in conformity with para 35.</p>	<p>that...</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains”...</p> <p>Para 110 states that “applications for development should...</p> <p>c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards”.</p> <p>Policy T3 aims to mitigate traffic problems and enhancing sustainable travel options and is therefore in conformity with paras 102 and 110.</p>	<p>access to public transport and it deletes the reference to home zones.</p> <p>However, the re-wording of these paragraphs does not result in a material difference between the plan policies and the different versions of the NPPF.</p>
F1: Community Facilities	<p><b>Para 70</b></p> <p>Para 70 sets out how plans should deliver the social, recreational and cultural facilities and services the community needs including ensuring that established</p>	<p><b>Para 92</b></p> <p>Para 92 sets out how plans should deliver the social, recreational and cultural facilities and services the community needs including ensuring that established</p>	<p>Paragraph 92 in the 2018 NPPF replaces para 70 in the 2012 NPPF. The policy is slightly re-worded and adds an extra bullet (b) about supporting the delivery of local strategies.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
	<p>shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p>Policy F1 sets out how it will retain and improve existing facilities for the benefit of the community and is therefore in conformity with para 70.</p>	<p>shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p>Policy F1 sets out how it will retain and improve existing facilities for the benefit of the community and is therefore in conformity with para 70.</p>	<p>However, the re-wording of these paragraphs does not result in a material difference between the plan policies and the different versions of the NPPF.</p>
<p>F2: Protecting and enhancing community services</p>	<p><b>Para 70</b></p> <p>Para 70 sets out how plans should deliver the social, recreational and cultural facilities and services the community needs including guarding against the unnecessary loss of valued facilities and services and the retention of services and facilities for the benefit of the community.</p> <p>Policy F2 aims to resist the loss of community facilities and enhance and improve existing facilities. It is therefore in conformity with para 70 of the NPPF.</p>	<p><b>Para 92</b></p> <p>Para 92 states that “planning policies and decisions should...</p> <p>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</p> <p>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”</p> <p>Policy F2 aims to resist the loss of community facilities and enhance and</p>	<p>Paragraph 92 replaces para 70 in the 2012 NPPF. The new paragraph is slightly re-worded and adds an extra bullet (b) about supporting the delivery of local strategies.</p> <p>However, the re-wording of paragraph 92 does not result in a material difference between the plan policies and the different versions of the NPPF.</p>

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		improve existing facilities. It is therefore in conformity with para 92 of the NPPF.	
EH1: Enhance the Conservation Area and protect the Village Cross	<p><b>Para 126</b></p> <p>Para 126 states “Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”. It goes on to set out the factors local planning authorities should take into account when developing strategies for heritage assets.</p> <p>Policy EH1 recognises the importance of protecting and enhancing both the Conservation Area and heritage assets within Congresbury and is therefore in conformity with para 126.</p>	<p><b>Para 185</b></p> <p>Para 185 states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. It goes on to set out the factors local planning authorities should take into account when developing strategies for heritage assets.</p> <p>Policy EH1 recognises the importance of protecting and enhancing both the Conservation Area and heritage assets within Congresbury and is therefore in conformity with para 185.</p>	<p>Paras 184/185 replace para 126 in the 2012 NPPF. The paragraphs are effectively unchanged. Para 184 now refers to ‘plans’ rather than ‘Local Plan’ and also adds a quality of life justification for conservation.</p> <p>However, Policy EH1 reflects both NPPF’s and there is no material difference between the support afforded to policy EH1 through the 2012 and 2018 NPPF.</p>
EH2: Area of Separation	<p><b>Para 17 and 109</b></p> <p>Policy EH2 is supported by paragraph 109</p>	<p><b>Para 170 and 171</b></p> <p>Paragraph 170 of the NPPF states:</p>	<p>Para 17 from 2012 NPPF has been deleted in the 2018 version, but some of its content is redistributed</p>

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	<p>through the protection of this valued landscape to the south of Congresbury which enhances its setting and distinctiveness.</p> <p>It is also supported by para 17 which sets out the Core Planning Principles, particularly bullet 5 which states that planning should recognise the intrinsic character and beauty of the countryside and bullet 7 which states that “allocations of land for development should prefer land of lesser environmental value”</p> <p>Policy EH2 recognises the landscape value of this area of land south of Congresbury and aims to protect the intrinsic character and beauty of this part of the countryside. By protecting this area and allocating land elsewhere it is directing development to areas of lesser environmental quality within the plan area.</p> <p>Policy EH2 is therefore in conformity with paras 17 and 109 of the NPPF.</p>	<p>“Planning policies and decisions should contribute to and enhance the natural and local environment by...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem service – including the economic and other benefits from the best and versatile agricultural land, and of trees and other woodland”.</p> <p>Paragraph 171 of the NPPF states that “Plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”</p> <p>The creation of an Area of Separation through policy EH2 to protect the character and identity of the valued landscape between Congresbury and Churchill/Langford conforms with</p>	<p>into other para, in particularly para 170.</p> <p>Para 109 from 2012 NPPF has also been incorporated into the new paragraph 170.</p> <p>Policy EH2 reflects both NPPF’s and there is no material difference between the support afforded to policy EH2 through the 2012 and 2018 NPPF.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
		paragraphs 170 and 171 of the NPPF.	
EH3: Local Green Space	<p><b>Para 76 and 77</b></p> <p>Para 76 established that local communities should be able to identify for special protection green areas of particular importance to them. Para 77 goes on to set out what criteria should be met in terms of designating Local Green Space.</p> <p>Policy EH3 identifies three areas of Local Green Space which are of particular local importance and meet the criteria set out in para 100 for Local Green Space designation. Therefore, policy EH3 conforms with para 76 and 77 of the NPPF.</p>	<p><b>Para 99 and 100</b></p> <p>Para 99 states that “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.</p> <p>Para 100 goes on to set out what criteria should be met in terms of designating Local Green Space.</p> <p>Policy EH3 identifies three areas of Local Green Space which are of particular local importance and meet the criteria set out in para 100 for Local Green Space designation. Therefore, policy EH3 conforms with para 99 and 100 of the NPPF.</p>	<p>The paragraphs relating to Local Green Space are effectively unchanged in the 2018 version and therefore there is no material difference between the plan policies and the different versions of the NPPF.</p> <p>Policy EH3 is in conformity with paras 76 and 77 of the 2012 NPPF and paras 99 and 100 of the 2018 NPPF.</p>
EH4: Landscape and Wildlife Preservation Measures	<p><b>Para 117/118 and 123/125</b></p> <p>Para 117 and 118 address minimising the impacts on biodiversity and geodiversity in plan making and conserving and enhancing biodiversity when determining</p>	<p><b>Para 174/175 and 180</b></p> <p>Para 174 of the NPPF states “To protect and enhance biodiversity and geodiversity, plans should...</p> <p>b) promote the conservation, restoration</p>	<p>Paragraphs 174/175 replace paras 117/118 and provide guidance on nature policies. The paras have been reworded with more positive expectations – not just mitigation of impacts. ‘Nature Improvement</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
	<p>planning applications.</p> <p>Para 123 and 125 deal with noise and light pollution respectively.</p> <p>Policy EH4 detail criteria to protect biodiversity, and maintain and enhance the existing natural habitat. It also aims to mitigate against noise and light pollution. It is therefore in conformity with policies 117, 118, 123 and 125.</p>	<p>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.”</p> <p>Para 180 states “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should...</p> <p>c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”</p> <p>Policy EH4 detail criteria to protect biodiversity and maintain and enhance the existing natural habitat. It also aims to mitigate against noise and light pollution. It is therefore in conformity with policies 174, 175 and 180.</p>	<p>Areas’ are now ‘Nature Recovery Network’. There is also stronger protection for ancient woodland, aged trees and other irreplaceable habitats and adds measurable net gains for biodiversity.</p> <p>Paras 123/125 have been replaced by para 180 and this is effectively unchanged.</p> <p>Although the 2018 NPPF differs slightly in wording and emphasis Policy EH4 is supported in each case and there is not a material difference between the plan policies and the different versions of the NPPF.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
EH5: Renewable Energy	<p><b>Para 97</b></p> <p>Paragraph 97 states that “To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources...” The para goes on to set out how this should be done.</p> <p>The aim of EH5 to encourage community led renewable schemes is in conformity with paragraph 97.</p>	<p><b>Para 151/152</b></p> <p>Paragraph 151 of the NPPF states that “plans should...</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>Paragraph 152 states “Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.</p>	<p>The paragraphs on the promotion of renewable and low carbon energy in the 2012 and 2018 NPPFs are effectively unchanged.</p> <p>Policy EH5 is in conformity with both para 97 of the 2012 NPPF and para 151 and 152 of the 2018 NPPF.</p> <p>There is not a material difference between the plan policies and the different versions of the NPPF.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
		<p>Both of these paragraphs support the objectives of Policy EH5 of the Congresbury NDP which encourages community-led renewable energy schemes.</p>	
<p>E1: Retention of Business and Employment within the Parish.</p>	<p><b>Paras 7 and 28</b></p> <p>Para 7 sets out the objective to help build a “strong, responsive and competitive economy, but ensuring that sufficient land of the right types is available in the right place at the right time to support growth and innovation and improved productivity....”</p> <p>Para 28 relates to supporting a prosperous rural economy through a number of outcomes, which Policy E1 supports and seeks to promote.</p>	<p><b>Para 8 &amp; 83</b></p> <p>Paragraph 8 states that planning should “help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity”</p> <p>Paragraph 83 states: “Planning policies and decisions should enable:  a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;  b) the development and diversification of agricultural and other land-based rural businesses;  c) sustainable rural tourism and leisure developments which respect the character</p>	<p>Paragraph 83 supersedes para 28 of the 2012 version relating to the rural economy. ‘Village’ services are now changed to ‘accessible’ services and there is less detail on tourism.</p> <p>Policy E1 is in conformity with paragraphs 8 and 83 of the 2018 NPPF and paras 7 and 28 of the 2012 NPPF.</p> <p>There is no material difference between the support afforded to Policy E1 through the 2012 or 2018 NPPFs.</p>

Policy number and Title	National Planning Policy Framework (NPPF) 2012	National Planning Policy Framework (NPPF) 2018	Comments
		<p>of the countryside”</p> <p>Policy E1 encourages the retention and creation of jobs within the village to reduce out commuting and increase sustainability of the village. This is on conformity with paragraphs 8 and 83 of the NPPF.</p>	

**APPENDIX 2: Conformity with Strategic Policies.**

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
<p><b>H1 Sustainable Development Location Principles</b></p>	<p>CS14: Distribution of new housing. This policy states “At service villages there will be opportunities for small-scale development of an appropriate scale either within or abutting settlement boundaries or through site allocations. Elsewhere development will be more strictly controlled although appropriate development will be acceptable within the settlement boundaries of infill villages”.</p>	<p>Policy CS14 sets out how housing will be distributed across North Somerset up to 2026. Congresbury is identified as a Service Village within the settlement hierarchy which means it is a sustainable development location which can accommodate small-scale growth. This is what Policy H1 is proposing and it is therefore in conformity with Policy CS14 of the Core Strategy.</p>
	<p>CS32: Service Villages states “New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, Churchill, Congresbury, Easton-in-Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where it results in form, design and scale of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness and can be readily assimilated into the village.”</p>	<p>The plan has selected areas for development that are small, can be assimilated into the community, they will have the least impact on our already congested roads and are within reasonable walking/cycling distances from village amenities and services. Policy H1 is therefore in conformity with CS32 of the Core Strategy.</p>
<p><b>H2 Sustainable Development Sites</b></p>	<p>CS32: Service Villages states: “New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, Churchill,</p>	<p>The plan has selected areas for development that are small, can be assimilated into the community, they will have the least impact on our already congested roads and are within reasonable walking/cycling distances from village</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
<p><b>Principles</b></p>	<p>Congresbury, Easton-in-Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where:</p> <ul style="list-style-type: none"> <li>• It results in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the village;</li> <li>• It has regard to the size, type, tenure and range of housing that is required;</li> <li>• It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development</li> <li>• It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting;</li> <li>• It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;</li> <li>• The location of development maximises opportunities to reduce the need to travel and encourages active travel modes and public transport; and</li> </ul>	<p>amenities and services. It therefore complies with the criteria set out in Policy CS32 of the Core Strategy.</p> <p>The Congresbury NDP has also brought forward new allocations for housing sites outside the settlement boundary to plan positively for the plan period beyond the Core Strategy.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<ul style="list-style-type: none"> <li>It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance. Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans.</li> </ul>	
	<p>Policy 3: The Affordable Housing Target in the emerging West of England Joint Spatial Plan (Nov 2018) states “on residential developments delivering 5 or more dwellings or sites larger than 0.2ha, whichever is lower, a minimum target of 35% Affordable Housing to be delivered on site is required. This applies to both C3 and self-contained C2 residential developments, including older persons and student accommodation”.</p>	<p>The Congresbury NDP recognises the significant need for affordable housing within the parish of Congresbury and therefore conforms with the emerging Policy 3 set out in the JSP which requires a target of 35% affordable housing on sites of 5 or more dwellings or sites larger than 0.2ha, whichever is lower.</p> <p>The percentage of 35% affordable housing is higher than figure set out in policy CS16 of the Core Strategy of 30%, but reflects the assumption that this figure will be raised to 35% after the Joint Spatial Plan examination.</p>
	<p>Policy CS15: Mixed and balance communities states: “The council will seek to ensure a genuine mix of housing types within existing and future communities in North Somerset through considering proposals for development in terms of the extent to which they contribute to a well integrated mix of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs”</p>	<p>Policy H2 of the plan states that all new developments should have a range of dwellings to suit families, first time buyers, the elderly and the disabled. It therefore conforms with policy CS15.</p>
<p><b>H3 Potential Housing Site</b></p>	<p>CS32: Service Villages states that new development within the Service Villages which</p>	<p>Policy H3 identifies five new housing allocations which combined would result in the allocation of 85 dwellings. This is in conformity with policy CS32 which</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
<p><b>Allocations</b></p>	<p>enhances the overall sustainability of the settlement will be supported where it meets the relevant criteria.</p>	<p>allows for new development at Service Villages.</p>
	<p>Policy 1: The Housing Requirement of the West of England Joint Spatial Plan (Nov 2017) sets out the housing requirement for the West of England Region until 2036.</p> <p>Policy 2: The Spatial Strategy sets out how the housing requirement will be distributed across the four local authorities. This includes non-strategic development at location identified and brought forward through local plans.</p>	<p>The Congresbury NDP identifies five new housing allocations which combined would result in the allocation of 85 dwellings. This is in conformity with policies 1 and 2 of the emerging West of England Joint Spatial Plan which identifies the housing requirement and distribution until 2036, specifically for 1000 non-strategic sites. These allocations contribute to this requirement.</p>
<p><b>H4 Affordable Housing Site</b></p>	<p>Core Strategy Policy CS16: Affordable Housing states: “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...”</p>	<p>Policy H4 identifies a site for 100% affordable housing with local connection criteria which are specific to that site only. The Plan uses data from the housing needs register and SHMA (2015) to evidence the need for affordable housing for local people and is therefore in conformity with Policy CS16 of the Core Strategy.</p>
	<p>CS17: Rural Exception Schemes states: “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</p>	<p>The Plan has identified Site E for 100% affordable housing. One of the fields is administered by the Parish Council on behalf of the Hannah Marshman Trust. The houses would be 100% affordable housing for rent or shared ownership in order to comply with the spirit of the original legacy. The lower part of the field which has a tendency to flood should be kept as a wildlife area. Housing would</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<p>demonstrated by an up-to-date needs survey or other evidence;</p> <p>b) the development is supported or initiated by the parish council;</p> <p>c) the site search has followed a sequential approach with priority given to sites within any settlement boundary, sustainability principles, and avoiding sensitive locations;</p> <p>d) the scale of development is appropriate for the location;</p> <p>e) the affordable housing is provided in perpetuity.</p> <p>Rural exceptions schemes will be acceptable adjacent to the settlement boundaries of Service Villages</p>	<p>be allocated through a local connection criteria set out in the policy. Although Site E isn't strictly a rural exception site because it is allocated and within the new revised settlement boundary it conforms to the aims of Policy CS17 of the Core Strategy.</p>
<p><b>H5</b> <b>Changes to Settlement Boundary</b></p>	<p>CS14: Distribution of new housing. Para 3.199 of the supporting text to this policy states: "Settlement boundaries for Weston-super Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Local Plan or Neighbourhood Development Plan."</p>	<p>Policy H5 of the Congresbury NDP has reviewed and adjusted the settlement boundary for Congresbury through the NDP process in accordance with Policy CS14 of the Core Strategy.</p>
	<p>CS32: Service Villages states that new development within the Service Villages which enhances the overall sustainability of the</p>	<p>Policy H5 of the Congresbury NDP has reviewed and adjusted the settlement boundary for Congresbury through the NDP process in accordance with Policy CS32 of the Core Strategy.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<p>settlement will be supported where it meets the relevant criteria.</p> <p>The policy also states that “Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans”. The supporting text the policy states: “The settlement boundaries as defined in the Replacement Local Plan for the Service Villages will remain, although there is scope for these to be reviewed and adjusted via Local Plans or Neighbourhood Development Plans”.</p>	
<p><b>T1 Strawberry Line</b></p>	<p>CS10: Transportation and Movement states: “Transport schemes should:</p> <ul style="list-style-type: none"> <li>• enhance the facilities for pedestrians, including those with reduced mobility, and other users such as cyclists</li> <li>• improve road and personal safety and environmental conditions</li> <li>• reduce the adverse environmental impacts of transport and contribute towards carbon Reduction”</li> </ul>	<p>The Plan seeks to improve access for cyclists in the north and south of the village who want to use the Strawberry Line, whether for leisure or as an alternative method of travel.</p> <p>At present the access routes involve cycling along the very busy A370 or using the deeply rutted drove roads. An extension of the route to Churchill school would encourage many children to cycle to school instead of using private cars or school transport.</p> <p>Policies within the Congresbury NDP are therefore in conformity with policy CS10 of the Core Strategy.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
<p><b>T2</b> <b>Parking, Walking and Cycling Solutions</b></p>	<p>CS26: Supporting healthy living states: “Encouraging development that promotes active living through creating places that are easily accessible, attractive and safe to move around by walking or cycling;...”</p>	<p>The Plan aims to encourage residents to walk and cycle when accessing local services and facilities rather than use their cars. The replacement of stiles with metal gates will encourage residents, including those who are less mobile, to access the many footpaths that are found in the vicinity. Therefore, policy T2 is in conformity with Policy CS26 of the Core Strategy.</p>
<p><b>T3</b> <b>Mitigating Traffic Problems and Enhancing Sustainable Travel</b></p>	<p>CS10: Transportation and movement states: “Transport schemes should:</p> <ul style="list-style-type: none"> <li>• improve road and personal safety and environmental conditions;</li> <li>• reduce the adverse environmental impacts of transport and contribute towards carbon reduction;</li> <li>• mitigate against increased traffic congestion”</li> </ul>	<p>The Plan aims to give pedestrians and cyclists priority over motorists. Reduced speed limits and village gateways will help residents feel safer when walking along pavements and crossing roads to access services and facilities. New housing allocations were selected based on the fact that they would not materially increase junction congestion and had good access to public transport and were reasonable walking distances to local services and facilities. Therefore, Policy T3 is in conformity with Core Strategy policy CS10.</p>
<p><b>F1 Community Facilities</b></p>	<p><b>CS27: Sport, recreation and community facilities states:</b> “Where the local provision of sport, recreation, children’s play and other community facilities arising from new residential development are inadequate to meet projected needs and standards, additional provision in safe and accessible locations will be sought to meet any identified shortfall. This provision may be in the form of on site provision or the enhancement/improved access to existing facilities.</p>	<p>Policy F1 sets out what community facilities and schemes would be prioritised from funding from CIL or Section 106 money from new residential development. This is in conformity with CS27 which recognises the importance of community facilities and seeks to protect and support them.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<p>Existing facilities will be safeguarded from alternative use unless suitable alternative facilities can be made available or the existing facilities are surplus to requirements.</p> <p>On large scale developments facilities will be provided in step with population growth and will be designed as an integral part of the development.</p>	
<p><b>F2 Protecting and Enhancing Community Services</b></p>	<p><b>CS27: Sport, recreation and community facilities states:</b>                      “Where the local provision of sport, recreation, children’s play and other community facilities arising from new residential development are inadequate to meet projected needs and standards, additional provision in safe and accessible locations will be sought to meet any identified shortfall. This provision may be in the form of on site provision or the enhancement/improved access to existing facilities.</p> <p>Existing facilities will be safeguarded from alternative use unless suitable alternative facilities can be made available or the existing facilities are surplus to requirements.</p> <p>On large scale developments facilities will be</p>	<p>Policy F2 seeks to protect and enhance community facilities in Congresbury. This is in conformity with Policy CS27 which also recognises the importance of community facilities and seeks to protect and support them.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	provided in step with population growth and will be designed as an integral part of the development.	
<b>EH1 Enhancing the Conservation Area and Protect the Village Cross</b>	CS5: Landscape and the historic environment states: “The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites”	Policy EH1 of the NDP aims to enhance the Conservation Area and stop the decline of the Conservation Area which at present lacks any cohesion. The Village Cross is in danger from traffic, particularly HGVs, on the B3133 so a scheme to protect it is vitally important.
<b>EH2 Area of Separation</b>	CS19: Strategic gaps states: “The council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements”	Policy EH2 of the NDP Plan identifies an Area of Separation to the south of the village that will protect the character and identity of the landscape between Congresbury and Churchill. This conforms with the principle of retaining separate identity, character and/or landscape setting of settlements and distinct parts of settlements, as set out in Policy CS19 of the Core Strategy.
<b>EH3 Local Green Spaces</b>	CS1: Addressing climate change and carbon reduction states “...network of multifunctional green infrastructure will be planned for which would include green spaces”	Policy EH3 of the Congresbury NDP identifies three new areas of Local Green Space which will contribute to the network of Green Infrastructure across the parish and is therefore in conformity with CS1.
	CS9: Green Infrastructure states: “The existing network of green infrastructure will be safeguarded, improved and enhanced by further provision, linking in to existing provision where appropriate, ensuring it is a multi-functional,	Policy EH3 of the Congresbury NDP identifies three new areas of Local Green Space which will contribute to the network of Green Infrastructure across the parish and is therefore in conformity with CS9.

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<p>accessible network which promotes healthy lifestyles, maintains and improves biodiversity and landscape character and contributes to climate change objectives”</p>	
<p><b>EH4 Landscape and Wildlife Preservation Measures</b></p>	<p>CS4: Nature conservation states:                      “North Somerset contains outstanding wildlife habitats and species. These include limestone grasslands, traditional orchards, wetlands, rhynes, commons, hedgerows, ancient woodlands and the Severn Estuary. Key species include rare horseshoe bats, otters, wildfowl and wading birds, slow-worms and water voles.</p> <p>The biodiversity of North Somerset will be maintained and enhanced by:</p> <p>1) seeking to meet local and national Biodiversity Action Plan targets taking account of climate change and the need for habitats and species to adapt to it;</p> <p>2) seeking to ensure that new development is designed to maximise benefits to biodiversity, incorporating, safeguarding and enhancing natural habitats and features and adding to them where possible, particularly networks of habitats. A net loss of biodiversity interest should be avoided, and a net gain achieved where possible;</p> <p>3) seeking to protect, connect and enhance important habitats, particularly designated sites,</p>	<p>Policy EH4 supports this policy by seeking to maintain green corridors and ensuring that new developments have minimum negative effect on wildlife and their habitats. Therefore, it is in conformity with Policy CS4 of the Core Strategy.</p>

Congresbury NDP Policy	Strategic Policies	Neighbourhood Plan Conformity
	<p>ancient woodlands and veteran trees;                      4) promoting the enhancement of existing and provision of new green infrastructure of value to wildlife;                      5) promoting native tree planting and well targeted woodland creation, &amp; encouraging retention of trees, with a view to enhancing biodiversity”.</p>	
<p><b>EH5 Renewable Energy</b></p>	<p>CS1: Addressing climate change and carbon reduction states:                      “development should demonstrate a commitment to reducing carbon emissions including reducing energy demand through good design, and utilising renewable energy where feasible and viable in line with standards set out in Policy CS2; and by focusing development in accordance with the settlement strategy set out in the Area Policies;                      2) developers are encouraged to incorporate site-wide renewable energy solutions”</p>	<p>Policy EH5 supports community led renewable energy schemes that would be appropriate within the Parish and therefore is in conformity with policy CS1 of the Core Strategy.</p>
<p><b>E1 Retention of Business and Employment within the Parish</b></p>	<p>CS20: Supporting a successful economy states that for “economic activity appropriate to the scale of the settlement will be approved within settlement boundaries where this leads to greater self-containment, is compatible with the character of the area and meets locally identified needs.”</p>	<p>Policy E1 supports the expansion of employment opportunities within the parish as this will not only reduce the number of residents who have to travel elsewhere for work but will benefit the local shops. It is therefore in conformity with policy CS20 of the Core Strategy.</p>