



BASIC CONDITIONS STATEMENT



*East Coker Parish Neighbourhood Plan
2018 – 2028
December 2017*

Contents

1. Legal requirements	3
2. Introduction and Background	3
3. Regard to National Planning Policy and Guidance	4
4. General Conformity with the Development Plan	6
5. Contribution to the achievement of sustainable development	11
6. Compatibility with EU obligations and legislation	14

1. Legal requirements

This statement has been prepared by the East Coker Neighbourhood Plan Steering Group on behalf of the East Coker Parish Council to accompany its submission to the local planning authority South Somerset District Council (SSDC), of the East Coker Parish Neighbourhood Plan under section 15 of the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan has been prepared by the Parish Council, the qualifying body, for the whole parish of East Coker, as designated by SSDC on 10th September 2013. The area is shown on the plan over the page.

The policies contained in the Neighbourhood Plan relate to the development and use of land but only in the designated Neighbourhood Area. The period covered by the Neighbourhood Plan is from 2018 - 2028 and it does not contain policies relating to 'excluded development' within the meaning of Section 61k of the Town and Country Planning Act 1990 as amended (the 1990 Act).

The Statement is made in accordance with Regulations 15(1)(d) of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (in particular the relevant 'basic conditions' set out in paragraph 8 (2)).

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if it:

****has regard to national policies and advice contained in guidance issued by the Secretary of State;***

****contributes to the achievement of sustainable development;***

****is in general conformity with the strategic policies of the development plan for the area ;***

****is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.***

2. Introduction and Background

The Parish Council commenced preparation of the Neighbourhood Plan in 2013, establishing a Neighbourhood Plan Steering Group to undertake the required task of producing a Neighbourhood Plan.

The Parish Council has itself made all the major decisions in relation to the Neighbourhood Plan as it has reached specific approval stages.

The Parish Council has consulted with the officers of SSDC. The South Somerset Local Plan 2006 - 2028 adopted March 2015 is currently under 'early review', and a revised Plan is expected to be adopted in March 2021. The adopted plan, covering the whole Parish, continues to provide a valid policy framework for the Neighbourhood Plan. The Neighbourhood Plan addresses locally important planning issues in the Parish.

The Plan Area



3. Regard to National Planning Policy and Guidance

The Neighbourhood Plan has been prepared having regard to national policies in particular those set out in the National Planning Policy Framework (NPPF) of April 2012. Regard has also been had to the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formulation of Neighbourhood Development Plans.

In particular, there are five NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Paragraph 16 -The Parish Council considers that the Neighbourhood Plan will positively support the strategic development needs of the District of South Somerset by identifying a realistic level of housing growth, including accommodating strategic housing and other development to meet the needs of Yeovil, whilst also recognising the Rural Settlement status of East Coker. The Neighbourhood Plan also seeks to plan positively for economic growth and seeks to

protect and enhance leisure and community assets, for the benefit of the community.

Paragraph 17 -The policies contained in the Neighbourhood Plan take fully into account the 12 core planning principles. In particular the first (empowering local people to shape their own surroundings) and the fifth, (recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it)

Paragraph 183 - The Parish Council considers that the Neighbourhood Plan establishes a Vision for the Parish that reflects the views of the majority of the local community.

Paragraph 184 – The Parish Council considers that the Neighbourhood Plan is in general conformity with SSDC Local Plan, but it also anticipates and comments upon the emerging Local Plan, which will take some years to come to fruition and be adopted. Most specifically, the Neighbourhood Plan makes provision for housing development realistic in terms of the capacity of the villages of East and North Coker, recognising East Coker as a Rural Settlement and the strategic growth point- Southern Yeovil Urban Extension at Keyford.

Paragraph 185 – The neighbourhood Plan avoids duplicating development plan policies by focusing on specific policies that relate directly to the Parish. Once ‘made’ the Neighbourhood Plan can be readily considered alongside the main development plan and any other material considerations in determining planning applications.

More specifically, the tables below set out each policy and the relevant provisions of the NPPF and the SSDC LP that apply, respectively. The particular paragraphs in the NPPF referred to in the table are those considered to be the most relevant to each such policy but are not intended to be an exhaustive list of all possible references in the NPPF.

National Planning Policy Framework			
Policy	Policy Title	NPPF para's	Commentary
EC1	<i>Presumption in Favour of Sustainable Development</i>	18-219	<i>By definition, this policy acknowledges the national policies of the NPPF. Also seeks to encourage proactive engagement with the Parish Council and community of East Coker.</i>
EC2	<i>Community Infrastructure Levy (CIL) and/or Section 106 Agreements.</i>	175	<i>Seeks to direct CIL and or Section 106 expenditure towards supporting community projects and initiatives, which have been identified and justified by community engagement.</i>
ECH1	<i>Housing Provision</i>	7, 14,16, 17, 47-55, 158, 159	<i>Positively plan for the housing needs of the East Coker Parish. East Coker is identified as a rural settlement. Identifies a minimum additional housing figure, using up to date evidence, which has been prepared to support the Local Plan Review.</i>
ECH2	<i>General Housing Considerations</i>	50,56,57,58	<i>Policy seeks to ensure new development is of high quality design and reflects the local built environment and provides for inclusive and mixed communities.</i>
ECH3	<i>Provision of Amenity Space</i>	17, 57, 58	<i>Sets appropriate residential amenity space standards for this rural community.</i>
ECH4	<i>Affordable Housing</i>	50, 54	<i>Addresses need for affordable homes and sets out affordable housing provision requirements and tenure target (based on up to date evidence). Promotes starter homes in regard to the Housing and Planning Act (2016).</i>
ECH5	<i>Conversion of Buildings in the Countryside</i>	17,28,55	<i>Promotes the conversion of rural buildings.</i>
ECM1	<i>Retention of Local Employment at Halves Lane</i>	17,28	<i>Supports the retention of local employment sites within the Parish that provide local character and services. Seeks to ensure that local economic activity preserves and enhances the character of the Parish.</i>
ECM2	<i>Business Development</i>	17,28	<i>Recognises the importance of local business and services, by strengthening future economic growth</i>
ECM3	<i>Promotion of Diverse Businesses</i>	17,28	<i>Positive approach to supporting a diverse rural economy</i>
ECT1	<i>Walking, Cycle Routes & Bridleways as part of New Development</i>	17,30,35,37	<i>Encouragement given to facilitate safe and sustainable connectivity.</i>
ECT2	<i>Highway Safety</i>	17,30,35,37	<i>Supports reductions in congestion and promotes safety.</i>
ECT3	<i>Parking and Accessibility</i>	39	<i>Designed to encourage opportunities to utilize layout to take account of street parking and accessibility.</i>

ECCF1	<i>Local Sporting, Leisure & Recreational Facilities</i>	<i>7,17, 28,70</i>	<i>Lists and protects facilities which support local health and well being</i>
ECCF2	<i>Protection of Community Assets</i>	<i>7,17,28, 70</i>	<i>Specific community assets which are valued by the community are listed and incorporates protection against their unnecessary loss</i>
ECCN1	<i>Development Affecting Heritage Assets</i>	<i>7,126,128,129,130,131,132, 133,134,136,137,140,141</i>	<i>Protects heritage assets within the Parish</i>
ECCN2	<i>Non Listed Heritage Assets</i>	<i>126, 135,139, 141</i>	<i>Local historic features identified, that once lost would be irreplaceable. They contribute to the intrinsic character of the Parish and are currently non- designated</i>
ECCN3	<i>Design in Conservation Areas</i>	<i>126,127,137,138,141</i>	<i>Promotes development to incorporate elements of significance in the Conservation as highlighted by any Conservation Area Appraisal</i>
ECCN4	<i>General Design</i>	<i>7,9,17,50,55,56,57, 58,59,60,61,63,64,65,66</i>	<i>Policy seeks to ensure new development is of a high quality design and respects the local landscape and built environment</i>
ECCN5	<i>General Landscape Character</i>	<i>7,59, 109,</i>	<i>Policy seeks to ensure a sense of place is retained within the Parish.</i>
ECCN6	<i>Local Green Space</i>	<i>7,76,77,78</i>	<i>Protects spaces that comply with NPPF criteria and provide landscape, recreational and or amenity value to the community.</i>
ECCN7	<i>Views & Vistas within the Parish and Local Landscape</i>	<i>7, 59,,109</i>	<i>Seeks to protect valued landscapes including natural, topographical and man-made features.</i>
ECCN8	<i>High Quality Agricultural Land</i>	<i>112</i>	<i>Seeks to protect Grade 1 agricultural land, and encourage development of poorer quality land.</i>
ECCN9	<i>Natural Environment</i>	<i>113, 117</i>	<i>Policy seeks to sustain local distinctiveness and character and protect and where possible enhance East Coker's natural environment and assets.</i>

4. General Conformity with the Development Plan

The Neighbourhood Plan has been prepared to ensure its general conformity with the Development Plan that relates to East Coker.

The current SSLLP 2006-2028 is currently under 'early review'. The Parish Council considered the alternative option of awaiting adoption of the new Local Plan but concluded that given the uncertain five year housing land supply, the risk of uncontrolled development within the Parish, the availability of 'up to date' evidence being prepared as

part of the review, the Parish Council decided to continue to press ahead with the production of a Neighbourhood Plan.

The Neighbourhood Plan translates generic planning policy into a Parish – based plan, which are in general conformity with the strategic intent of the SSLP.

Policy	Policy Title	South Somerset Local Plan 2006 - 2028	Commentary
EC1	<i>Presumption in Favour of Sustainable Development</i>	<i>SD1 Sustainable Development</i>	<i>EC1 provides locally specific detail</i>
EC2	<i>Community Infrastructure Levy (CIL) and/or Section 106 Agreements.</i>	<i>SS6 Infrastructure Delivery</i>	<i>EC2 provides locally specific detail to secure provision of community benefits</i>
ECH1	<i>Housing Provision</i>	<i>SS1 Settlement Strategy</i> <i>SS2 Development in Rural Settlements</i> <i>SS4 District Wide Housing Provision</i> <i>SS5 Delivering New Housing Growth</i> <i>YV1 Urban Framework and Greenfield Housing for Yeovil</i> <i>YV2 Yeovil Sustainable Urban Extension</i>	<i>The Plan recognises and accommodated the strategic housing growth at Keyford Section 2.14-17, as well as making provision for general housing growth within the villages and other parts of the Parish; Section 6.. The plan also recognises that the Review of the Local Plan is under way but considers that it would be premature to address this in detail at such an initial stage of the review; Section 2.18</i>
ECH2	<i>General Housing Considerations</i>		<i>No specific Local Plan Policy. Policy ECH2 seeks to encourage the provision of appropriate housing in line with general Local Plan policies: SS2 Development in Rural Settlements, HG5 Achieving A Mix of Market Housing, EQ2 General Development and EQ3 Historic Environment</i>
ECH3	<i>Provision of Amenity Space</i>	<i>EQ2 General Development</i> <i>HW1 Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development</i>	<i>Policy ECH3 seeks to identify and add criteria for amenity standards, which are not covered explicitly within the Local Plan – referring to the nationally described space standards and the need to consider local need.</i>
ECH4	<i>Affordable Housing</i>	<i>SS2 Development in Rural Settlements</i> <i>HG3 Provision of Affordable Housing</i> <i>HG4 Provision of Affordable Housing Sites of 1-5 Dwellings</i>	<i>Policy ECH4 adds up to date targets against Local Plan housing policies which are considered out of date .</i>
ECH5	<i>Conversion of Buildings in the Countryside</i>		<i>No specific Local Plan Policy.</i>
ECM1	<i>Retention of Local Employment at Halves Lane</i>	<i>SS2 Development in Rural Settlements</i> <i>SS3 Delivering New Employment</i> <i>EP3 Safeguarding Employment Land</i>	<i>Policy ECM1 adds local context to Local Plan Policies which seek to encourage the provision of appropriate</i>

		<i>EP4 Expansion of Existing Businesses in the Countryside</i> <i>TA5 Transport Impact of New Development</i>	<i>economic activity and maintaining existing sites for employment uses</i>
ECEM2	<i>Business Development</i>	<i>SS2 Development in Rural Settlements</i> <i>SS3 Delivering New Employment</i> <i>EP3 Safeguarding Employment Land</i> <i>EP4 Expansion of Existing Businesses in the Countryside</i> <i>TA5 Transport Impact of New Development</i>	<i>Policy ECEM2 in line with LP policies seeking to encourage the provision of appropriate economic activity</i>
ECEM3	<i>Promotion of Diverse Businesses</i>	<i>SS2 Development in Rural Settlements</i> <i>SS3 Delivering New Employment</i> <i>EP7 New build live/work units</i> <i>TA5 Transport Impact of New Development</i>	<i>Policy ECEM3 in line with LP policies seeking to encourage the provision of appropriate economic activity</i>
ECT1	<i>Walking, Cycle Routes & Bridleways as part of New Development</i>	<i>Policy EQ5: Green Infrastructure</i>	<i>Criteria of Policy EQ5 refers to requirements to: “provide and/or maintain opportunities for enhanced, attractive walking and cycling”. Policy ECT1 adds local context.</i>
ECT2	<i>Highway Safety</i>		<i>The Local Plan makes no direct provision for proposals to improve access and car parking as part of any redevelopment of the Primary School and Village Hall.</i>
ECT3	<i>Parking and Accessibility</i>	<i>TA6 Parking Standards</i>	<i>Policy ECT3 in line with Policy TA6.</i>
ECCF1	<i>Local Sporting, Leisure & Recreational Facilities</i>	<i>EP15 Protection and Provision of Local Shops, Community Facilities and Services</i> <i>HW1 Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities</i> <i>HW3 Protection of Play Spaces and Youth Provision</i>	<i>Policy ECCF1 adds local context to Policies EP15, HW1 and HW3 and seeks to protect sports and recreation facilities.</i>
ECCF2	<i>Protection of Community Assets</i>	<i>EP15 Protection and Provision of Local Shops, Community Facilities and Services</i> <i>HW3 Protection of Play Spaces and Youth Provision</i>	<i>Policy ECCF2 adds local context by identifying assets and is in line with Policies EP15 and HW3.</i>
ECCN1	<i>Development Affecting Heritage Assets</i>	<i>EQ3 Historic Environment</i>	<i>Policy ECCN1 sets detailed criteria broadly in line with Policy EQ3 and refers to</i>

			<i>relevant guidance from Historic England</i>
ECCN2	<i>Non Listed Heritage Assets</i>	<i>EQ3 Historic Environment</i>	<i>Policy ECCN2 identifies non designated heritage assets and is considered broadly in line with the approach of Policy EQ3 to preserve and enhance historic assets and their settings. However there is no specific Policy in the Local Plan relating to non designated heritage assets</i>
ECCN3	<i>Design in Conservation Areas</i>	<i>EQ3 Historic Environment</i>	<i>The Local Plan does not refer specifically to Conservation Areas. Policy EQ3 broadly refers to the historic environment.</i>
ECCN4	<i>General Design</i>	<i>EQ1 Addressing Climate Change in South Somerset EQ2 General Development EQ3 Historic Environment TA6 Parking Standards TA5 Transport Impact of New Development</i>	<i>Policy ECCN1 is consistent with the individual elements of the relevant Policies within the Local Plan. Adds more detailed development management criteria to compliment Local Plan Policy.</i>
ECCN5	<i>General Landscape Character</i>	<i>EQ2 General Development EQ5 Green Infrastructure</i>	<i>Policy ECCN5 In line with Policy EQ2 and EQ5, seeking to maintain the landscape quality and character of the district.</i>
ECCN6	<i>Local Green Space</i>		<i>There is no specific Policy on the NPPF designation of 'local green spaces' within the Local Plan</i>
ECCN7	<i>Views & Vistas within the Parish and Local Landscape</i>	<i>EQ2 General Development EQ5 Green Infrastructure</i>	<i>Policy ECCN7 in line with Policy EQ2 and EQ3 that seek to promote South Somerset's local distinctiveness and preserve or enhance the character and appearance of the district.</i>
ECCN8	<i>High Quality Agricultural Land</i>		<i>There is no specific Policy on the use of the best and most versatile agricultural land. Policy EQ5 Green Infrastructure refers broadly to local food production. Policy SS7 Phasing of Previously Developed Land</i>

			<i>refers broadly to the best use of land.</i>
ECCN9	<i>Natural Environment</i>	<i>EQ4 Biodiversity</i>	<i>Policy ECCN9 adds local context to and is considered in line with Policy EQ4.</i>

5. Contribution to the achievement of sustainable development

There is no specific legal requirement within the Neighbourhood Development Plan Regulations 2012 for Neighbourhood Plans to undertake their own Sustainability Appraisal (SA) and in this instance no Strategic Environmental Assessment has needed to be prepared, as confirmed by the screening opinion from SSDC.

However, the Neighbourhood Plan has been prepared with the sustainability issues affecting the Parish being a central consideration: it's community objective is to provide and support the retention of a range of service and community facilities, and at the same time meet local housing need; it's employment objective is to support the retention, improvement and expansion of existing employment space and encourage a range of further businesses: and landscape objective is to secure the protection, enhancement, and interpretation of the distinctive rural landscape, settlement pattern, historical assets, natural environment and biodiversity of the Parish.

The East Coker Parish Neighbourhood Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

***"an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

***a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

***an environmental role**-contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the Neighbourhood Plan has regard to the Core Planning Principles of the NPPF, and, by default, the achievement of sustainable development.

Table 3 below summarises how the policies of East Coker Parish Neighbourhood Plan contribute to the economic, social and environmental aspects of sustainable development. Policy EC1 highlights the the overarching policy of the plan, which is the ‘presumption in favour of sustainable development’.

Sustainable Development Role	East Coker Parish Neighbourhood Plan’s Contribution
ECONOMIC	The NP seeks to support the retention of existing employment space generating economic activity in the Parish, as well as appropriate growth that is compatible with the Parish’s location and that is sensitive to the rural landscaping and setting of the Parish. Policy ECH1 support housing development consistent with Rural Settlements Policy. Policies ECH5, ECEM1, ECEM2 and ECEM3 support local employment sites within the Parish that provide local character and services.
SOCIAL	<p>The NP sets a strong framework that will help support the achievement of sustainable social development. The plan protects and seeks to enhance local community facilities (Policy EC2, ECCF1 and ECCF2) and promotes health and well-being by protecting local green spaces (Policy ECCN6), facilitating safe and sustainable walking and cycling routes (Policy ECT1), encouraging the delivery of highway safety (Policy ECT2 and ECT3)</p> <p>The Plan also supports affordable housing where consistent with the Development Plan.</p>
ENVIRONMENTAL	<p>The NP has a number of policies to protect key environmental assets: Policy ECCN1 Development Affecting Heritage Assets, Policy ECCN2 Non Listed Heritage Assets, ECCN3 Design in Conservation Area Policy ECCN5 General Landscape Character; Policy ECCN7 Views & Vistas within the Parish and Local Landscape, Policy ECCN8 High Quality Agricultural Land and Policy ECCN9 Natural Environment</p> <p>The Plan also supports high quality design (Policy ECH3 and ECCN4)</p>

How the plan contributes to sustainable development is set out below using ther following symbols:

- “++” means “strongly support”,
- “+” means “support”
- “/” means “not applicable”
- “-” means “not support”

Policy	Policy Title	Economic	Social	Environmental
EC1	<i>Presumption in Favour of Sustainable Development</i>	++	++	++
EC2	<i>Community Infrastructure Levy (CIL) and/or Section 106 Agreements.</i>	+	++	+
ECH1	<i>Housing Provision</i>	+	++	-
ECH2	<i>General Housing Considerations</i>	/	++	+
ECH3	<i>Provision of Amenity Space</i>	-	++	+
ECH4	<i>Affordable Housing</i>	+	++	-
ECH5	<i>Conversion of Buildings in the Countryside</i>	++	+	+
ECM1	<i>Retention of Local Employment at Halves Lane</i>	++	+	/
ECM2	<i>Business Development</i>	++	+	/
ECM3	<i>Promotion of Diverse Businesses</i>	++	+	/
ECT1	<i>Walking, Cycle Routes & Bridleways as part of New Development</i>	/	++	/
ECT2	<i>Highway Safety</i>	-	+	+
ECT3	<i>Parking and Accessibility</i>	-	+	+
ECCF1	<i>Local Sporting, Leisure & Recreational Facilities</i>	/	++	+
ECCF2	<i>Protection of Community Assets</i>	-	+	++
ECCN1	<i>Development Affecting Heritage Assets</i>	-	+	++
ECCN2	<i>Non Listed Heritage Assets</i>	-	+	++
ECCN3	<i>Design in Conservation Areas</i>	-	+	++
ECCN4	<i>General Design</i>	/	++	++
ECCN5	<i>General Landscape Character</i>	/	+	++
ECCN6	<i>Local Green Space</i>	-	++	++
ECCN7	<i>Views & Vistas within the Parish and Local Landscape</i>	-	+	++
ECCN8	<i>High Quality Agricultural Land</i>	-	/	++
ECCN9	<i>Natural Environment</i>	-	+	++

6. Compatibility with EU obligations and legislation

The East Coker Parish Neighbourhood Plan is fully compatible with EU Obligations

The Neighbourhood Plan has been subject to an Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening in April 2016 which concluded that there is no requirement for a full SEA or HRA to be undertaken. This document is available for download from the Council web site and referred to further in the Consultation Statement.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The Neighbourhood Plan has been produced in full regard to national policy guidance, which is compatible with the convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national or local level.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

.....End.....