

Sutton Poyntz Neighbourhood Plan: Basic Conditions Statement

Introduction

This Basic Conditions Statement is written to support the Sutton Poyntz Neighbourhood Plan. Its intention is to demonstrate that the Plan has been produced observing:

- ★ All legal aspects of the neighbourhood plan making process;
- ★ All relevant national and local level planning policies;
- ★ A suitable degree of guidance throughout the plan making process; and
- ★ A need for policy making based on proportionate evidence plus inclusive engagement and community consultation.

In particular, this statement shows how the Neighbourhood Plan conforms to the Basic Conditions, as identified in paragraph 8 of schedule 4B of the Town and Country Planning Act 1990 (TCPA, 1990) and that it is legal in all other respects.

The structure of this statement is as follows:

- ★ Background to the Plan: a brief overview of the reasons for the Plan, noting some features of its production;
- ★ Statement of legal conformity: to explain why the submission draft Neighbourhood Plan and its supporting documentation are considered compliant with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and that the Plan has been prepared in conformity with provisions in the TCPA 1990;
- ★ Assessment against the Basic Conditions: to describe how compliance with relevant Basic Conditions has been central to the Neighbourhood Plan making process.

An Equality Impact Assessment (EqIA) is appended. In line with the Equality Act 2010, it assesses Neighbourhood Plan policies for their likely impact on groups or individuals named under the 'protected characteristics' and so tests for any discrimination (accidental or not).

Background to the plan

The Sutton Poyntz Society established a Neighbourhood Forum in April 2016 to embark on developing a Neighbourhood Plan for the area. This was to benefit from opportunities provided by the Localism Act 2011, by translating their community's wishes as far as possible into policies. This recognised the character of Sutton Poyntz as a relatively distinct 'village' settlement which adjoins Preston (itself an extension of Weymouth town).

Since the area is not parished a Neighbourhood Forum had, first, to be designated as the 'qualifying body' for the purpose of creating a Neighbourhood Plan. That Forum managed the work through a Steering Group and six (initially seven) Sub-Groups, each one focussed on a specific objective identified through an initial piece of community consultation. Many local residents contributed directly, as members of the Steering Group and Sub-Groups.

From the outset, key decisions about the Plan have been informed by consultation and

engagement with local residents, businesses and other interests. There have been various stages of consultation, as described in the accompanying Consultation Statement document. Most important was the consultation on a full draft Plan, in line with regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

A significant evidence base was produced to explore issues objectively and to support objectives and policies in the Neighbourhood Plan. This includes a mix of bespoke evidence collated by Sub-Groups, reports produced by professional consultants, reviews of published third party evidence and surveys of local residents. One substantive output was a Place Appraisal document, which identifies and describes the character areas within the Neighbourhood Plan area. Documents produced to add to the evidence base have been publicly available on the Neighbourhood Plan website.

As a result of early consultations, six objectives were identified as the framework for the Neighbourhood Plan and its policies (albeit these were refined as the work progressed). The vision and objectives can be found summarised at section three in the Plan. Objectives cover: biodiversity and natural environment; employment, business and tourism; getting around; heritage; housing and planning; and sport and recreation.

During the plan making process Weymouth & Portland Borough Council (together with West Dorset District Council) has commenced work to update the Local Plan, which is a joint one covering their two council areas. At the time of submission the Council has consulted publicly on a set of preferred options. However, an updated Local Plan is not expected to be adopted until December 2019. The 2012 version of the Local Plan therefore remains the current version for the purposes of this Basic Conditions Statement. That said proposals to update the Local Plan have been reviewed and are not considered to have any material implications for policies proposed in this Neighbourhood Plan: in particular, there are no proposed changes which are specific to the Sutton Poyntz area.

It should also be noted that the National Planning Policy Framework (NPPF) was revised in July 2018. That document makes clear (at paragraph 214) that Neighbourhood Plans which are submitted after 24th January 2019 – as this one is – will be tested against the revised version of the NPPF.

Statement of legal conformity

It is important that the plan making process has observed all requirements included in primary and secondary legislation which guide the production of Neighbourhood Plans. The table below sets out the Plan's conformity with relevant sections and schedules of the TCPA 1990, the Planning and Compulsory Purchase Act (PCPA) 2004 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The checklist used in the table is based on Planning Advisory Service guidance.

<i>Act, section, schedule or regulation</i>	<i>Test</i>	<i>Comments</i>	<i>Whether legally compliant</i>

<p>TCPA 1990 Schedule 4B, paragraph 5</p>	<p>Is the proposal in question a repeat proposal? Has the local planning authority refused a previous similar proposal under paragraph 12 or Section 61E or has it failed at referendum?</p>	<p>No, on both counts. This is the first Neighbourhood Plan prepared by the Sutton Poyntz Neighbourhood Forum.</p>	<p>Yes</p>
<p>TCPA 1990 Schedule 4B, paragraph 6(2) (a) and Section 61F</p>	<p>Is the body which submitted the Plan a 'qualifying body' as defined for the purpose of neighbourhood plan making?</p>	<p>Yes. In un-parished areas a designated neighbourhood forum is the qualifying body. This Plan is submitted by the Sutton Poyntz Neighbourhood Forum.</p>	<p>Yes</p>
<p>TCPA 1990 Schedule 4B, paragraph 6(2) (b) and Section 61F</p>	<p>Does the plan proposal comply with the other relevant provisions made under Section 61F relating to a neighbourhood area designation?</p>	<p>Yes. The Neighbourhood Plan area was designated on 20th September 2016 by Weymouth & Portland Borough Council, after a six week period of consultation. A map of the neighbourhood area can be found at Appendix A of this statement.</p>	<p>Yes</p>
<p>TCPA 1990 Schedule 4B, paragraphs 1 and 6(2)(c); and NP (General) Regulations 2012, Regulation 15</p>	<p>Has the qualifying body submitted the following in a satisfactory form to its local planning authority:</p> <ol style="list-style-type: none"> 1. A map or statement identifying the area to which the plan relates; 2. A consultation statement (which contains details of those consulted, how they were consulted, summarises the main issues and concerns raised and how these have been considered, and where relevant how they are addressed in the proposed Neighbourhood Plan; 3. The proposed Neighbourhood Plan; 4. A statement explaining how the Neighbourhood Plan meets the basic conditions; and 5. Either an environmental statement or a statement confirming 	<p>Yes. All of this documentation has been submitted to Weymouth & Portland Borough Council. In addition, the evidence base documents prepared to support the plan are available to officers and can be publicised.</p>	<p>Yes</p>
	<p>why no SEA is required in support of the Neighbourhood Plan.</p>		

<p>TCPA 1990 Schedule 4B, paragraphs 4 and 6(2)(d); and NP (General) Regulations 2012, Regulations 14 and 15(2)(a)</p>	<p>Has the qualifying body complied with the requirements regarding the scope of pre-submission consultation?</p>	<p>Yes. The Plan was made available for consultation for a period of over six weeks between 8th November and 24th December 2018, inviting representations from all groups detailed under Regulation 14 of the Neighbourhood Plan (General) Regulations 2012, as revised. The Plan was advertised across the Neighbourhood Plan area, as described in the accompanying Consultation Statement. A copy of the Plan was also sent to the local planning authority and to relevant statutory bodies for comment. All feedback was fully considered in order to create the submission version of the Plan.</p>	<p>Yes</p>
<p>TCPA 1990 Schedule 4B, paragraph 6(3) and Section 61J (and see also PCPA 2004 Section 38B(1)(b))</p>	<p>Does the Plan seek to grant or support planning permission for any development categorised as 'excluded development' under Section 61K of the TCPA 1990?</p>	<p>No. The Plan does not seek to grant or support planning permission for any excluded development.</p>	<p>Yes</p>
<p>PCPA 2004, Section 38A(2)</p>	<p>Does the Plan meet the definition of 'neighbourhood development plan' in that it sets out policies in relation to the development and use of land within the neighbourhood area?</p>	<p>Yes, it sets our policies in relation to development and land use within the Neighbourhood Plan area.</p>	<p>Yes</p>
<p>PCPA 2004, Section 38B(1)(a)</p>	<p>Does the 'neighbourhood development plan' specify the time period for which it is to have effect?</p>	<p>Yes. The time period is clearly stated on the Plan as 2016 to 2036.</p>	<p>Yes</p>
<p>PCPA 2004, Section 38B(1)(c)</p>	<p>Does the 'neighbourhood development plan' relate to more than one neighbourhood area?</p>	<p>No. It relates only to one neighbourhood area.</p>	<p>Yes</p>

Assessment against the basic conditions

The main purpose of this document is to demonstrate how the submitted Sutton Poyntz Neighbourhood Plan complies with the Basic Condition tests.

The Basic Conditions that apply to neighbourhood development plans and neighbourhood development orders are those set out in paragraph 8 of the Town and Country Planning Act 1990 (TCPA 1990). Those which are specifically relevant to neighbourhood development plans are listed at paragraph 065 in the National Practice Planning Guidance and are as follows:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan. (It is noted that further conditions are prescribed relating to the assessment of a plan's impact on European Habitats.)

This section assesses policies in the submission draft of the Sutton Poyntz Neighbourhood Plan against the tests listed above. There is no prescribed approach for how this should be done. In this statement each proposed policy is considered in turn for its regard to national policy i.e. the National Planning Policy Framework (NPPF), and for its conformity with Local Plan policies. This is intended to ensure that Neighbourhood Plan policies do not conflict with national and local policies and generally support their intent.

Following this, there is comment on how the Neighbourhood Plan making process has observed the National Planning Practice Guidance. Finally, the Neighbourhood Plan is considered, in its entirety, in terms of whether it contributes to sustainable development and is compatible with EU obligations (including those that relate to the protection of habitats).

Assessment against national policy and guidance, and strategic local policy

To ensure compliance with these two Basic Conditions the Neighbourhood Plan has been produced with careful consideration of the following:

- ★ Strategic policies in the West Dorset, Weymouth & Portland Local Plan 2011 - 2031 (adopted);
- ★ The National Planning Policy Framework or NPPF (2018); and
- ★ The National Planning Practice Guidance (NPPG).

Neighbourhood Plans should take account of the entire NPPF. However, for ease of reference this section highlights specific NPPF paragraphs of particular relevance to Sutton Poyntz policies. The tables also note key elements from the evidence base which support each Neighbourhood Plan policy.

It should be acknowledged that helpful support was received from officers at Weymouth & Portland Borough Council. Both their early, informal advice and their formal advice at Regulation 14 have helped to bring the document to this stage.

The Borough Council's Regulation 14 response (dated 21st December 2018) considered that, in its view, all the draft Neighbourhood Plan policies were in general conformity with relevant Local Plan policies. However, various amendments were made to policy wording as a result of its comments and one policy (on local heritage assets) was downgraded to an aspirational project. Further work is needed to agree a list of local heritage assets. It is also noted that the Borough considered draft policy GA4, in its Regulation 14 version, went beyond current national policy, hence it is one where the wording has been amended for the submission draft.

Each of the fourteen Neighbourhood Plan policies is dealt with, in turn, below.

<i>Policy</i>	BNE1: Protection and enhancement of wildlife habitat in relation to new development
<i>Relevant NPPF sections and paragraphs</i>	Conserving and enhancing the natural environment: Especially paragraphs 170, 172, 174 and 175
<i>NPPF conformity</i>	Policy BNE1 ensures that all development proposals address issues of wildlife protection, thus seeking to minimise negative development impacts on biodiversity. It also provides support for development which will enhance or at least sustain wildlife value. The policy therefore seeks to conserve and enhance wildlife within an area designated as AONB. An additional layer of protection is given to a defined (i.e. mapped) Green Corridor, which is wildlife-rich and which runs through the village. Proposals for new development within the Green Corridor will be expected to include a Biodiversity Appraisal and Mitigation Plan.
<i>Relevant Local Plan policies</i>	ENV2 Wildlife and habitats ENV3 Green infrastructure and networks
<i>Local Plan conformity</i>	Policy BNE1 provides support for proposals that would conserve or enhance biodiversity in and around development. It further seeks to avoid any significant harm to a locally identified area of wildlife value – the Green Corridor. By defining a Green Corridor the policy also contributes to defining the green infrastructure network in the Plan area. It seeks to protect that corridor from new development which would cause harm or undermine its definition.

Evidence base	<p><i>List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group) <i>Neighbourhood Plan Newsletter, numbers 2 and 3, stage 1 survey and results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, October 2016) <i>Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group) <i>Garden Bird Watch summary, 2017</i> (Sutton Poyntz Biodiversity Group) <i>Biodiversity Appraisal in Dorset</i> (Dorset for You website)</p>
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Policy	BNE2: Local Green Spaces
Relevant NPPF sections and paragraphs	Promoting healthy and safe communities: Especially paragraphs 99, 100 and 101
NPPF conformity	Policy BNE2 designates, as Local Green Space, a number of parcels of land which are of particular significance to the local community in terms of their beauty, historic significance, recreational value, tranquillity or wildlife richness. All the sites are within or in close proximity to the village and all are local in character. Their designation will not compromise sustainable development in the area and all are capable of enduring beyond the plan period.
Relevant Local Plan policies	ENV3 Green infrastructure and networks COM5 Retention of open space and recreational facilities
Local Plan conformity	Policy BNE2 contributes to defining the green infrastructure network in the Plan area and it does so in a way which builds on strong community involvement and support. It seeks to ensure the retention of certain open spaces which have been demonstrated to be of public value.

<p>Evidence base</p>	<p><i>Independent Assessment of Candidate Sites for Local Green Space Designation: Sutton Poyntz Neighbourhood Plan</i> (Brian Wilson Associates, April 2018) <i>Context for Allocation of Green Corridor and Local Green Space within the Neighbourhood Plan</i> (Sutton Poyntz Biodiversity and Natural Environment sub-group, June 2018) <i>List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group) <i>Neighbourhood Plan Newsletter; 5 April 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p>
<p>Policy</p>	<p>BNE3: Tree preservation</p>
<p>Relevant NPPF sections and paragraphs</p>	<p>Achieving well-designed places: Paragraph 125 Conserving and enhancing the natural environment: Especially paragraphs 170 and 175</p>
<p>NPPF conformity</p>	<p>Policy BNE3 recognises the importance of trees and hedges to the character of the area (including – but not only – its veteran trees, historic field boundaries and traditional orchards). It also seeks to avoid the loss of trees and hedges which provide important habitat, other than in exceptional circumstances where suitable compensation exists i.e. replacement with appropriate species, to be enforced through a planning condition. As the Sutton Poyntz Place Appraisal has shown, mature trees and hedges contribute significantly to the special qualities of the village and its surroundings.</p>
<p>Relevant Local Plan policies</p>	<p>ENV2 Wildlife and habitats ENV10 The landscape and townscape setting</p>
<p>Local Plan conformity</p>	<p>Policy BNE3 seeks to retain (or in cases where there is no alternative, to replace) trees and hedges whose loss would result in damage to important habitat and to the area’s biodiversity. It also seeks to retain (or in cases where there is no alternative, to replace) trees and hedges which contribute to the area’s distinctive character, as has been described in the Sutton Poyntz Place Appraisal.</p>

Evidence base	<p><i>Sutton Poyntz Neighbourhood Plan Place Appraisal, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p> <p><i>Hedgerow Survey, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p> <p><i>List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p> <p><i>Sutton Poyntz Biodiversity Report, 2009</i> (J Newbould, J Campbell & D Emery, Sutton Poyntz Biodiversity Group)</p>
	<p><i>Biodiversity Appraisal in Dorset</i> (Dorset for You website)</p> <p><i>Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p>

Policy	GA1 Transport needs and new development
Relevant NPPF sections and paragraphs	<p>Conserving and enhancing the natural environment: Especially paragraph 91</p> <p>Promoting sustainable transport: Especially paragraphs 102, 104, 108 and 110</p>
NPPF conformity	<p>Policy GA1 seeks streets which are both safe and accessible, where there is new development. It promotes easy pedestrian and cycle connections from new development onto existing, nearby routes. An intention is to have layouts which encourage walking and cycling. The policy expects proposal applications to consider safe and suitable access to development sites and to promote sustainable travel modes. To that end, it supports applications which give priority to pedestrian and cycle movements, and which minimise the scope for conflict between pedestrians, cyclists and vehicles.</p>
Relevant Local Plan policies	<p>ENV11 The pattern of streets and spaces</p> <p>COM7 Creating a safe and efficient transport network</p>
Local Plan conformity	<p>Policy GA1 aims to encourage travel modes other than the car. It makes reference to the hierarchy of road-users which appears at page 123 of the Local Plan. Where there is new development, it seeks street design which makes it safe for use by pedestrians and cyclists. This includes street lighting, which survey work has shown is supported by most local residents. The policy specifically encourages well-connected development, with links provided for pedestrians to existing, nearby routes.</p>

Evidence base	<i>Neighbourhood Plan Newsletter, numbers 2 and 3, stage 1 survey and results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, October 2016) <i>Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group) Road user hierarchy at paragraph 6.5.5 in <i>West Dorset, Weymouth & Portland Local Plan 2011-2031</i> (2015)
Policy	GA2: On-street traffic congestion
Relevant NPPF sections and paragraphs	Promoting sustainable transport: Especially paragraphs 102 and 105
NPPF conformity	Policy GA2 seeks to address issues arising from on-street parking on narrow village streets. It seeks the full application of (minimum) parking standards used by the area's Local Plan (see below), which take into account the factors listed at paragraph 105. It recognises that car ownership levels in Sutton Poyntz are relatively high – much higher than across Weymouth & Portland borough as a whole – in part reflecting its location and limited access to public transport networks. It also recognises that Sutton Poyntz has narrow streets, particularly near its historic centre, so on street parking can be problematic and impede traffic flow. A small area for public off-street parking, if created, should improve the pattern of movement on village centre streets and hence is supported.
Relevant Local Plan policies	COM9 Parking standards in new development
Local Plan conformity	Policy GA2 supports the full application of standards on parking provision which are set out in the Bournemouth, Poole and Dorset Residential Car Parking Study. It does so because of the specific nature of the village road network. The policy also supports provision of a small area for off-street car parking, if a suitable location comes forward which does not detract from the village's character and where its entrance/exit does not impede existing traffic flows. This seeks to reduce roadside parking by residents and visitors on streets in the village centre. Survey work showed this has support from most local residents.

Evidence base	<p><i>Sutton Poyntz Neighbourhood Plan Place Appraisal, 2017</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p> <p><i>Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group)</p> <p><i>Sutton Poyntz Community Survey and Action Plan 2007</i> (The Sutton Poyntz Society)</p> <p><i>The Bournemouth, Poole and Dorset Residential Car Parking Study: Residential Car Parking Provision, Local Guidance for Dorset</i>, especially paragraph 3.1.3 (Dorset County Council et al, May 2011)</p> <p><i>Bus usage survey, 2017-2018</i> (Sutton Poyntz Neighbourhood Plan Transport Sub- Group)</p>
Policy	GA3: Impact of traffic density on current infrastructure
Relevant NPPF sections and paragraphs	<p>Conserving and enhancing the natural environment: Especially paragraph 91</p> <p>Promoting sustainable transport: Especially paragraphs 102, 108 and 110</p>
NPPF conformity	<p>Policy GA3 identifies traffic calming or control measures as a priority for local use of Community Infrastructure Levy (CIL) funds that accrue from new development in the plan area. It also supports proposals which include provision of new or improved transport infrastructure.</p> <p>The policy therefore encourages proposals to address potential impacts of development on the local transport network, mitigating for any significant impacts on highway safety. It equally promotes safe and suitable access to sites for users. Traffic calming or control measures should minimise the scope for conflict between pedestrians, cyclists and vehicles. The policy is mindful that many traffic matters fall outside of the planning system and restricts itself to relevant matters.</p>
Relevant Local Plan policies	<p>ENV11 The pattern of streets and spaces</p> <p>COM1 Making sure new development makes suitable provision for community infrastructure</p> <p>COM7 Creating a safe and efficient transport network</p>

Local Plan conformity	Policy GA3 identifies a priority for the local use of CIL funds that arise from development in the plan area. It seeks to ensure that additional traffic generated by development can be accommodated on the local highway network, does not cause severe cumulative impacts on the efficiency of the transport network and does not have severe detrimental effect on road safety. It encourages measures, whether funded
	directly by developers or by CIL funds generated, which can mitigate potentially dangerous conditions. In so doing, the policy seeks to ensure that development maintains streets which are safe and pleasant to use.
Evidence base	<i>Neighbourhood Plan Newsletter, numbers 2 and 3, stage 1 survey and results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, October 2016) <i>Sutton Poyntz Community Survey and Action Plan 2007</i> (Sutton Poyntz Society, 2007) <i>Speed Monitoring Survey Spreadsheet</i> (Dorset County Council, 2017) <i>Response of Dorset County Council Highways Department to the Speed Monitoring Results</i> , internal memorandum (Dorset County Council, October 2017)

Policy	GA4: Pollution reduction
Relevant NPPF sections and paragraphs	Promoting sustainable transport: Especially paragraphs 108 and 110
NPPF conformity	Policy GA4 supports development which takes advantage of opportunities to promote sustainable transport modes. It encourages development that is designed to enable charging of plug-in and ultra-low emission vehicles in safe, accessible and convenient locations. (Whilst GA4 is written to align with the current NPPF, it is noted that Government guidance may soon be strengthened to take account of the Road to Zero Strategy.)
Relevant Local Plan policies	Paragraph 6.5.6 which supports: COM7 Creating a safe and efficient transport network
Local Plan conformity	Whilst unlikely there will be development of a scale to generate 'significant [transport] movement' at Sutton Poyntz, policy GA4 will nonetheless help to encourage the use of sustainable transport modes as envisaged in the Local Plan.

Evidence base	<i>Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018) <i>Neighbourhood Plan Newsletter</i> (Sutton Poyntz Neighbourhood Plan Steering Group, April 2018) <i>Road to Zero Strategy</i> (Department for Transport, 2018)
Policy	HE1: Protecting archaeology
Relevant NPPF sections and paragraphs	Conserving and enhancing the historic environment: Especially paragraphs 189 and 199
NPPF conformity	Policy HE1 expects that proposals to develop on undeveloped land will include an archaeological assessment. This reflects the fact that Sutton Poyntz is ringed by 'monuments' and all fields surrounding the village are designated as having 'archaeological potential'. The policy will also help contribute to an understanding of the significance of any heritage assets identified.
Relevant Local Plan policies	ENV4 Heritage assets
Local Plan conformity	Policy HE1 seeks general conformity with ENV4. Given the local area's existing archaeological record plus the extent and location of land with archaeological potential, it is considered proportionate to expect greenfield development proposals to include an archaeological assessment. This will create a record of any finds and inform understanding of their significance. It will also lead to better decision-making, assisting consideration of any harm which could result from development and/or of suitable mitigation measures.
Evidence base	<i>Dorset Explorer Map</i> , the historic environment tab showing monuments on the Dorset Historic Environment Record (Open Street Maps, accessed online 2018) <i>Local Plan inter-active map (or planvu)</i> (West Dorset District Council and Weymouth & Portland Borough Council, accessed online 2018)
Policy	H&P1: Building style and design
Relevant NPPF sections and paragraphs	Achieving well-designed places: Especially paragraphs 124, 125, 126, 127 and 130 Conserving and enhancing the historic environment: Especially paragraph 200

<p><i>NPPF conformity</i></p>	<p>Policy H&P1 promotes good building design, to create a better environment and improve the acceptability of development to the community. A key activity when creating this Neighbourhood Plan was the production of a Place Appraisal, work on which involved consulting and engaging the local community. That document identifies 'character areas' in the village and describes their special qualities. The policy expects development to take account of the character area special qualities. It therefore helps to clarify design expectations for proposal applicants. The policy also seeks development which preserves or enhances the village's Conservation Area status, through its use of building style and design. However, the text supporting the policy makes clear that this should not be interpreted as discouraging innovation or change.</p>
<p><i>Relevant Local Plan policies</i></p>	<p>ENV1 Landscape, seascape and sites of geological interest ENV4 Heritage assets ENV10 The landscape and townscape setting ENV12 The design and positioning of buildings</p>
<p><i>Local Plan conformity</i></p>	<p>Policy H&P1 seeks to avoid development which would harm the character, special qualities or natural beauty of the AONB landscape. It also expects development to preserve or enhance the character and appearance of the Sutton Poyntz Conservation Area. The policy supports proposals which would result in visual enhancement at locations where existing development is of visually poor quality. It cites five defined character areas (detailed in the Sutton Poyntz Place Appraisal) which lie within the village, in order to ensure that future development maintains or enhances local identity and distinctiveness. Supporting text summarises those character areas. Where development happens, this will help ensure its design is in harmony with adjoining buildings and the area as a whole. Equally, that materials used are sympathetic to the built and natural surroundings. Overall, this policy should help reinforce the sense of place.</p>
<p><i>Evidence base</i></p>	<p><i>Sutton Poyntz Neighbourhood Plan Place Appraisal</i> (Poyntz Neighbourhood Plan Steering Group, 2017) <i>Dorset AONB 2014 - 2019 Management Plan: A framework for the future</i> (Dorset AONB Partnership, 2014) <i>Neighbourhood Plan Newsletter, April 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018) <i>Sutton Poyntz Neighbourhood Plan Heritage Assessment</i> (Angel Architecture Ltd, 2018)</p>

Policy	H&P2: Housing numbers and size
Relevant NPPF sections and paragraphs	Delivering a sufficient supply of homes: Especially paragraphs 61 and 68(c) Making effective use of land: Especially paragraphs 117, 118 and 122 Conserving and enhancing the natural environment: Especially paragraph 172
NPPF conformity	Policy H&P2 provides general support for new housing development on windfall sites within the defined development boundary. It indicates a preference for residential development of a size and type that will meet an identified housing need, namely smaller homes (of 2 or 3 bedrooms) which would give more residents the option to downsize whilst remaining in the area. The policy therefore promotes the effective use of land within the existing settlement, which may include development on under-utilised land. This recognises that land supply in the area is quite constrained by policies which protect the high quality landscape and environment. Overall, the policy approach seeks to strike a balance, given an identified local housing need, but also limited services and employment opportunities in the village and the desirability of maintaining the area's prevailing character. It recognises, too, that the scale and extent of development within an area designated as AONB should be limited (other than in exceptional circumstances).
Relevant Local Plan policies	SUS2 Distribution of development HOUS3 Open market housing mix ENV15 Efficient and appropriate use of land
Local Plan conformity	Policy H&P2 provides support for new residential development within the defined development boundary at Sutton Poyntz. As such, it helps direct development to the existing settlement rather than the surrounding rural area. The policy indicates a preference for housing of a size and type that will meet an identified local need, namely smaller (2 or 3 bedrooms) homes that should enable more residents to downsize whilst remaining in the area. The supporting text recognises that this might be achieved through infill development and some increase in housing density, which would make efficient use of land. Whilst not directly addressed within this policy, its supporting text recognises that 'exception sites' adjoining the defined development boundary are a possibility based on Local Plan policies.

Evidence base	<i>Sutton Poyntz Housing Needs Survey results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, February 2018) <i>Neighbourhood Plan Newsletter, April 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018)
Policy	H&P3: Key views
Relevant NPPF sections and paragraphs	Conserving and enhancing the natural environment: Especially paragraphs 170 and 172 Conserving and enhancing the historic environment: Paragraph 185
NPPF conformity	Policy H&P3 seeks to conserve views in a valued landscape, which is nationally designated as an Area of Outstanding Natural Beauty and which provides an impressive setting for the village. It does so by seeking to protect a modest number of iconic views into and out of the village from unsympathetic development which obstructs them or significantly detracts from them. It also includes a well-known view within the centre of the historic village, which is of great significance to its character and distinctiveness.
Relevant Local Plan policies	ENV1 Landscape, seascape and sites of geological interest ENV10 The landscape and townscape setting
Local Plan conformity	Policy H&P3 recognises the exceptional (AONB) landscape at Sutton Poyntz and seeks to protect certain iconic views from unsympathetic development which would harm its character, special qualities or natural beauty. These include uninterrupted panoramic views and views towards local landmarks. The policy will help ensure that future development is designed so as not to detract from local identity or landscape character, taking proper account of a site's surroundings.
Evidence base	<i>Independent Assessment of Candidate Sites for Key View Location Designation: Sutton Poyntz Neighbourhood Plan</i> (Gale T and Wilson B of Brian Wilson Associates, 2018) <i>Dorset AONB 2014 - 2019 Management Plan: A framework for the future</i> (Dorset AONB Partnership, 2014)

Policy	H&P4: Flood prevention
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Relevant NPPF sections and paragraphs	Meeting the challenge of climate change , flooding and coastal change: Especially paragraphs 149, 150, 155 and 163
NPPF conformity	Policy H&P4 requires development to make use of porous (or permeable) surfaces. It does so taking account of Government and Environment Agency guidance (2008), which explains when planning permission is or is not required for such surfaces. Given flood risk and flood events in the Plan area, the policy seeks to ensure that development avoids increasing flood risk elsewhere and avoids heightening vulnerability to flood risk arising from climate change. It provides support for sustainable drainage.
Relevant Local Plan policies	ENV5 Flood risk
Local Plan conformity	Policy H&P4 requires development to make use of porous (or permeable) surfaces to avoid risk from flooding. It thereby seeks to minimise risk from development practice likely to generate surface water run-off and/or exacerbate flooding elsewhere. This policy takes particular account of the defined area of flood risk within the village and the record of flood events which have impacted the area from time to time.
Evidence base	<i>The Local Flood Risk Management Strategy for Dorset</i> (Dorset County Council, undated) <i>Contract for River Jordan Flood Alleviation Scheme</i> , schedule 1, appendix B (Environment Agency, 2011) <i>Rainfall runoff management for developments</i> , report SC030219 (Environment Agency, 2013)
	<i>Sutton Poyntz Neighbourhood Plan, Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018) <i>Guidance on the permeable surfacing of front gardens</i> (DCLG and Environment Agency, 2008)

Policy	SR1: Protection of community assets
Relevant NPPF sections and paragraphs	Promoting healthy and safe communities: Especially paragraphs 91 and 92

<i>NPPF conformity</i>	Policy SR1 supports the retention in their current use of two facilities – the Mission Hall and Springhead Public House – which add to local quality of life and enhance the sustainability of the community. These two buildings help service community needs, not least by providing meeting space, enhancing leisure opportunities and enabling social interaction or informal contact. The policy supports the modernisation or extension of such facilities (where consistent with other development plan policies). It also acknowledges that change of use could happen in exceptional circumstances, which it defines.
<i>Relevant Local Plan policies</i>	COM2 New or improved community buildings and structures COM3 The retention of community buildings and structures
<i>Local Plan conformity</i>	Policy SR1 seeks to retain in their current use two particular buildings, which are much valued assets by the local community and where their loss would have an adverse impact on social interaction and wellbeing. It allows for change of use in exceptional circumstances, consistent with COM3. The policy also offers general support for improvements to community buildings or structures.
<i>Evidence base</i>	<i>Neighbourhood Plan Newsletter, numbers 2 and 3, stage 1 survey and results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2016) <i>Sutton Poyntz Neighbourhood Plan, Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018)

<i>Policy</i>	SR2: Enhancement of community recreation facilities
<i>Relevant NPPF sections and paragraphs</i>	Promoting healthy and safe communities: Especially paragraph 96
<i>NPPF conformity</i>	Policy SR2 supports the creation of a public children’s play area (if a suitable site can be found). This reflects an identified gap in local provision of such a facility. The policy therefore promotes access to high quality open space and an opportunity for physical activity.
<i>Relevant Local Plan policies</i>	COM4 New or improved local recreation facilities
<i>Local Plan conformity</i>	Policy SR2 seeks to create a new open space and recreation facility that is well located in the village to serve its population. There is no nearby commercial facility which would have its viability undermined by the creation of such a public children’s play area.

Evidence base	<p><i>Sutton Poyntz Community Survey and Action Plan</i> (Sutton Poyntz Society, 2007)</p> <p><i>Neighbourhood Plan Newsletter, numbers 2 and 3, stage 1 survey and results</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2016)</p> <p><i>Sutton Poyntz Neighbourhood Plan, Stage Two Survey, December 2017 - January 2018</i> (Sutton Poyntz Neighbourhood Plan Steering Group, 2018)</p>
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As well as the NPPF, close regard has been paid to guidance and especially the National Planning Practice Guidance (NPPG). While the NPPG does not carry the same statutory weight, in terms of required conformity, it nonetheless provides information on best practice and it explains how statutory requirements should be dealt with.

Some NPPG paragraphs which were noted during the plan making process were:

- ★ 021 and 022 on local planning authority support for and involvement in the neighbourhood plan process;
- ★ 040 and 041 about using proportionate evidence to support clear neighbourhood plan policies;
- ★ 047 about being inclusive and open to the wider community when preparing a neighbourhood plan;
- ★ 048 to 050 which explain correct procedures for draft neighbourhood plan consultation;
- ★ 051 and 073 which explains when neighbourhood plans may require SEA and the need for consultation with relevant statutory bodies to determine that;
- ★ 065 which shows which of the Basic Conditions apply to neighbourhood development plans;
- ★ 072 which outlines how neighbourhood plans must be consistent with the planning principle that all plan making should help to achieve sustainable development;
- ★ 074 to 077 which explain general conformity and what should be considered strategic Local Plan policies; and
- ★ 078 which summarises EU obligations.

Contribution to sustainable development

The preceding section set out how the Plan seeks conformity with the NPPF and Local Plan. This is relevant since:

- The NPPF has achieving sustainable development as its core purpose; and
- The Local Plan was subject to a comprehensive Sustainability Appraisal, which was tested at examination and found to be sound.

The Sutton Poyntz Neighbourhood Plan has, therefore, been developed paying close attention to two layers of policy which set a framework for sustainable development.

It has been determined by the local planning authority (November 2018) that no statutory Strategic Environmental Assessment (SEA) is required to support this Neighbourhood Plan.

The following tables consider the Neighbourhood Plan against the three interdependent ways to secure sustainable development, as described at paragraph 8 of the NPPF. These

cover economic, social and environmental sustainability.

NPPF sustainable development objective:

Economic objective:

To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type 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.

Relevant plan policies:

H&P2: Housing numbers and size

Commentary:

The Plan (policy H&P2) supports new housing on sites within the defined development boundary. It particularly supports new housing which will make it easier for older age households to downsize – an identified housing need. Both these elements of the policy will potentially result in homes (whether new homes or vacated existing homes) which could be attractive to younger (working age) households.

However, this NPPF sustainable development objective will largely be taken forward through aspirational projects, rather than plan policies, since the economic priorities identified in consultation with local residents are largely not matters for the land use planning system. Relevant projects can be found listed in section 5 of the Neighbourhood Plan (numbers AP5.2.1 to AP5.2.4).

It can also be noted that Sutton Poyntz is essentially a residential neighbourhood with few businesses. Aside from home working, employment for its residents typically involves travel to employment centres such as nearby Weymouth and Dorchester. Aspirational project AP5.3.1 (again, not a policy) about bus services is relevant.

NPPF sustainable development objective:

Social objective:

To support strong, vibrant and healthy communities, by ensuring 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.

Relevant plan policies:

GA1: Transport needs and new development
GA2: On-street traffic congestion
GA3: Impact of traffic density on current infrastructure
H&P1: Building style and design
H&P2: Housing numbers and size
SR1: Protection of community assets
SR2: Enhancement of community sports and recreation facilities
BNE2: Local Green Spaces

Commentary:

The Plan (policy H&P2) supports new housing within the defined development boundary and seeks to meet a particular identified local housing need, by encouraging dwellings that will make it easier for older households to downsize. This, in turn, will free-up some larger, existing homes that should help younger families to stay in the area. The Plan also fosters well-designed housing which respects local building styles (H&P1).

The Plan puts considerable emphasis on creating safe streets, especially for pedestrians and cyclists, by promoting features such as segregated pedestrian routes, street lighting (policy GA1), sufficient off-street parking space (GA2) and traffic calming or control measures (GA3). This recognises the narrow road infrastructure in the village, as well as local concerns about vehicular traffic.

The Plan further seeks (policy SR1) to protect two facilities, which surveys show to be much-valued, from potential future change of use (other than in exceptional circumstances). These facilities contribute considerably to community social and cultural wellbeing. The Plan offers support for creating a public children's play area, if a suitable site can be found, as this is a facility the village currently lacks (SR2).

The Plan seeks to protect those local green spaces which are most valued by residents (BNE2), some because they provide space for healthy or recreational enjoyment.

NPPF sustainable development objective:**Environmental objective:**

To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Relevant plan policies:

BNE1: Protection and enhancement of wildlife habitat in relation to new development
BNE2: Local Green Spaces
BNE3: Tree preservation
GA1: Transport needs and new development
GA4: Pollution reduction
HE1: Protecting archaeology
H&P1: Building style and design
H&P2: Housing numbers and size
H&P3: Key views
H&P4: Flood prevention

Commentary:

The Plan acknowledges the special qualities of the area's natural, built and historic environment, which are highly valued by its residents. It seeks to retain important wildlife habitat, especially in the green corridor which runs through the village (policy BNE1). It also seeks to protect those local green spaces which are most valued by residents (BNE2). The importance of trees and hedges to the village environment is recognised (BNE3).

The Plan seeks to retain the village 'feel' of Sutton Poyntz, with its distinct sub-areas, as identified in the Place Appraisal, supporting development which complements existing styles and design (H&P1). Given the area's known archaeological potential, it seeks to ensure that new evidence, identified during development, is properly recorded (HE1).

The Plan promotes the effective use of land in the AONB by supporting development within the defined development boundary, which could involve some increase in housing density (H&P2).

Both the natural (topographic) and built environment offer some impressive views, which the Plan seeks to ensure are not lost or significantly compromised by inappropriate development (H&P3).

As a flood zone runs through the village and there have been flood events from time to time, the Plan promotes development measures which mitigate for flood risk, such as the use of permeable surfaces (H&P4).

The Plan promotes moves towards a low carbon economy, by fostering the use of transport modes other than the car (GA1) and by encouraging the installation of electric vehicle charging points in new homes (GA4).

In summary, it is considered that proposed policies in the Sutton Poyntz Neighbourhood Plan will contribute to the economic, social and environmental sustainability of the area as envisaged by the NPPF. Further, that collectively these policies will bring about benefits for current and future generations.

Compatibility with EU obligations

A Neighbourhood Plan must be compliant with relevant EU obligations, as incorporated into UK law. Hence, full consideration has been given to whether this Neighbourhood Plan should be subject to either a Strategic Environmental Assessment (SEA), as required by the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP) or an Appropriate Assessment, as required by the Conservation of Habitats and Species Regulations 2012. The NPPG offers further clarification, explaining that neighbourhood plans require a SEA if "they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan".

A full (pre-consultation) draft of the Neighbourhood Plan was screened for SEA by Weymouth & Portland Borough Council, at which point the relevant statutory bodies (Environment Agency, Natural England and Historic England) were formally consulted. Taking account of the views received from statutory bodies, the Borough Council concluded that the Neighbourhood Plan is unlikely to result in 'significant environmental impacts'. They noted that:

- The plan does not allocate land for additional housing;
- The plan directs new development towards the existing urban area;
- The plan vision and objectives do not imply significant environmental impact; and
- There is significant environmental protection provided by the existing Local Plan.

The screening assessment, thus, further concluded that a SEA was not required. This statutory determination was carried out in line with the requirements of the EAPP.

A copy of the SEA determination from the Borough Council, dated November 2018, with its statement of reasons, is submitted alongside this statement.

In January 2019 the MHCLG Chief Planner wrote to all local authority planning departments clarifying how neighbourhood plans should be screened in respect of the European Habitats Directive. This followed an EU Court of Justice case. It makes clear that where a significant effect is identified on a European protected habitat at the screening stage, an Appropriate Assessment must be undertaken whether or not mitigation measures are being proposed.

Whilst there are no European protected sites within the Sutton Poyntz neighbourhood plan area, there is a designated Special Area of Conservation (Isle of Portland to Studland Cliffs) which lies 1.2 kilometres to the south of the plan area. As noted above, the SEA concluded that the Sutton Poyntz Neighbourhood Plan does not imply significant environmental impact. However, given the January 2019 clarification, Weymouth & Portland Borough Council has consulted again with Natural England. Natural England's Dorset Coast Team has replied (see correspondence of 11th February 2019 enclosed with the original SEA determination), confirming there is no requirement to conduct an Appropriate Assessment.

Equality impact assessment

Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements: that policies and decision making do not discriminate either accidentally or deliberately. Appendix B to this statement is an Equality Impact Assessment (EqIA) which considers each of the proposed its policies in turn.

That exercise concluded that no changes were required to proposed policies within the submission draft of the Sutton Poyntz Neighbourhood Plan. The policies, as drafted, were in most cases likely to be neutral and in some cases likely to be positive in terms of their impact on the 'protected characteristics'. No negative impacts were identified by this EqIA and no mitigation measures were therefore seen as necessary or recommended.

Submitted by:
Sutton Poyntz Neighbourhood Forum
Dorset

Version: 19th February 2019

Appendix A: Designated area for the Sutton Poyntz Neighbourhood Plan

The area designated on 20th September 2016 by the local planning authority is that which falls within the red boundary line on the map.

Appendix B: Equality Impact Assessment (EqIA)

Introduction

The Equality Act 2010 (the Act) transposed into English, Welsh and Scottish law the various European Equal Treatment Directives. It also brought several earlier pieces of domestic legislation under a single Act, harmonising levels of protection afforded to all characteristics by new policies and programmes.

Everybody is protected by the Act. Essentially it seeks to ensure that no group or individual is disadvantaged as a result of decisions being made that fail to take account of the requirements of all groups. The Act names several 'protected characteristics' which could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. Those protected characteristics are:

- Age;
- Disability;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief;
- Sex;
- Sexual orientation; and
- Gender reassignment.

EqIA and Neighbourhood Development Plans

It could be argued it is unlikely the type of policy, guiding the development of land, that will be included in a Neighbourhood Development Plan document, will give rise to significant impact (either negative or positive) on a protected characteristic group. However, the possibility exists and there is a requirement to screen the presumed outcomes of policies.

It is relevant to note that the Sutton Poyntz Neighbourhood Plan has been drafted following significant community consultation, which employed a wide variety of means to ensure that all members of the community who wanted to could comment or contribute. Those means are described in some detail in the Consultation Statement. The policies within the Plan could be considered as fairly high level: they essentially focus on delivering development and land use outcomes on behalf of the whole community. However, some policies recognise that certain types of development could address specific local needs.

Assessing the Plan policies

This EqIA has been produced to assess the implications of policies included in the regulation 14 or consultation draft of the Neighbourhood Plan. It takes account of guidance on the Equality and Human Rights Commission website (www.equalityhumanrights.com). This is the last opportunity for the Sutton Poyntz Neighbourhood Forum to amend any policy which

may be assessed as having an undesirable impact on equality.

The following matrix assesses each proposed policy for its likely impact on the protected characteristics. This enables *positive*, *neutral* or *negative* impacts to be identified. Where a positive or neutral impact is identified, no change need be made to a policy. If a negative impact is identified, it is then assigned a grading of: *high impact*, meaning that mitigation is unlikely to overcome the issue; or *medium impact*, meaning that future or existing mitigation could overcome the issue; or *low impact*, meaning that the issue is considered insignificant.

The results of this assessment will help inform any changes made to the Neighbourhood Plan prior to its submission. Alternatively, the results could inform any changes that are recommended at a later stage by the independent examiner.

Policy BNE1: Protection and enhancement of wildlife habitat in relation to new development

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy is designed to protect wildlife habitat, particularly along the green corridor which runs through the plan area. Surveys indicate this policy aim is widely supported by residents. The likely impact is considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy BNE2: Local Green Spaces

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			

Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy is designed to protect certain open spaces which have particular value to the local community from any significant development. Local green space is potentially of benefit to all residents. The likely policy impact is considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy BNE3: Tree preservation

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			
Race		1			
Religion and belief		1			
Sex		1			
Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy is designed to protect trees and hedges that contribute to local distinctiveness, wherever possible. This distinctiveness is potentially of value to all residents. The likely policy impact is considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy GA1: Transport needs and new development

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			
Race		1			
Religion and belief		1			
Sex		1			

Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy is designed to make it easier and safer to walk or cycle in the plan area, which should encourage less car use. It is recognised that walking or cycling is not a practical option for all groups. However, this policy would not make it harder for such groups to use a car. The policy is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy GA2: On-street traffic congestion

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy is designed to ensure that new development has appropriate off-street parking space, to reduce on-street parking on narrow village roads. This is intended to benefit all residents and groups. In distributional terms, the policy is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy GA3: Impact of traffic density on current infrastructure

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age	}				
Disability	}				
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			

Sex		1			
Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy is designed to promote the installation of traffic calming and control measures in a residential area. This should benefit all groups, but may be of particular benefit to certain groups more at risk from fast moving traffic e.g. children, older people, the disabled. The policy is otherwise considered to be neutral across the protected characteristics.				
Mitigation:	None is required.				

Policy GA4: Reducing pollution

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			
Race		1			
Religion and belief		1			
Sex		1			
Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy expects the provision of electric vehicle charging points in new residential development. That could benefit any future occupants and could reduce vehicular pollution to the benefit of all. The policy is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy HE1: Protecting archaeology

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			

Race		1			
Religion and belief		1			
Sex		1			
Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy expects development on previously undeveloped land to be preceded by an archaeological assessment. This takes account of the known archaeological potential of the area. The likely impact is considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy HE2: Locally important heritage assets

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			
Race		1			
Religion and belief		1			
Sex		1			
Sexual orientation		1			
Gender reassignment		1			
Commentary:	The policy looks to define locally important heritage assets, which should be protected from inappropriate development. Protection of local heritage should improve the built environment for the benefit of all residents. The likely impact is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy H&P1: Building style and design

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		1			
Disability		1			
Marriage or civil partnership		1			
Pregnancy and maternity		1			

Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy seeks to ensure that development takes proper account of existing, nearby building styles and materials, including that described for character areas as set out in the Place Appraisal. An attractive and cohesive built environment should be of benefit to all residents. The likely impact is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy H&P2: Housing numbers and size

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age	}				
Disability	}				
Marriage or civil partnership	}				
Pregnancy and maternity	}				
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy offers general support for new housing development within the defined development boundary and it indicates a preference for smaller homes with 2 or 3 bedrooms. This aims to meet an identified local need for dwellings which would enable some older age households to downsize. That could make some existing, larger homes available for younger family households. There could therefore be direct benefits for certain groups. Likely impacts are otherwise considered to be neutral across the protected characteristics.				
Mitigation:	None is required.				

Policy H&P3: Key views

Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy seeks to protect the most important views in to, out from or within the village from development that would obstruct or significantly detract from them. Retaining key views should deliver benefits to all residents. The likely impact is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy H&P4: Flood prevention					
Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy supports new development which includes measures to reduce or mitigate for water run-off. This recognises the flood risk in much of the plan area. Managing flood risk should be of benefit to all residents and groups. The likely impact is therefore considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy SR1: Protection of community assets					
Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age		}			
Disability		}			
Marriage or civil partnership		}			
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy seeks to protect two buildings which have an important community function in Sutton Poyntz from change of use. These buildings are used by a wide range of residents, as well as some visitors to the area. The likely impact is considered to be neutral across all the protected characteristics.				
Mitigation:	None is required.				

Policy SR2: Enhancement of community sports and recreation facilities					
Protected characteristic:	Positive	Neutral	Neg L	Neg M	Neg H
Age	}				
Disability		}			
Marriage or civil partnership	}				
Pregnancy and maternity		}			
Race		}			
Religion and belief		}			
Sex		}			
Sexual orientation		}			
Gender reassignment		}			
Commentary:	The policy provides support for the creation of a public children's play area, if a suitable site can be identified and brought forward. This could be especially beneficial for young children and families. The likely impact is otherwise considered to be neutral across the protected characteristics.				
Mitigation:	None is required.				

Conclusion

The overall conclusion is that no changes are required to policies in the submission draft of the Sutton Poyntz Neighbourhood Plan. The policies, as currently drafted, are likely to be mostly neutral and in some cases positive, in terms of their impact on the protected characteristics. No negative impacts have been identified by this Equality Impact Assessment, so no mitigation measures are being proposed.

EqIA date: February 2019