

Queen Camel Neighbourhood Plan

Basic Conditions Report

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Plan period: 2019-2030

Date of report: November 2019

Contents

1.	Introduction	3
2.	Legal Requirements	3
	Has the draft plan been submitted by a qualifying body?	3
	Does the proposed neighbourhood plan state the period for which it is to have effect?	3
	Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?	3
	Do any of the policies relate to excluded development?	3
	Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?	4
3.	Consideration of National and Strategic Policies	5
	National Planning Policy and Guidance	5
	The Development Plan for the Neighbourhood Plan area.....	5
	Conformity Testing.....	6
	Conformity conclusions.....	12
4.	EU and sustainability obligations	12

1. Introduction

When a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by a statement, known as the basic conditions statement, which explains how:

- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the area
- the plan will contribute to the achievement of sustainable development, is compatible with EU obligations, and would not be 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

Has the draft plan been submitted by a qualifying body?

Yes – Queen Camel Parish Council agreed the submission of the draft plan and supporting documents at its meeting in November 2019.

Does the proposed neighbourhood plan state the period for which it is to have effect?

Yes – the plan makes clear on the front cover and in the document (foreword and introduction) that it is intended to cover the period from 2019 to 2030.

Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?

Yes - the Neighbourhood Plan policies relates to planning matters (the use and development of land) and to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies relate to excluded development?

The policies are contained in Sections 3 of the plan and cover:

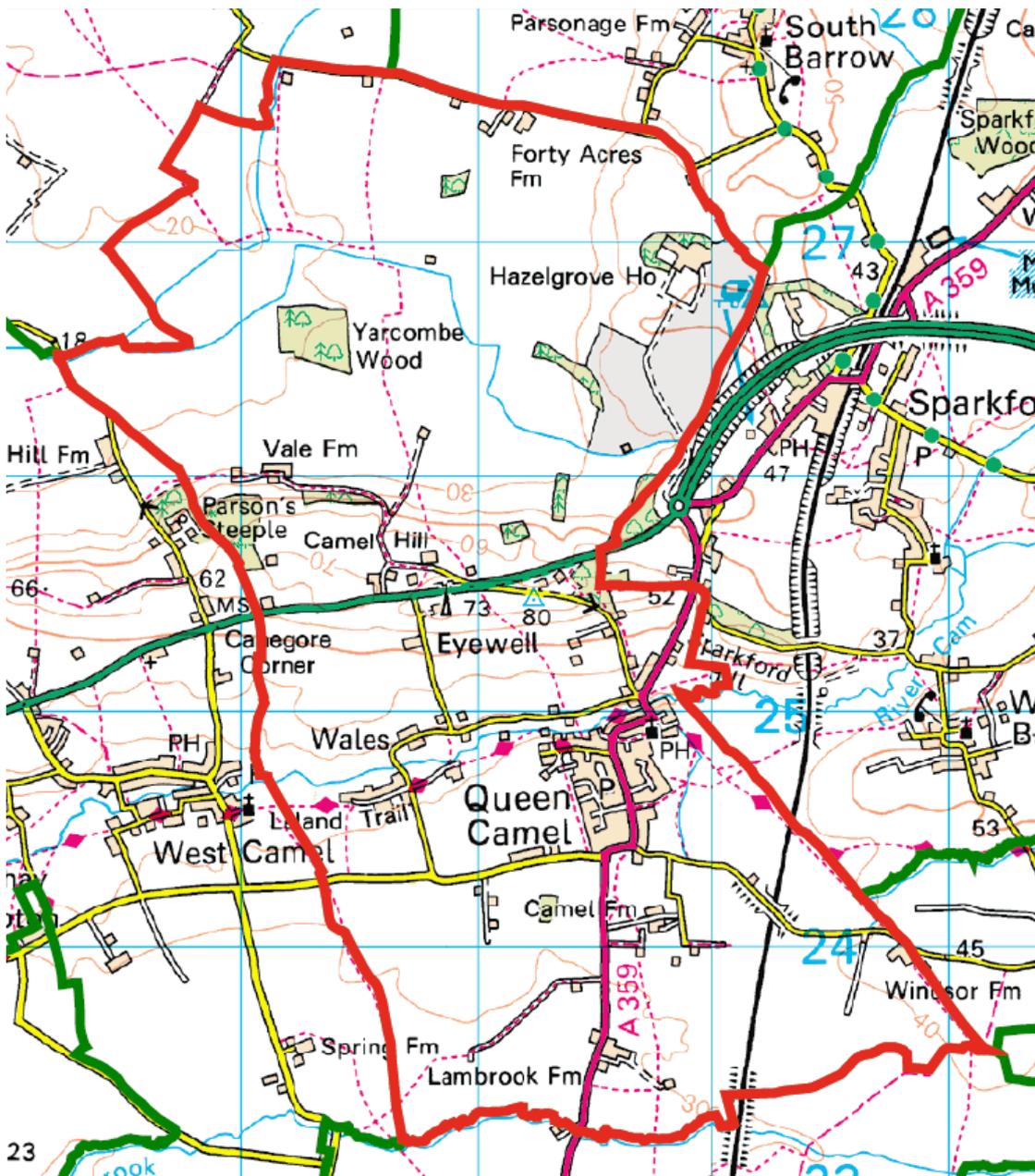
- Policy QC1. Housing
- Policy QC2. Infill development within the settlement boundary
- Policy QC3. Land to the north side of West Camel Road
- Policy QC4. Design of Buildings
- Policy QC5. Business & Employment
- Policy QC6. Community Facilities
- Policy QC7. Road Infrastructure Improvements
- Policy QC8. Improving Public Footpaths and creating Cycle Paths/ Bridleways
- Policy QC9. Parking
- Policy QC10. Streetscape
- Policy QC11. The Rural Setting of the village and Key Views
- Policy QC12. Local Green Spaces
- Policy QC13. Conserving and enhancing local heritage assets
- Policy QC14. Archaeology
- Policy QC15. Community Consultation

The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the Neighbourhood Plan policies relate only to Queen Camel parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Queen Camel Parish. None of the adjoining parishes have been designated as a Neighbourhood Plan area¹.



**Map 1 –
Neighbourhood
Plan
Designated
Area**

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¹ <https://www.southsomerset.gov.uk/media/2588/neighbourhood-area.pdf>

3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the National Planning Policy Framework (NPPF) as issued in February 2019, but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Development Plan for the Neighbourhood Plan area

The South Somerset Local Plan 2006 - 2028, prepared by South Somerset District Council and adopted March 2015, contains the bulk of the development plan policies for the area. The saved policies from the South Somerset Local Plan 1991 – 2011 are not strategic in nature. Somerset County Council has a Minerals Plan (adopted February 2015) that also forms part of the development plan for the area, together with the Waste Core Strategy (adopted 2013). Neither the waste or minerals plans contain specific proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding areas and acknowledging that there is an active aggregate (building stone) quarry at Camel Hill (to the west of the scheduled monument).

Strategic policies are described in the NPPF (para 21) as “those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed”.

The South Somerset Local Plan 2006 – 2028 includes a settlement strategy that focusses new development at Yeovil, with significant growth also planned at the Primary Market Towns of Chard, Crewkerne, Wincanton and Ilminster. Less growth is proposed at the Local Market Towns, Rural Centres and Rural Settlements. There are no specific housing or employment land targets for Queen Camel (which would be likely to be considered as falling within the ‘Rural Settlement’ category of settlement), and no site allocations.

Policy SS2 set out the approach to considering development in rural settlements.

POLICY SS2: DEVELOPMENT IN RURAL SETTLEMENTS

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

The 'key services' listed in Para 5.41 which would make the settlements potentially appropriate for housing development are listed below. On this basis, Queen Camel is deemed suitable for housing growth, provided that growth was meeting an identified need, is commensurate with the scale and character of the settlement, and supported by the local community.

- Local convenience shop
- Post office
- Pub
- Children's play area / sports pitch
- Village hall
- Health centre
- Faith facilities
- Primary school

The adopted plan also contains a series of more generic, topic-based policies, covering: economic prosperity, housing, transport and accessibility, health and well-being, and environmental quality.

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

The review of the Local Plan has commenced, and consultation on the Preferred Options ran from June through to September 2019. The draft plan proposes a change to the approach taken in the adopted Local Plan, by adding a further category of 'village' between the rural centres and rural settlements. Queen Camel is named as one of the 12 villages. The Local Plan suggests (in the case of Queen Camel) the housing target should be the pro-rata proportion of the remaining need for growth (ie $722/12 = 60$). However this may change (and could go higher or lower) in response to the feedback received through the consultation and possible updates to the national housing need projections.

Conformity Testing

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with and the degree, if any, of conflict and the rationale and evidence to justify that approach.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

Vision and Overview of Plan	The plan's vision and objectives are set out in Section 3 and form the structure for the remaining plan.	
Summary of relevant national policy and guidance	Assessment of general conformity	
Plan making Plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings	The Neighbourhood Plan includes a vision and aims for the area (Section 3). Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. Landowners, service providers and local residents have been consulted to ensure the plan is deliverable. The plan is aspirational yet flexible, reflecting the distinctive character of the village and its surrounds.	
Delivering a sufficient supply of homes	Policy QC1. Housing Policy QC2. Infill development within the settlement boundary Policy QC3. Land to the north side of West Camel Road	
Overview of national policy and guidance	Overview of development plan policies	

<p>NPPF</p> <p>59. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</p> <p>63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>70. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply.</p> <p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>78. 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.</p> <p>103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p>	<p>Policy SS2:</p> <p>Development in Rural Settlements will be strictly controlled and limited to that which:</p> <ul style="list-style-type: none"> – Provides employment opportunities appropriate to the scale of the settlement; and/or – Creates or enhances community facilities and services to serve the settlement; and/or – Meets identified housing need, particularly for affordable housing. <p>Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.</p> <p>Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.</p> <p>Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services.</p> <p>Policy HG5:</p> <p>A range of market housing types and sizes should be provided on large sites to contribute to the provision of sustainable and balanced communities. On small sites, housing types and sizes should be provided that, taken in the context of existing surrounding dwellings, contribute to that provision of sustainable, balanced communities.</p> <p>Policy HG3:</p> <p>Where it is viable to do so, housing schemes of [6*] or more dwellings provides 35% affordable housing on-site.</p> <p>Policy EQ3:</p> <p>Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.</p>
Assessment of general conformity	
<p>Policy QC1: The current adopted plan does not set a specific housing target for the NP area. The housing needs assessment was produced in consultation with the local planning authority, and includes consideration of the level of uplift that could be applied by using the Governments latest methodology, in line with the government’s objective of significantly boosting the supply of homes. Local service providers have been consulted so that impacts on infrastructure have been taken into account. The mix of house sizes is broadly in line with the Local Plan policies, although the NP’s focus is based on the more detailed appraisal of local housing need. The NPPG recognizes that “Many older people may not want or need specialist accommodation or care and may wish to</p>	

stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. Plan-makers will therefore need to identify the role that general housing may play as part of their assessment.” The policy should still create a mixed and balanced community given the existing stock and spread of development. The prioritization of affordable housing to local people reflects the Local Plan strategy of development specifically to address local needs in the rural areas.

Policy QC2: The policy is positively worded to enable infill development for further housing within the village, subject to key criteria. Whilst the current local plan does not define development boundaries, it does make clear that Policy SS2 applies to “in Rural Settlements” and the use of a clear boundary provides further detail and clarity on how this should be applied locally. The boundary has excluded the flood risk zone in order to avoid any obvious conflict with national and local policies on avoiding flood risk.

Policy QC3: includes an allocation for about 30 dwellings on a greenfield site to the west (and within reasonable walking distance) of the village, together with land that can be made available for public recreation. This is necessary to meet the identified local need for housing (and improve the recreation facilities), and has been subject to testing through the site options stage and SEA process, which have helped identify appropriate mitigation measures.

Building a strong, competitive economy	Policy QC5. Business & Employment	
Overview of national policy		Overview of development plan policies
<p>NPPF</p> <p>83. Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p>	<p>Policy EP4:</p> <p>Proposals for the expansion of existing businesses in the countryside will be permitted where:</p> <ul style="list-style-type: none"> – The business has been operating successfully for a minimum of 3 years, and is a viable business; – It is demonstrated that the proposal is needed in this location; – The proposal is of a scale appropriate in this location and appropriate to the existing development; – Existing buildings are reused where possible; – Firstly, use is made of land within the curtilage of the development where possible, and outside of the curtilage only where it is demonstrated that additional land is essential to the needs of the business; – There is no adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land; – There is no adverse impact upon designations for wildlife and conservation reasons, at either local, national or international level; and – The proposed development ensures that the expected nature and volume of traffic 	
Assessment of general conformity		
<p>Policy QC5 aims to provide a slightly more flexible and supportive policy basis for new and expanded employment uses than currently contained in the Local Plan, as some of the requirements (particularly for start-up businesses) were considered to be overly onerous and potentially reducing opportunities for local employment. It is noted that the Local Plan Review recognises the need to provide more flexibility given the changes in the NPPF.</p>		

Promoting healthy and safe communities	Policy QC6. Community Facilities Policy QC12. Local Green Spaces	
Overview of national policy and guidance	Overview of development plan policies	
<p>NPPF</p> <p>83. Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>99. 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. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p>100. The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>Policy EP15: Provision of new community facilities and services will be supported. Proposals that would result in a significant or total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement will not be permitted except where the applicant demonstrates that:</p> <ul style="list-style-type: none"> – alternative provision of equivalent or better quality, that is accessible to that local community is available within the settlement or will be provided and made available prior to commencement of redevelopment; or – there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment, and all reasonable efforts to secure suitable alternative business or community re-use or social enterprise have been made for a maximum of 18 months or a period agreed by the Local Planning Authority prior to application submission. <p>Policy HW3: Development which would result in the loss of equipped play areas and youth facilities will only be permitted where:</p> <ul style="list-style-type: none"> – There is a partial development of a site and the remaining site will be retained at its current provision and improved; – Alternative provision of equivalent community benefit of a similar nature which is accessible and made available locally within the same catchment; – There is a proven oversupply of equipped play areas and youth facilities, or they are not appropriately located. <p>Policy EQ5: Existing Green Infrastructure will be protected against any adverse impact of development proposals. If loss of existing green infrastructure assets is unavoidable in order to accommodate necessary development, appropriate mitigation for the loss will be required.</p>	
Assessment of general conformity		
<p>Policy QC6: is similar to the Local Plan policy but makes explicit those facilities which would fall to be considered as valued community facilities. Both national and local plan policies recognise the essential role such facilities play in the sustainability of more rural settlements.</p> <p>Policy QC12: deals with Local Green Spaces. These would meet the definition of green infrastructure (under the Local Plan policies) and have been assessed against the criteria set out in the NPPF. A separate evidence documents has been produced to demonstrate this. This provides a stronger and clearer protection than the existing Local Plan policies, and the sites identified for protection are considered to be in the right location to serve the community (and therefore alternative provision would not be appropriate).</p>		

Promoting sustainable transport	Policy QC7. Road Infrastructure Improvements Policy QC8. Improving Public Footpaths and creating Cycle Paths/ Bridleways Policy QC9. Parking
Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.</p> <p>98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p> <p>102. Parking and other transport considerations should be considered from the earliest stages of plan-making to that they contribute to making high quality places</p> <p>105. If setting local parking standards, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles..</p>	<p>Policy TA5:</p> <p>All new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport through:</p> <ul style="list-style-type: none"> i. Safeguarding existing and new transport infrastructure, which is important to an efficient and sustainable transport network from development that would prejudice their transport use; ii. Securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all; iii. Ensuring that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated; v. Assessing the transport impact of development and ensuring delivery of the necessary transport infrastructure for the proposal and requiring larger schemes to prepare Transport Assessments. <p>Policy TA6:</p> <p>Parking provision in new development should be designed and based upon site characteristics, location and accessibility. The parking standards within the County Parking Strategy will be applied in South Somerset.</p>
Assessment of general conformity	
<p>Policies QC7 and QC8: highlight the importance of the network of safe walking and cycling routes around the village and the preference for improvements to this network and for traffic calming measures within the village as an appropriate solution to the impacts of increased traffic. This is in line with both national and local plan policies, recognising the more limited options for sustainable transport in rural locations. The policy wording takes into account the planning obligation tests (and TA5) and as such refers to ‘may’ rather than ‘will’.</p> <p>Policy QC9: focuses on motor vehicle parking which causes significant concerns in areas around the village, with the aim to ensure that these situations are not worsened or repeated through future developments. Both national and local planning policies allow parking standards to be set to reflect local circumstances, and whilst the proposed standards are not significantly different from the Somerset standards they are based on more localised data and place greater emphasis on achieving this standard than implied by the ‘optimum’ wording that would otherwise be used. This is therefore considered to still be in general conformity with the Local Plan (although the reference to supplementary parking standards is not considered to be a strategic element of the policy).</p>	
Achieving well-designed places, and conserving and enhancing the	Policy QC4. Design of Buildings Policy QC10. Streetscape Policy QC11. The Rural Setting of the village and Key Views

natural and historic environments	Policy QC13. Conserving and enhancing local heritage assets Policy QC14. Archaeology Policy QC15. Community Consultation
Overview of national policy and guidance	Overview of dev't plan policies
<p>NPPF</p> <p>125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>126. the level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment</p> <p>180. 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: limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>Policy EQ2: Development will be designed to achieve a high quality scheme, which promotes local distinctiveness and preserves or enhances the character and appearance of the district. Development proposals should help create quality places; conserve and enhance the landscape character of the area; reinforcing local distinctiveness and respect local context.</p> <p>Policy EQ3: Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.</p> <p>Policy TA1: Developments of all new residential dwellings should enable ease of working from home by providing a designed in specific work area with broadband connections.</p>
Assessment of general conformity	
<p>Policies Q4, Q10 and Q11 all seek to protect and reinforce the distinctive local character of the village and wider parish. The policies have been written to avoid being over-prescriptive but instead highlight the key considerations. No obvious conformity issues have been identified.</p> <p>Policies Q13 and 14 ensure that appropriate consideration is given to undesignated heritage assets. The policy reflects the approach advocated in the NPPF (which post-dates the Local Plan), reflecting the fact that these are not designated heritage assets and as such there is a more balanced assessment of harm vs required.</p> <p>Policy Q15 encourages pre-application consultation on proposals that are likely to be of significant interest to the community. Whilst it would not be appropriate to refuse development in the absence of such consultation (and as such the policy is not written as a requirement), it is considered appropriate to set out the community's expectations. The NPPG makes clear that "applicants are encouraged to proactively engage an inclusive, diverse and representative sample of the community, so that their views can be taken in to account in relation to design. It is also important to consider maximising the opportunity for local communities to participate, such as working with established organisations or groups within the community and holding events at a time and location that are accessible. Language and presentation of design information is most effective when clear and straightforward."</p>	

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into objectives and in turn relate to the relevant policies.

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. Where the plan does vary, the changes are considered to be relatively minor in nature and justified by locally-specific evidence, and therefore still in general conformity.

Whilst the new Local Plan may adopt a slightly different housing target for the area, the level of housing has not as yet been tested at the examination, and covers a longer time period than the Neighbourhood Plan. Furthermore, the Neighbourhood Plan has recognised this and highlighted the need to consider an early review.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

4. EU and sustainability obligations

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was first undertaken by South Somerset District Council in January 2015, and at that time concluded that the aims of the Queen Camel Neighbourhood Plan were not likely to have significant environmental effects; consequently a full SEA is not required. Similarly, given the lack of European Sites in the vicinity of the neighbourhood area, and the limited wider impacts likely from the plan itself, the Neighbourhood Plan would not have significant effects upon the integrity of European sites.

This screening opinion was re-visited in February 2019 based on the draft plan (prior to its pre-submission consultation), because site allocations were now proposed. This time around, the District Council considered that, whilst the Queen Camel Neighbourhood Plan policies were supported by South Somerset Local Plan 2006-2028 Policies SS2: Development in Rural Settlements, EQ2: Design & General Development and EQ3: Historic Environment, all of which have been prepared in accordance with the SEA Directive by being subject to Sustainability Appraisal, the inclusion of three policies allocating land for development mean that a full SEA is required. The opinion in respect of likely effects upon the integrity of European sites however remained unchanged.

As a result, the pre-submission draft plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage. The scoping report and the report on the draft plan were sent to the statutory consultees (the Environment Agency, Natural England and Historic England) and made publicly available.

The neighbourhood plan's objectives have also been assessed against broader sustainability objectives as shown in the following table. The changes to policies as a result of the pre-submission consultation have been included.

Sustainability Assessment – Overall Impacts, Submission Stage

Neighbourhood Plan Policies	Economic impact	Environment impact	Social impact
QC1. Housing QC2. Infill development within the settlement boundary QC3. Land to the north side of West Camel Road These policies altogether articulate the housing needs to be delivered in the NP area. This level of growth should also help support existing services and businesses, although the capacity of the local school will need to be kept under review. The environmental impact depends on the location and delivery of these homes, and the site selection process considered various impacts in order to avoid significant environmental harm	Minor Positive ✓	Minor Negative ✗	Major Positive ✓✓
QC5. Business & Employment Although not allocating further sites, this policy identifies potential opportunities for employment growth and specifies criteria to avoid significant harm	Minor Positive ✓	Minor Negative ✗	Minor Positive ✓
QC6. Community Facilities Improvements to facilities potentially also bringing further economic as well as social benefits.	Minor Positive ✓	Neutral --	Minor Positive ✓
QC7. Road Infrastructure Improvements QC8. Improving Footpaths & creating Cycle Paths / Bridleways QC9. Parking These policies aim to reduce adverse impacts created through increased traffic and inadequate parking provision given the lack of public transport alternatives. Improving PRow also brings potential health benefits from increased exercise.	Minor Positive ✓	Neutral --	Minor Positive ✓
QC4. Design of Buildings QC10. Streetscape QC11. The Rural Setting of the village and Key Views QC12. Local Green Spaces QC13. Conserving and enhancing local heritage assets QC14. Archaeology QC15. Community Consultation These policies emphasise the need for positive impact with regard to design and layout, recognising the rural character of the area, its unique heritage, and reinforcing a sense of place and opportunities for positive social interaction	Neutral --	Major Positive ✓✓	Minor Positive ✓

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan's general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights.