

Meriden Neighbourhood Development Plan

Basic Conditions Statement

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1. Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Meriden Neighbourhood Development Plan (MNDP).

The Basic Conditions

- 1.2. Paragraph 8, sub-paragraph (2), of schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan to meet the following basic conditions:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

- 1.3. This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework as revised in June 2019 (NPPF);

Section 3 Shows how the MNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;

Section 4 Demonstrates conformity with the strategic policies contained within the Solihull Local Plan; and

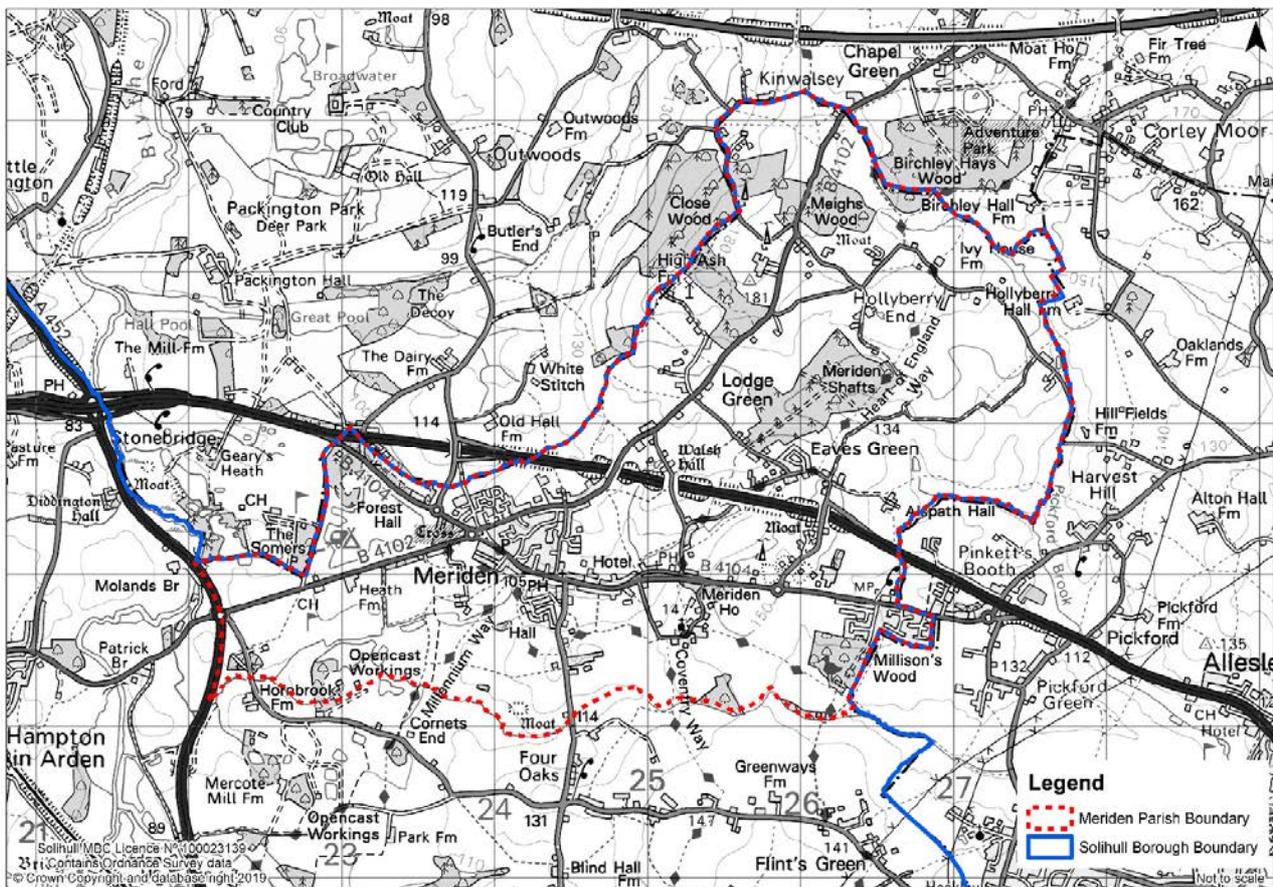
Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

- 1.4. The MNDP is submitted by Meriden Parish Council, who is the qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

- 1.5. The MNDP applies to the Parish of Meriden which is within Solihull Metropolitan Borough Council (SMBC). In accordance with Part 2 of the Regulations, SMBC, as the local planning authority, publicised the Neighbourhood Area application from Meriden Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6. The application was approved by the Cabinet of SMBC on 16 March 2015 and consequently the Parish of Meriden was designated as a Neighbourhood Area.
- 1.7. Meriden Parish Council confirms that the MNDP:
 - Relates only to the Parish of Meriden and to no other Neighbourhood Area(s); and
 - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.
- 1.8. Meriden is a village and a Parish in the county of Warwickshire. The Parish is predominately open countryside with the settlements of Lower, Middle and Upper Meriden being located in the southern half of the Parish.



Meriden Neighbourhood Area

- 1.9. Meriden is a village and civil parish in the Metropolitan Borough of Solihull, West Midlands, England. The parish of Meriden covers an area that includes the village of Meriden and the areas of Millison's Wood, Eaves Green, Church Lane and Harvest Hill. The parish is broadly bounded by the A45 by-pass to the north, by a tributary of the river Blythe to the east, by another tributary of the Blythe to the south and the A452 by-pass to the west. The village is 7 miles from Solihull, 8 miles from Coventry and 4 miles from Birmingham Airport.
- 1.10. Historically part of Warwickshire, Meriden lies between the cities of Birmingham and Coventry, in a green belt of countryside known as the Meriden Gap; it is in the ecclesiastical parish of the Diocese of Coventry. Known as Alspath in the 1086 Domesday Book, it was historically thought to be the geographical centre of England until the early 2000s after analysis by Ordnance Survey. This is commemorated in the village with the Sandstone Monument; it is also home to the National Cyclists War Memorial.
- 1.11. The village gives its name to the Meriden parliamentary constituency, created in 1955, which covers the Meriden Gap. In the 2011 Census the population of the Meriden parish was 2,719 and 1,220 households. The number of households has risen and currently stands at 1,463.

Plan Period

- 1.12. The MNDP states that the period it relates to is from 2013 until 2033. The period has been chosen to align with the dates of SMBC's adopted Local Plan 2013.
- 1.13. The Draft Local Plan Review (2016) is currently under preparation. At the time of writing it is not known when the plan will be ready for submission to PINS or if further consultation will be required. The Local Development Scheme was written in 2018 and is therefore out of date.

2. National Planning Policy Framework

- 2.1. The MNDP must have appropriate regard to national planning policy. The following section describes how the MNDP relates to the National Planning Policy Framework (NPPF) revised February 2019.

Sustainable Development

- 2.2. The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

- an economic objective – to 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; and by identifying and coordinating the provision of infrastructure;
- a social objective – 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; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

- 2.5. Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”

2.6. Footnote 16 to paragraph 29 notes that:

“Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

2.7. In addition to contributing to the district’s strategic development plan, Paragraph 69 adds that:

“Neighbourhood planning 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 areas.”

2.8. Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Meriden’s plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt Land (in Meriden’s case: Local Green Spaces);
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.9. The tables below summarise how MNDP policies contribute to the sustainability objectives of NPPF:

Achieving sustainable development

Housing Policy 1 supports new development within the village development boundary which complies with other policies within the Plan. Development outside the development boundary is classed as countryside and Green Belt. **Housing Policy 2** supports affordable housing development on small sites beyond, but reasonably adjacent to, the village boundary of Meriden. **Housing Policy H3** requires development proposals to ensure sustainable development through high quality design, housing mix, appropriate housing density and parking allocation. **Natural Environment Policy NE5** addresses water efficiency, flood and drainage risks. **Natural Environment Policy NE6** supports energy efficiency measures and electric vehicle charging points for new developments / dwellings and development proposals for the production low carbon and renewable energy. **Built Environment Policy BE2.1** supports the redevelopment of brownfield land for new housing. **Built Environment Policy BE4** supports opportunities for the protection, enhancement, expansion and prioritisation of PROWs, walking and cycling routes. **Policies LC1 – 5** address the health and well-being of the community by protecting and enhancing health care facilities (**LC1**), education and library

facilities (**LC2**), allotments (**LC5**) and the designation of Local Green Spaces (**LC4**). **Local Economy policies LE1 – 6** seek to ensure a strong and vibrant economy. **Local Economy Policy LE1 and 2** seek to protect and/or enhance existing employment sites within the Neighbourhood Area and village. **Local Economy Policy LE3** promotes new and improved high-speed broadband and mobile telecommunication infrastructure. **Local Economy Policy LE4.2** supports farm diversification to assist the viability of farm holdings. **Local Economy Policy LE5.3** supports small-scale mixed-use developments comprising of commercial space and living space. **Local Economy Policy LE6.1** supports proposals for new and improved leisure and tourism-based services and facilities. **Transport Policy T1** addresses the impact of traffic generation and the safety of road users and pedestrians associated with development proposals.

Plan making

Housing Policy H1 supports new development within the village boundary which complies with other policies within the Plan. **Housing Policy H2** supports affordable housing development on small sites beyond, but reasonably adjacent to, the village boundary of Meriden. **Local Economy Policy LE5.3** supports small-scale mixed-use developments (new build or conversion) comprising of commercial space and living space.

Delivering a sufficient supply of homes

Housing Policy 1 supports new development within the village boundary which complies with other policies within the Plan. **Housing Policy 2** supports affordable housing development on small sites beyond, but reasonably adjacent to, the village boundary of Meriden. **Built Environment Policy BE2.1** supports the redevelopment of brownfield land for new housing. **Local Economy Policy LE5.3** supports small-scale mixed-use developments (new build or conversion) comprising of commercial space and living space.

Building a strong, competitive economy

Local Economy policies LE1 – 6 seek to ensure a strong and vibrant economy. **Local Economy Policy LE1 and 2** seek to protect and/or enhance existing employment sites within the Neighbourhood Area and village. **Local Economy Policy LE3** promotes new and improved high-speed broadband and mobile telecommunication infrastructure. **Local Economy Policy LE4.2** supports farm diversification to assist the viability of farm holdings. **Local Economy Policy LE5.3** supports small-scale mixed-use developments comprising of commercial space and living space. **Local Economy Policy LE6.1** supports proposals for new and improved leisure and tourism-based services and facilities.

Promoting healthy and safe communities

Natural Environment Policy NE1 supports measures that would improve the quality of the landscape, its scenic beauty and tranquillity and reduce light pollution. **Local Community Policies LC1 – 5** address the health and well-being of the community by protecting and enhancing health opportunities (**LC1**), education and library facilities (**LC2**), allotments (**LC5**) and the designation of Local Green Spaces (**LC4**). **Transport Policy T1** addresses the impact of traffic generation and the safety of road users and pedestrians associated with development proposals.

Promoting sustainable transport

Policy LE5.3 by supporting small-scale mixed-use developments comprising of commercial space and living space, the policy encourages fewer vehicle journeys. **Transport Policy T1** addresses the impact of traffic generation and the safety of road users and pedestrians associated with development proposals.

Making effective use of land

Housing Policy H3 requires development proposals to ensure sustainable development through high quality design, housing mix, appropriate housing density and parking allocation. **Built Environment Policy BE2.1** supports the redevelopment of brownfield land for new housing in appropriate locations. **Local Economy Policy LE4.2** supports farm diversification to assist the viability of farm holdings.

Achieving well-designed places

Housing Policy H3 requires development proposals to ensure sustainable development through high quality design, housing mix, appropriate housing density and parking allocation. Additionally, **Housing Policy H3.1** requires that new housing developments should have regard to **Meriden's Parish Design Statement** (found in **Appendices 1 and 2**). **Built Environment Policy BE1** requires development proposals to demonstrate how local character has been taken into account in according to outlined principles regarding surface water flooding, foul water drainage, housing density, landscape and biodiversity, heritage assets and dark skies. **Built Environment Policy BE2.1** supports the redevelopment of brownfield land for new housing in appropriate locations. **Built Environment Policy BE4** supports opportunities for the protection, enhancement, expansion and prioritisation of PRowS, walking and cycling routes. **Built Environment Policy BE3** seeks to ensure that heritage assets and their settings are conserved and that new developments within the Meriden Conservation Areas conserve or enhance its character. **Built Environment Policy BE4** supports opportunities for the protection, enhancement, expansion and prioritisation of PRowS, walking and cycling routes. **Built Environment Policy BE5** ensures advertisement design respects the special historic and architectural character of the Neighbourhood Area and Meriden Conservation Areas. **Natural Environment Policy NE5** addresses water efficiency, flood and drainage risks. **Natural Environment Policy NE6** supports energy efficiency measures and electric vehicle charging points for new developments / dwellings and development proposals for the production low carbon and renewable energy. **Appendix 2 – Parish Design Statement** details guidance on how new development can be integrated sensitively through building material, design and boundary treatment (an excerpt can be found in Appendix 1)

Protecting Green Belt land

Housing Policy H1 defines the village boundary and where new residential development will be supported. All areas outside the boundary are classed as countryside and Green Belt. New residential development in the countryside and Green Belt is limited to dwellings for rural workers, replacement dwellings, rural exception sites and reuse of existing buildings of permanent and substantial construction.

Meeting the challenge of climate change, flooding and coastal change

Built Environment Policy BE1 requires development proposals to demonstrate how they have taken into account that: they will not exacerbate foul water drainage capacity or increase the potential for surface water flooding and that they will protect or enhance the landscape and biodiversity. **Built Environment Policy BE4** supports opportunities for the protection, enhancement, expansion and prioritisation of PROWs, walking and cycling routes. **Natural Environment Policy NE1** supports measures that would improve the quality of the landscape, its scenic beauty and tranquillity and reduce light pollution. **Natural Environment Policy NE2** seeks to ensure that development should aim to minimise impacts on biodiversity and provide net gains in biodiversity. **Natural Environment Policy NE3.1** expects development to contribute to the provision and/or improvement of Green Infrastructure. **Natural Environment Policy NE4** ensures that new developments, where appropriate, conserve and enhance the natural environment and countryside including meadows, natural and ancient woodland, coppices, veteran trees, hedgerows and trees. **Natural Environment Policy NE5** addresses water efficiency, flood and drainage risks. **Natural Environment Policy NE6** supports energy efficiency measures and electric vehicle charging points for new developments / dwellings and development proposals for the production low carbon and renewable energy. **Policies LC4 and 5** support the protection and / or creation of spaces which contribute to biodiversity and sustainability with regard to allotments (**LC5**) and the designation of Local Green Spaces (**LC4**).

Conserving and enhancing the natural environment

Built Environment Policy BE1 requires development proposals to demonstrate how they have taken into account that they will protect or enhance the landscape and biodiversity. **Natural Environment Policy NE1** supports measures that would improve the quality of the landscape, its scenic beauty and tranquillity and reduce light pollution. **Natural Environment Policy NE2** seeks to ensure that development should aim to minimise impacts on biodiversity and provide net gains in biodiversity. **Natural Environment Policy NE3.1** expects development to contribute to the provision and/or improvement of Green Infrastructure. **Natural Environment Policy NE4** ensures that new developments, where appropriate, conserve and enhance the natural environment and countryside including meadows, natural and ancient woodland, coppices, veteran trees, hedgerows and trees. **Natural Environment Policy NE5** addresses water efficiency, flood and drainage risks. **Natural Environment Policy NE6** supports energy efficiency measures and electric vehicle charging points for new developments / dwellings and development proposals for the production low carbon and renewable energy. **Policies LC4** designates Local Green Spaces which include wildflower banks, open green spaces and wildlife areas.

Conserving and enhancing the historic environment

The Neighbourhood Area contains a number of listed buildings and two conservation areas. **Built Environment Policy BE1** requires development proposals to demonstrate how local character has been taken into account in according to outlined principles regarding heritage assets. **Built Environment Policy BE3** seeks to ensure that heritage assets and their settings are conserved and that new developments within the Meriden Conservation Areas conserve or enhance its character. **Built Environment Policy BE5** ensures advertisement design respects the special historic and architectural character of the Neighbourhood Area and Meriden Conservation Areas. **Appendix 2 – Parish Design Statement** details guidance on how new development can be integrated sensitively through building material, design and

boundary treatment (an excerpt can be found in Appendix 1)

2.10. The table below provides a matrix of the MNDP policies against the relevant paragraphs of the NPPF:

Meriden Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
Housing	
Policy H1- Housing Growth	79a, c & e, 133-136
Policy H2 - Local Needs	60 – 62, 71b, 78,
Policy H3 - Housing Design <ul style="list-style-type: none"> • Housing mix and density • Green spaces • Highest, sustainable standards • Parking Allocation 	<ul style="list-style-type: none"> • 122, 123, 127 • 127e • 124-126, 130 • 29, 30, 77, 102e, 105, 106
Natural Environment	
Policy NE1 – Valued Landscapes	8c, 170a & b
Policy NE2 – Biodiversity	20d, 8c, 149, 170, 174, 175a,c & d, 177
Policy NE3 – Green Infrastructure	20d, 91c, 150a, 171, 181,
Policy NE4 – Woodland and Meadow Policy	20d, 8c, 149, 170, 174, 175a,c & d, 177
Policy NE5 – Flooding and Drainage	25, 26, 148, 149, 155, 156, 163, 165
Policy NE6 – Renewable and Low Carbon Energy	8c, 105e, 110e, 131, 148, 149, 150b, 151, 152
Built Environment	
Policy BE1 – Responding to Local Character <ul style="list-style-type: none"> • Settlement pattern, style and materials and density • Landscape • Heritage assets • Tranquillity and dark skies • Surface water flooding 	<ul style="list-style-type: none"> • 8b, 122d & e, 123b, 125-127, 130 • 8c, 170a • 79b, 184, 185, 189, 190, 193–198 • 8c, 170e, 180 • 25, 26, 148, 149, 155, 156, 163, 165
Policy BE2 – Use of Brownfield Land	63, 68a, 117, 118c, 137
Policy BE3 – Designated Heritage Assets	79b, 184, 185, 189, 190, 193–198
Policy BE4 – Promoting Walking and Cycling	91a, 98, 102c, 104d, 110a & c
Policy BE5 – Advertisements	110c, 127d, 132
Local Community	
Policy LC1 – Designated Community Assets	8b, 83d, 91a & c, 92, 96, 97, 121b
Policy LC2 – Protecting and Enhancing Health Opportunities	8b, 20c, 91c, 92b

Policy LC3 – Protecting and Enhancing Education and Library Facilities	8b, 20c, 94
Policy LC4 – Designated Local Green Space	8c, 99-101
Policy LC5 – Allotments	91c, 92a & b, 96, 170a, 174b
Local Economy	
Policy LE1 – Protecting and Enhancing Existing Employment Sites	8a, 83d, 121a
Policy LE2 – Protecting and Enhancing the Village Centre	8a, 83d, 85f, 121a
Policy LE3 – Promoting High Speed Broadband and Mobile Telecommunications	8a, 112
Policy LE4 – Agricultural Land and Farm Diversification	8a, 83b
Policy LE5 – Homeworking and Live-Work Units	8a, 83a, 91a, 104a
Policy LE6 – Leisure and Tourism	8a, 83c
Traffic, Transport and Road Safety	
Policy T1 – Managing the Impact of Traffic	102, 110a & c

3. Delivering Sustainable Development

The key ways that the MNDP will contribute to the achievement of the NPPF's three overarching objectives of sustainable developments are:

3.1. Economic objective

- The MNDP policies seek to protect and enhance existing employment sites.
- The MNDP supports new employment sites and encourages local employment growth and opportunities where there is no conflict with Green Belt policy.
- It supports home-working and live-work units through the use of flexible design and incorporated internet connectivity.

3.2. Social objective

- The MNDP supports new housing development within the Village Boundary, on brownfield sites and garden land. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and enhances local green spaces, footpaths, bridleways and valued landscapes which support the community's health, social and cultural well-being.
- It encourages the protection of local social and recreational amenities and businesses which serve the current and future needs of the community.

3.3. Environmental objective

- It protects the valued countryside and visual amenity of the Green Belt surrounding the village, including agricultural and horticultural land.
- It seeks a harmonious relationship between developments and the local flora and fauna.
- It ensures development within or near the Conservation Areas are undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets.
- It notes the impact of flooding in the locality (which appears to be partly related to climate change) and requires all developments to mitigate any future contribution to this by minimising off-site run-off and incorporating sustainable drainage systems.
- It encourages new developments to make effective use of renewable energy and resource recycling.

4. General Conformity with Strategic Local Policy

- 4.1. The MNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2. The Development Plan for the Neighbourhood Area is the Solihull Local Plan 2013-2033, adopted December 2013.
- 4.3. Paragraph 13 of NPPF declares that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 4.4. The MNDP supports the delivery of the strategic policies of the Local Plan, and contains no conflicts with these policies.
- 4.5. The MNDP builds on, adapts or otherwise makes use of selected Local Plan policies to suit the local environment and economy of Meriden.
- 4.6. The table below provides a matrix indicating the relationship between the MNDP policies and the SMBC Local Plan policies. Whilst not yet adopted and with no up-to-date Local Development Scheme to indicate when it will be, the MNDP has been tested against the emerging policies of the Draft Local Plan for information purposes only.

Meriden Neighbourhood Plan Policy ref.	SMBC Local Plan 2013 Policy ref. ¹	SMBC Draft Local Plan 2016 Policy ref. ²
Housing		
Policy H1 - Housing Growth	n/a	P4b, P5, P17
Policy H2 - Local Needs	n/a	P4a
Policy H3 - Housing Design	n/a	P4c, P5, P14, P15, P16
Natural Environment		
Policy NE1 – Valued Landscapes	P10, P15, P16	P10, P15, P16, P17
Policy NE2 – Biodiversity	P10, P14iv, P15	P10, P15
Policy NE3 – Green Infrastructure	P9, P10, P14iv, P15	P10, P15
Policy NE4 – Woodland and Meadow Policy	P10, P14iv, P16	P10, P14, P16, P17
Policy NE5 – Flooding and Drainage	P11, P15	P11, P15
Policy NE6 – Renewable and Low Carbon Energy	P9, P15	P9, P10, P18

¹ Following a successful High Court challenge (and an unsuccessful Court of Appeal challenge by the Council) in 2014 the overall housing requirement was deleted rendering the housing Policies of the Local Plan absent

² The Local Plan Review is an emerging plan. The latest Local Development Scheme was published in 2018 and is now rather dated. The Draft Local Plan Supplementary Consultation took place from January 2019 to March 2019.

Built Environment		
Policy BE1 – Responding to Local Character	P9, P14iv, ix, x, P15, P16	P5, P10, P11,P14, P15, P16
Policy BE2 – Use of Brownfield Land	P17	P5
Policy BE3 – Designated Heritage Assets	P15, P16	P16
Policy BE4 – Promoting Walking and Cycling	P7, P8	P9, P18
Policy BE5 – Advertisements	P15	P15
Local Community		
Policy LC1 – Designated Community Assets	P7, P15	P18
Policy LC2 – Protecting and Enhancing Health Opportunities	P7	P18
Policy LC3 – Protecting and Enhancing Education and Library Facilities	P7	P18
Policy LC4 – Designated Local Green Space	P15, P16	P18
Policy LC5 – Allotments	P10	P15, P18
Local Economy		
Policy LE1 – Protecting and Enhancing Existing Employment Sites	P2, P3	P3, P17
Policy LE2 – Protecting and Enhancing the Village Centre	P2, P3	P3
Policy LE3 – Promoting High Speed Broadband and Mobile Telecommunications	P3, P14iii	P14
Policy LE4 – Agricultural Land and Farm Diversification	P17	P17
Policy LE5 – Homeworking and Live-Work Units	P3, P7, P8	P3
Policy LE6 – Leisure and Tourism	P17	P3, P17
Traffic, Transport and Road Safety		
Policy T1 – Managing the Impact of Traffic	P7, P8	P8

5. European Union Obligations

Strategic Environmental Assessment

- 5.1. A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Solihull Metropolitan Borough Council (SMBC) in November 2019.
- 5.2. The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3. All three bodies have returned consultations and it was confirmed by SMBC in an email dated 29 January 2020 that a Strategic Environmental Assessment (SEA) is not required in respect of the MNDP.

Habitat Regulations Assessment

- 5.4. It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SMBC Local Plan's HRA.
- 5.5. It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

Human Rights

- 5.6. The MNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.