



Sandridge Parish Neighbourhood Plan 2019 – 2036

The Basic Conditions Statement

Submission Version

Submitted to the St. Albans District Council

by

Sandridge Parish Council

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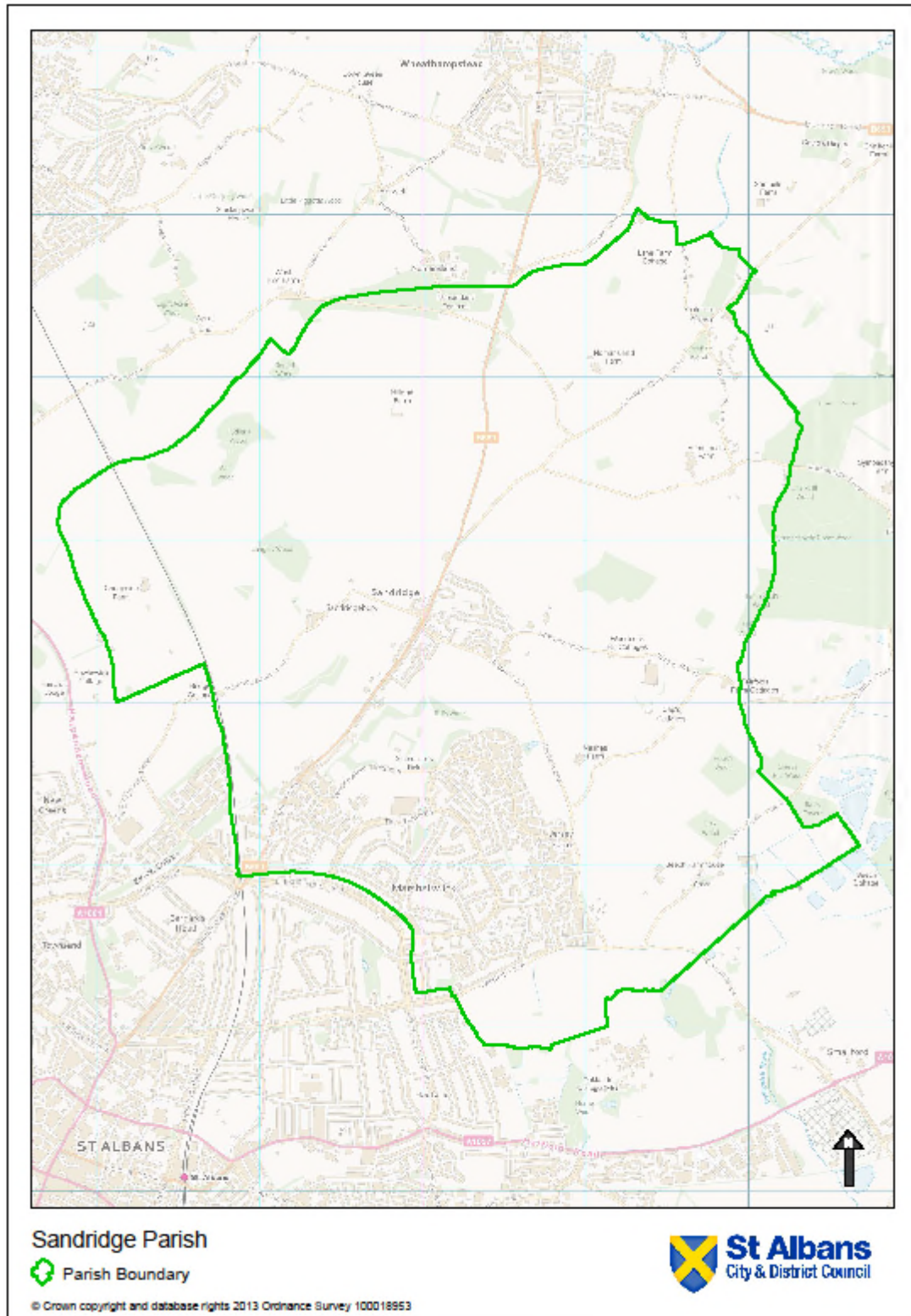
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1 Introduction

- 1.1 This statement has been prepared by Sandridge Parish Council (the Parish Council) to accompany the submission of the Sandridge Parish Neighbourhood Development Plan (the Plan) to the St Albans District Council (SADC) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 1.2 The Neighbourhood Development Plan covers the area of Sandridge Parish. The Parish Council agreed in April 2014 to prepare the Plan and the plan area was designated by the St Albans District Council on 24th April 2014.
- 1.3 The Regulations require neighbourhood development plans to meet four basic conditions and state that the Plan will be considered to have met the basic conditions if:
 - A. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order for the neighbourhood development plan,
 - B. the making of the order for the neighbourhood development plan contributes to the achievement of sustainable development,
 - C. the making of the order for the neighbourhood development 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),
 - D. the making of the order for the neighbourhood development plan does not breach and is otherwise compatible with EU obligations.
- 1.4 The Plan contains policies relating to the development and use of land within its boundaries. They relate to planning matters, sustainability together with improvement in the environment and practices, within the Parish and written in line with statutory requirements outlined in the Localism Act 2012, Neighbourhood Planning Regulations 2012 and amendments in 2018.
- 1.5 In addition, the Plan must meet the prescribed legal requirements. This statement confirms that the Sandridge Parish Neighbourhood Plan 2019-2036, which will be submitted by Sandridge Parish Council, meets all the necessary requirements.
- 1.6 The timeframe for the Sandridge Parish Neighbourhood Plan 2019-2036 is to align with the emerging St Albans and District Local Plan 2019.
- 1.7 The Parish has ensured any development of the Plan and consultation has been shared with our adjacent Parishes.
- 1.8 The Plan covers the requirements of the National Planning Policy Framework (NPPF) 2018, conforms with the retained policies of the 1994 Local Plan and emerging Strategic Plans in the Local Plan and is compatible with Human Rights and EU legislation/obligations.

1.9 The Evidence Table, in Appendix 8.1, details how the Plan meets these requirements.

The Parish boundaries are shown on the map below.



2 Conformity to National Policies (NPPF) 2018

- 2.1 The Plan has taken full account of the National Planning Policy Framework (NPPF) 2018.
- 2.2 Achieving Sustainable Development focus of NPPF – The Plan addresses the NPPF focus on achieving sustainable development via its sustainable development, sustainable transport, sustainable economy and sustainable environment, health and wellbeing sections within the main body of the Plan.
- 2.3 The table below provides a commentary on the relationship of each policy of the neighbourhood development plan to the National Planning Policy Framework regarding the achievement of sustainable development.

NPPF 2018 Chapter No.	NPPF 2018 sustainability policy guidance subject.	Neighbourhood Plan Policies meeting the guidance.
5	Delivering a sufficient supply of homes	Sustainable Development Policies D3 Provision of Affordable Housing for Local People in Perpetuity; D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); D6 Sustainable Future Housing Design; D7 East St Albans Broad Location; Sustainable Environment, Health and Well-Being Policies E3 Local Green Spaces; E4 Non-designated Green Spaces;
6	Building a strong competitive economy	Sustainable Economy Policies C1 Commercial Areas; C2 Retail Areas; C3 Homeworkers; Sustainable Transport Policies T1 Traffic Congestion and Road Safety.
7	Ensuring the vitality of Town Centres	Sustainable Development Policies D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); Sustainable Economy Policies C2 Retail Areas; Sustainable Transport Policies T2 Public Transport (Buses)
8	Promoting healthy and safe communities	Sustainable Development Policies D6 Sustainable Future Housing Design

NPPF 2018 Chapter No.	NPPF 2018 sustainability policy guidance subject.	Neighbourhood Plan Policies meeting the guidance.
		D7 East St Albans Broad Location; Sustainable Economy Policies C4 Sustainable Community Leisure and Sports Facilities; Sustainable Transport Policies T1 Traffic Congestion and Road Safety; T3 Walking, Cycling and Recreational Travel (Active Travel). Sustainable Environment, Health and Wellbeing Policies E3 Local Green Spaces; E4 Non-designated Green Spaces; E6 Health Needs;
9	Promoting sustainable transport	Sustainable Development Policies D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); Sustainable Transport Policies T1 Traffic Congestion and Road Safety; T2 Public Transport (Buses); T3 Walking, Cycling and Recreational Travel (Active Travel);
10	Supporting high quality communications (infrastructure)	Sustainable Development Policies D1 Settlement Boundary; D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); D6 Sustainable Future Housing Design; D7 East St Albans Broad Location; Sustainable Economy Policies C1 Commercial Areas C3 Homeworkers
11	Making effective use of land	Sustainable Development Policies D1 Settlement Boundary; D2 Potential Development Land; D3 Provision of Affordable Housing for Local People in Perpetuity; D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); D7 East St Albans Broad Location;

NPPF 2018 Chapter No.	NPPF 2018 sustainability policy guidance subject.	Neighbourhood Plan Policies meeting the guidance.
		Sustainable Economy Policies C1 Commercial Areas; C4 Sustainable Community Leisure and Sports Facilities; C5 Promotion of Visitor Attractions; Sustainable Environment, Health and Wellbeing Policies E3 Local Green Spaces; E4 Non-designated Green Spaces; E5 Heritage Assets;
12	Achieving well-designed places	Sustainable Development Policies D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); D6 Sustainable Future Housing Design; D7 East St Albans Broad Location; Sustainable Transport Policies T1 Traffic Congestion and Road Safety; T2 Public Transport (Buses); T3 Walking, Cycling and Recreational Travel (Active Travel); Sustainable Environment, Health and Wellbeing Policies E3 Local Green Spaces; E4 Non-designated Green Spaces; E5 Heritage Assets;
13	Protecting Green Belt land	Sustainable Development Policies D1 Settlement Boundary; D2 Potential Development Land Sustainable Environment, Health and Wellbeing Policies E3 Local Green Spaces; E4 Non-designated Green Spaces; E5 Heritage Assets;
14	Meeting the challenge of climate change and flooding	Sustainable Development Policies D1 Settlement Boundary; D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); D6 Sustainable Future Housing Design; D7 East St Albans Broad Location;

NPPF 2018 Chapter No.	NPPF 2018 sustainability policy guidance subject.	Neighbourhood Plan Policies meeting the guidance.
		Sustainable Environment, Health and Wellbeing Policies E3 Local Green Spaces; E4 Non-designated Green Spaces; E5 Heritage Assets
15	Conserving and enhancing the natural environment	Sustainable Environment, Health and Wellbeing Policies E1 Natural Environment, Biodiversity; and Green Infrastructure; E2 Landscapes, Views and Gaps.
16	Conserving and enhancing the historic environment	Sustainable Development Policies D1 Settlement Boundary; D4 and D5 Housing Development and Building Guidelines (extensions, less than 10 and 10 or more dwellings); Sustainable Environment, Health and Wellbeing Policies E5 Heritage Assets;
17	Facilitating the sustainable use of minerals	This is excluded as it is a County Council matter.

- 2.4 The Plan has been developed by a steering group of Parish Councillors and other residents. Residents, involved at the initial opinion and fact-finding stage and at ongoing relevant intervals, have played a key role. There has been regular input, advice and assistance from the Local Council Planning officers to ensure the policies do not contravene items within the emerging St Albans and District Local Plan.
- 2.5 The Plan has been developed to meet the aspirations and needs of local residents and businesses for a safe, tranquil, thriving, prosperous and pleasant place to be, with the vision to be an inclusive, cohesive and safe community with a high quality of life which retains the distinct character of its neighbourhoods - Sandridge village, Marshalswick North and Jersey Farm
- 2.6 The strategic policies of the Plan are intended to support local development, particularly meeting local housing needs, and supporting the provision for local business and of local community, service and retail needs. In addition, the Plan includes development briefs for the proposed residential development sites which are intended to ensure development meets the needs of the community and fits with the character of the different areas within the Parish.
- 2.7 More generally, the plan defines the settlement policy boundary for Sandridge village (Policy D1 Settlement Boundary), and within that boundary supports development, including housing, to meet local needs (Policy D3 Provision of Affordable Housing for Local People in Perpetuity), development for retail and services in the village centre

(Policy C2 Retail Areas), and also business development (Policy C1 Commercial Areas) and development to meet local community needs (Policy C4 Sustainable Community Leisure and Sports Facilities). In addition, policies seek to shape development so that it fits the character of the Parish (D4 and D5 Housing Development and Building Guidelines for less than and 10 or more dwellings and D6 Sustainable Future Housing Design).

2.8 The Plan recognises the heritage and character of the 3 distinct areas of the Parish, Sandridge village, Marshalswick North and Jersey Farm.

2.9 Also relevant to the Plan is guidance in the Conserving and Enhancing of the Natural Environment in the NPPF and the Broad UK Government Vision and Circular 2010, and Creating Garden Cities and Suburbs today – A guide for local councils 2013. These set a vision for and emphasise the purposes of the environment, setting out objectives on climate change, the natural environment, cultural heritage and fostering vibrant healthy and productive communities. The Sandridge village aspect of this Neighbourhood Plan includes a commitment to the vision for the Heartwood Forest, and its own vision and objectives reflect the government's vision and guidance. In preparing the Plan, account has been taken of the emerging SADC Local Plan, for the Heartwood Forest and our Green Spaces.

2.10 The Plan acknowledges the potential impact of air and noise pollution, on both existing residents and any new development, generated by aircraft noise and the possible increase in the capacity of Luton Airport and the vectoring of flights over the Parish.

3 Contribution to the achievement of Sustainable Development

3.1 The National Policy Planning Framework paragraph 7 states: "The purpose of the planning system is to contribute to the achievement of sustainable development" and gives a broad definition of sustainable development. The NPPF paragraph 8 sets out three dimensions to sustainable development: an economic role, a social role, and an environmental role.

3.2 All three of these roles are reflected in the vision for the Plan - section 4 and the detail in paragraphs 4.1-4.11. which state:

3.3 *"To be an inclusive, cohesive and safe community with a high quality of life, which retains the distinct character of its neighbourhoods - Sandridge village, Marshalswick North and Jersey Farm."*

3.4 *Our vision is that in the future, Sandridge Parish will continue to be an inclusive, cohesive and safe community with a high quality of life which retains the distinct character of its neighbourhoods – Sandridge village, Marshalswick North and Jersey Farm. Between and through these geographical areas lie open spaces and green corridors and, although each area has its own character, together they comprise the cohesive Sandridge Parish.*

- 3.5 *By 2036, there will have been changes. The nature of those changes will have been determined in part by this Plan and the policies it sets out.*
- 3.6 *For example, new homes will have been built. Our vision is that these homes should be sustainable, with a proportion of each development reserved for affordable homes and for local residents. Smaller units for first-time buyers or older residents looking to remain in the area will also have been built. Developments will be a mix of homes, with no one area dominated by larger dwellings. Some of these new homes will have been built to an inclusive design standard so that they are capable of adaptation as their residents' needs change.*
- 3.7 *Residents will still travel into St Albans and beyond, but for many the area will provide most day-to-day needs. Residents will still shop at The Quadrant, St Brelades Place and in Sandridge village. The Quadrant and St Brelades Place will continue to provide a wide range of shops and act as centres for the community. There will still be a library in Marshalswick and doctors' surgeries in Jersey Farm and Sandridge. However, these will have been joined by other facilities to support the increased local population.*
- 3.8 *There will be employment opportunities for many residents in the local retail outlets, schools and many small businesses. The Plan also anticipates a growing number of residents working from home for at least some of their working lives.*
- 3.9 *Local schools will still provide the same high standard of education and growing numbers of pupils will walk or cycle safely to school.*
- 3.10 *There will have been an increase in the number of journeys undertaken by foot or bicycle as the result of improved footpaths and byways – not only throughout the Parish but also connecting it to St Albans and other nearby communities.*
- 3.11 *While there will still be significant levels of car ownership, careful planning will have resulted in safer roads and minimised the impact for residents of traffic volumes, air pollution and parking. Public transport will have been improved across the area. Our vision is to have improved accessibility across the Parish for all residents.*
- 3.12 *Jersey Farm Woodland Park and Open Space and the many other smaller open spaces will continue to provide recreation facilities for residents, as will Heartwood Forest and Nomansland Common. Horse riders will still use the bridleways and byways. Across the Parish, thriving wildlife habitats will exist with green corridors linking the larger open spaces.*
- 3.13 *Local groups will continue to meet in our community centres, Sandridge village hall, schools and church halls supported by the Parish Council, local churches and other organisations. These hubs will all contribute to the sense of belonging,*

bringing residents together in an inclusive and cohesive community – as will our public houses and numerous cafés.

3.14 In 2036, Sandridge Parish will be a popular, low crime location, providing a mix of predominately residential, along with some retail and commercial properties, in a sustainable green environment.

3.15 The National Planning Policy Framework 2018 (paragraph 11) reiterates the importance of sustainable development but specifically states:

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.16 The Policies state expected detail for all development to ensure developers tailor the plans to local needs and circumstances. These include the provision of a tightly drawn settlement boundary which protects the landscape and character for Sandridge village and the Green Belt and also ensures that development is closely related to services and infrastructure, reducing the need to travel. Within the Marshalswick North and Jersey Farm wards the Sustainable Development Policies require that all extensions

and new build dwellings respect the current design and character for those areas.

3.17 The emerging St Albans and District Local Plan identifies two large development sites within or adjacent to the Parish (East St Albans and North St Albans Broad Locations). Those sites should satisfy the housing requirement for the Parish. As a result, the Neighbourhood Plan does not allocate any further sites for housing development.

3.18 Independent assessments of the contribution of the Plan to sustainable development are provided by the Environmental Report for the Strategic Environment Assessment (SEA) **Appendix 4** and the Habitats Regulations Assessment (HRA), prepared by Herts and Middlesex Wildlife Trust (Ecology Survey) June 2018 **Appendix 5**.

3.19 An extract from Ecology Survey of Sandridge Parish, which is 'A survey of ecological data relating to the Parish including a list of wildlife species including their recorded locations' is summarised in the table below. The full details are tabled in **Appendix 5**, Maps and other details are available on the Parish website.

	Ancient Woodland	Nature Reserve	Local Wildlife site	Regional Important Geological Site	Veteran, mature Trees
Sites	5	None	25	None	None

Indication on Maps regarding areas to be avoided for development or Restoration

- 98 green shaded areas are indicated on the survey maps which should be avoided at all costs for building development
- 80 purple shaded areas are indicated on the survey maps which should be robustly avoided or restored if development is unavoidable.

3.20 These specifically demonstrate that the proposals of the plan do not have an adverse impact on any designated ecological area within the Parish. The SEA has assessed each of the policies of the Plan under the following headings:

- Biodiversity
- Climate change
- Economy and enterprise
- Health and wellbeing
- Historic environment and landscape
- Population, housing and community transport

3.21 The SEA conducted by SADC, 'concludes that as a result of their assessment, SADC has concluded that there are no significant environmental effects arising from the Plan in terms of statutory SEA requirements. SADC's screening decision is therefore that SEA of the Plan is not required.

3.22 The draft report was sent to the environmental assessment consultation bodies, Historic England, the Environment Agency and Natural England on 24 May 2018, who

concurred with SADC's conclusions.

3.23 Based on their assessment and the responses from the environmental assessment consultation bodies it is therefore concluded that the Plan would not have a significant effect on the environment and that SEA of the Plan is not required.'

3.24 Specifically, in its Site assessments summary the SEA report concludes: "None of the proposed sites are likely to result in significant effects on the environment. There are, however, some common threads. The Plan does not seek to allocate development sites. There will be some cumulative effects on local infrastructure (e.g. roads and water treatment) from windfall sites, but environmental effects would not be significant and can be mitigated. Potential value and vulnerability issues are only evident in:

- Built environment qualities; The impact of small-scale developments on the character and appearance of the Conservation Area or the Green Belt. The plan aims to ensure development preserves and enhances these designations through detailed policies.
- Natural / semi natural environment and Biodiversity: There are areas of Ancient woodland and other Local Wildlife Sites. The Plan has been formulated around the need to avoid impacts on these designations.
- Landscape quality: Development can damage valued landscapes. The area contains DLPR Landscape Conservation Areas. No sites have been allocated for development. The Plan will not have a significant effect on this designation.
- Air pollution: Traffic levels can increase air pollution effects. There are no AQMAs in the Plan area.
- Water resources: Development levels increase effects on water resources and water quality. No sites have been allocated for development. The Plan will not have a significant effect."

4 Conformity with the Strategic Policies of St Albans District Council's emerging Local Plan

4.1 St Albans District Council is the local planning authority for the Sandridge Parish area.

4.2 The Plan has been prepared to be in general conformity with the emerging strategic policies of the St Albans District Council Local Plan which is the plan for St Albans District including Sandridge Parish. This has been prepared by St Albans District Council in consultation with neighbouring councils and residents. The current development plan for the area is based on the 1994 version strategic planning 'saved' policies from the St Albans District Council 1994 Local Plan Second Review, and its Local Plan emerging policies.

4.3 The St Albans District Council is currently preparing a Local Plan for the whole of the District area with the intention that it should replace all existing local plans and strategies within the District. That plan will eventually also provide the strategic planning policies for Sandridge Parish. The Plan has taken account of the emerging Local Plan strategic policies where appropriate and ensured that the policies in the Plan are not in conflict with the St Albans District Council or NPPF.

- 4.4 The supporting table in **Appendix 1** listing each of the policies of the Plan identifies the policy or policies within the 1994 Local Plan and emerging Local Plan to which it most closely relates. The strategic policies of the emerging St Albans District Council Local Plan are reflected in the Plan. Many of these policies provide a sufficient basis for planning, particularly where amplified in the non-strategic policies of these plans. There is therefore no need for the Plan to add to those policies or provide a particular local dimension. The Plan, therefore, implicitly accepts and is in conformity with those policies.
- 4.5 The Parish Council will lead on, and monitor, the implementation of their Plan and conduct a full review, every five years, to ensure policies remain in line with the then current St Albans and District Local Plan and any changes to national legislation in addition to neighbourhood requirements.
- 4.6 Although not part of the saved policies within the 1994 Local Plan, this Plan acknowledges that the emerging Local Plan includes provision for the East St Albans Broad Location within the Parish. This Plan sets out additional criteria to ensure the development makes a positive contribution to the community.

5 Compatibility with EU obligations

- 5.1 The principal EU obligations affecting the neighbourhood development plan are requirements under Directive 2001/42/EC relating to Strategic Environment Assessments (SEA), translated into national law by the Environment Assessment of Plans and Programmes Regulations 2004, and under Council Directive 92/43/EEC relating to Habitats Regulations Assessment (HRA) translated into national law by the Conservation of Habitats and Species Regulations 2012.
- 5.2 The requirement for these documents to be prepared was dependent on circumstances. St Albans District Council published screening opinions on the need for the SEA and the HRA for the Plan on 27th July 2018. To ensure compliance with EU Obligations, St Albans and District carried out an assessment in May 2018 and Sandridge Parish Council was subsequently informed by the SADC Planning department, that a Strategic Environmental Assessment on Sandridge Parish will not be required.
- 5.3 The HRA Ecological survey by Herts and Middlesex Wildlife Trust report (**Appendix 5**) and the report from Natural England found that following their analysis of the policies within the Plan, they concluded that there will be no likely significant effect on European sites, either alone or in combination with other projects and plans.
- 5.4 The Plan will therefore have no likely significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

6 Summary

6.1 As legally required, Sandridge Parish Council submits this statement and confirms that the submitted Sandridge Parish Neighbourhood Plan meets the basic conditions required of a Neighbourhood Plan as defined in current neighbourhood planning legislation.

7 Acknowledgements

7.1 Sandridge Parish Council and the working parties involved in the production of this Plan acknowledge the help and assistance given by authors of other Neighbourhood Plans to help us clarify our ideas, support our thinking regarding aspects for inclusion, methods of conducting our processes and choices of style, layout and content. In particular we thank those in Pirton, Braughing, Bishops Stortford, Preston, Redbourn, Harpenden, Mattishall, Tattenhall, Walkern, Higham Ferrers, Ascot, Sunninghill and Sunningdale.

8. APPENDICES

8.1 Appendix 1 Links with NPPF, SADC Planning Policies and Evidence

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
D1 Settlement Boundary	1994 – Plan Policies 1, 2, 7A & 8, 75, 77	LP S3; L1; L3; L4; L5; L6; L8; L17; L20; L23; L23; L24; L25; L29; L30; S1; S2; S3	NPPF section 5, 8, 11, 13, 15, 16; EU obligation – SEA and EIA Consultation at local exhibitions on 26 th November 2016 and 18 th March 2017
D2 Potential Development Land		LP S3; S4; S5; L5; L8; L17; L24	NPPF section 5, 11; EU obligation – SEA and EIA
D3 Provision of Affordable Housing for Local People in Perpetuity	1994 Plan policy 1, 2, 4, 5, 6, 7, 8	LP S6 v; S6 iv; L1; L2; L3; L4; L5;	NPPF section 5 Sandridge Residents surveys 2015 Marshalswick and Jersey Farm Residents Survey 2015 Strategic Housing Market Assessment (SHMA) prepared for St Albans District Council (SADC) and updated 2015
D4 Housing Development and Building Guidelines (less than 10 dwellings)	1994 Plan policy 3, 4, 5, 6, 9, 39, 40, 41, 69, 70, 72, 84, part 3 and part 8	LP S6 v; S6 vi; L1; L2; L3; L5; L6; L8; L17; L20; L23; L24; L25	NPPF section 5, 8, 10, 12; Sandridge Residents surveys 2015 Marshalswick and Jersey Farm Residents Survey 2015 – especially responses to questions 2, 3, 4, 5, 6 and 8 BRE guidelines DCLG standards Building Regulations Creating Garden Cities and suburbs today; a guide for local councils 2013

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
D5 Housing Development and Building Guidelines (10 or more dwellings)	1994 Plan policy 3, 4, 5, 6, 9, 39, 40, 41, 69, 70, 72, 84, part 3 and part 8	LP S2; S6 v; S6 vi; L1; L2; L3; L5; L6; L8; L17; L18; L19; L20; L21; L22; L23; L24; L25 L29	<p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015 – especially responses to questions 2, 3, 4, 5, 6 and 8</p> <p>BRE guidelines</p> <p>Building Regulations</p>
D6 Sustainable Future Housing Design	1994 Plan policy 3, 4, 5, 6, 9, 69, 70, 72, Part 8	LP S5; S6 v; S6 vi; L1; L2; L3; L4; L5; L6; L8; L17; L19; L20; L23 viii; L23 iv; L24; L25	<p>NPPF section 12 14;</p> <p>Estacchini S. (2010), Sustainable strategies in housing in a conservation area of St Albans. Dissertation, Oxford Brookes University</p> <p>-Lifetime Homes (2010), ‘Lifetime Home (LTH) Revised Criteria’, London: Habinteg.</p> <p>-Design for London (2009), ‘London Housing Design Guide’, London: London Development Agency</p> <p>- Niblett R. (1995), ‘Roman Hertfordshire’, London: Dovecote press</p> <p>- Auckland R.G (1991), ‘Celtic Sandridge’, St Albans: privately published</p> <p>Environmental risks (national and international);</p> <p>Ageing Population;</p> <p>Addressing carbon footprint;</p>
D7 East St Albans Broad Location		LP S5; S6 v; L1; L2; L3; L4; L5; L6; L8; L12; L14; L15; L17; L18; L19; L20; L21; L22; L23; L24; L25; L26; L27; L28; L29	<p>NPPF section 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17</p> <p>EU obligation – SEA and EIA</p> <p>Government White paper ‘Fixing our Broken Housing Market’ February 2017</p> <p>Creating Garden Cities and suburbs today; a guide for local councils 2013</p> <p>Sandridge Residents surveys 2015</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Hertfordshire County Council (HCC) Highways response to SADC planning application 5/2013/2589 26.03.14 6018374,</p> <p>Marshalswick North Residents Association and Ramblers Association responses to SADC planning application 5/2013/2589,</p> <p>Notes of meetings with Taylor Wimpey.</p>
T1 Traffic Congestion and Road Safety	1994 saved policy 34	L18, L19, and Policy S6 v) 11	<p>NPPF Chapter 9</p> <p>HCC LPT4 Chapters 3 – 6, and Policies 1 – 6, 12 - 17, 23</p> <p>HCC COMET (Transport Model)</p> <p>HCC Traffic Surveys 2012, 2013</p> <p>St Albans Urban Transport Plan 2009</p> <p>Aecom COMET TN07 report 2015</p> <p>HCC Highways responses to SADC Planning application 5/2013/2589 26.03.14 6018374</p> <p>Welwyn Hatfield Draft Local Plan SP24</p> <p>Ascot, Sunninghill and Sunningdale NP</p> <p>Tettenhall NP TNP18,19, 22 and 23</p> <p>Exeter St James NP and Buntingford NP</p> <p>SADC campaign to reduce idling vehicle emissions and consultation on electric taxis.</p> <p>Sandridge Parish Council (SPC) minutes - evidence of concerns over potholes and poor footway condition</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>Notes from HCC/SPC highways 'tracker' meetings</p> <p>SPC response to Transport Vision 2050 consultation Nov 2016</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Marshalswick North Residents Association (MNRA) responses to Oaklands Grange planning application</p> <p>Sandridge DriveSafe campaign – desired schemes</p> <p>Sandridge Neighbourhood Plan (SNP) Transport and Highways Group evidence and meeting notes</p> <p>Notes of liaison with UNO bus company</p> <p>SNP Business Survey results</p>
T2 Public Transport (Buses)		L18, L19 and Policy S6 v) 11	<p>NPPF Chapter 9</p> <p>HCC LTP4 Chaps 3-6. Policies 1-3, 5-6, 9, 12,19</p> <p>HCC Transport Vision 2050 Principles</p> <p>HCC Bus Strategy 2011- 2031</p> <p>Aecom COMET TN07 Sept 2015</p> <p>HCC Consultation on changes to bus services in 2014/15</p> <p>HCC Intalink website buses 657, 304, 305, 653, S8/9,</p> <p>St Albans Urban Transport Plan 2009 2.8, 2.10</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>SADC Ward Profiles 2016</p> <p>Buntingford NP T6</p> <p>Office of Rail Regulation 2013 figures for St Albans City 2011-12 via www.theguardian.com/news/datablog</p> <p>Website briefing note www.bettertransport.org.uk</p> <p>Notes of meetings with HCC Network and Travel Planning</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Notes of meetings/correspondence with Taylor Wimpey</p> <p>Sandridge Parish Council website</p>
T3 Walking, Cycling and Recreational Travel (Active Travel)		L18. L19 and Policy S6 v) 11	<p>NPPF chapter 9</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>HCC LPT4 Chaps 3-6, Policies 1-3, 5-8, 15, 17-19</p> <p>HCC Cycling Policy</p> <p>HCC Transport Vision 2050</p> <p>HCC Right of Way Improvement Plan (RoWIP) Local Implementation Plan for St Albans City and District Part 8 Sandridge</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>RoWIP presentation to SPC 2016</p> <p>Notes of meetings between SNP and St Albans Access Forum</p> <p>HCC website, showing existing Rights of Way Countryside and Rights of Way Act 2000</p> <p>SADC Cycling Strategy 2007</p> <p>STACC (St Albans Cycle Campaign) published material/notes of joint meetings</p> <p>Letter from DEFRA to Anne Main MP 14.6.11</p> <p>Tettenhall NP TNP24</p> <p>Thame NP Policies GA1, GA2, GA3.</p> <p>Buntingford NP Policy T4.</p> <p>Ascot, Sunninghill and Sunningdale NP T2.2; NP/SS 8.3</p> <p>SPC minutes</p> <p>Ramblers' Association objections to Oaklands Grange planning application</p> <p>MNRA representations to Planning Inspector on Oaklands Grange planning application</p> <p>SADC planning application 5/2013/2589 supporting documents including HCC Highways responses of March and October 2014</p> <p>SPC Community Map</p> <p>SPC response to Transport Vision 2050</p> <p>The Health Benefits of Horse Riding in the UK – British Horse Society publication</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>Equine Statistics 2014 British Horse Society</p> <p>SPC website, JFWP leaflet</p> <p>www.heartwoord.woodlandtrust.org.uk</p> <p>www.stalbansfootpaths.org/</p> <p>St Albans Cycle Campaign (STACC)</p> <p>www.stacc.org.uk</p> <p>SADC Cycle Maps and Green Ring</p>
C1 Commercial Areas	1994 SLP 19, 20, 22 and 23	LP S5; L9; L10; L11; L14; L19	<p>NPPF paras 80-82</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Economic Development and Employment Land</p> <p>Evidence report of St Albans City & District Council</p>
C2 Retail Areas	1994 SLP 51; 54; 55; 56; 57	LP S5; L9; L11; L12; L14; L16; L19; L20	<p>NPPF paras 85-87</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p>
C3 Homeworkers		LP L9; L14; L17;	<p>NPPF paras 80-82</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Characteristics of Home Workers (Office for National Statistics, 2014)</p>
C4 Sustainable Community Leisure and Sports Facilities		LP L12; L14; L15; L16; L21; L22; L23 LP S3; L15;	<p>NPPF section 8;</p> <p>EU obligation – SEA and EIA</p> <p>Sandridge Residents surveys 2015</p>

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
		L16; L22	Marshalswick and Jersey Farm Residents Survey 2015
C5 Promotion of Visitor Attractions	1994 SLP 91	LP S1; L9; L11; L13; L14;	NPPF para 145 Sandridge Residents surveys 2015 Marshalswick and Jersey Farm Residents Survey 2015
E1 Natural Environment, Biodiversity and Green Infrastructure	1994 Plan policy 103, 106	LP L29	NPPF section 15; EU obligation – EIA Sandridge Residents surveys 2015 Marshalswick and Jersey Farm Residents Survey 2015
E2 Landscapes, Views and Gaps	1994 Plan policy 84, 102, 104, 105	LP S3; S5; L25; L29; L30	NPPF section 13 & 15; EU obligation – EIA North Hertfordshire Landscape Character Assessment 102; Environment Agency Surface Water Flood Risk Map; Sandridge Residents surveys 2015 Marshalswick and Jersey Farm Residents Survey 2015
E3 Local Green Spaces, and E4 Non-designated Green Spaces	1994 Plan – Policy 75; 77 St. Albans District Council Greenspace Strategy 2011	LP S3; S5; L4; L5; L6; L26; L27; L28;	NPPF section 11, 13, 14, 15, 16 EU obligation – SEA and EIA Detailed Local Plan Technical Report on Green spaces May 2016 (for SADC) Sandridge Residents surveys 2015

SPC Development Policy	Relevant 1994 saved SLP Policy	Relevant emerging SADC Local Plan	Justification and Evidence; NPPF; Research, Reference and compliance with EU Obligations
			<p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Within the residents' survey carried out at the commencement of the Neighbourhood Plan exercise, the importance of parks, open spaces, and wildlife together with grass verges and trees were valued or highly valued by 99% of all respondents.</p>
E5 Heritage Assets		LP S3; L23; L29; L30	<p>NPPF section 16;</p> <p>EU obligation – SEA and EIA</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p>
E6 Health needs		LP S3; S6 v; S6 vi; L2; L14; L19	<p>NPPF section 8</p> <p>EU obligation – SEA and EIA</p> <p>Sandridge Residents surveys 2015</p> <p>Marshalswick and Jersey Farm Residents Survey 2015</p> <p>Kings Fund;</p> <p>Local demographics compared with average West Herts data</p>

8.2 Appendix 2

Sandridge Parish Neighbourhood Plan Policies supporting its Neighbourhood Plan Objectives

Neighbourhood Plan Sections	Neighbourhood Plan Policies
Sustainable Development	D1 – Settlement Boundary D2 – Potential Development Land D3 – Provision of Affordable Housing for Local People in Perpetuity D4 – Housing Development and Building Guidelines (Less Than 10 Dwellings) D5 – Housing Development and Building Guidelines (10 or More Dwellings) D6 - Sustainable Future Housing Design D7 – East St Albans Broad Location
Sustainable Transport	T1 - Traffic Congestion and Road Safety T2 - Public Transport (Buses) T3 - Walking, Cycling and Recreational Travel (Active Travel)
Sustainable Economy	C1 – Commercial Areas C2 - Retail Areas C3 - Homeworkers C4 - Sustainable Community Leisure and Sports Facilities C5 - Promotion of Visitor Attractions
Sustainable Environment, Health & Wellbeing	E1 - Biodiversity E2 - Landscapes, Views and Gaps E3 – Local Green spaces E4 – Non-designated Green Spaces E5 – Heritage Assets E6 – Health Needs

8.3 Appendix 3

Objectives Translated in to the Planning Policies.

	Our Objective	Policies that achieve that objective
1.	Support good design that respects the neighbourhoods' distinct identities and characters	D1 – Settlement Boundary D2 - Potential Development Land D3 - Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location E3 - Green Spaces E5 - Heritage Assets
2.	Encourages sustainable, mixed developments designed to meet local needs and provide appropriate housing for all age groups	D1 – Settlement Boundary D2 - Potential Development Land D3 - Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location E3 - Green Spaces E5 - Heritage Assets
3.	Promote the provision of appropriate and adequate infrastructure to support development of the local and wider community	D1 – Settlement Boundary D2 - Potential Development Land D3 – Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location E3 - Green Spaces E5 - Heritage Assets T1 - Traffic Congestion and Road Safety T2 - Public Transport (Buses) T3 - Walking, Cycling and Recreational Travel (Active Travel) C1 - Commercial Areas C2 - Retail Areas C3 – Homeworkers C4 - Sustainable Community Leisure and Sports Facilities C5 – Promotion of Visitor Attractions

	Our Objective	Policies that achieve that objective
		E1 – Natural Environment, Biodiversity and Green Infrastructure E2 - Landscapes, Views and Gaps E5 - Heritage Assets E6 - Health Needs
4.	Retain the Green Belt and open spaces	D1 – Settlement Boundary D2 - Potential Development Land D3 – Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location E3 - Green Spaces E5 - Heritage Assets
5.	Promote sustainable means of transport and other solutions to address the problems of traffic congestion and parking	D1 – Settlement Boundary D2 - Potential Development Land D3 – Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location E3 - Green Spaces E5 - Heritage Assets T1 - Traffic Congestion and Road Safety T2 - Public Transport (Buses) T3 - Walking, Cycling and Recreational Travel (Active Travel) C1 - Commercial Areas C2 - Retail Areas C3 – Homeworkers C5 - Promotion of Visitor Attractions
6.	Encourage employment opportunities in the area through retaining and supporting commercial and retail Areas, and by supporting working from home.	D1 – Settlement Boundary D2 - Potential Development Land D3 – Provision of Affordable Housing for Local People in Perpetuity D4 - Housing Development and Building Guidelines (Less than 10 Dwellings) D5 - Housing Development and Building Guidelines (10 or more Dwellings) D6 - Sustainable Housing Design D7 - East St Albans Broad Location T2 - Public Transport (Buses)

	Our Objective	Policies that achieve that objective
		T3 - Walking, Cycling and Recreational Travel (Active Travel) C1 - Commercial Areas C2 - Retail Areas C3 – Homeworkers C4 - Sustainable Community Leisure and Sports Facilities C5 - Promotion of Visitor Attractions
7.	Encourage the use of Heartwood Forest, Jersey Farm Woodland Park and other facilities by residents and visitors.	T1 - Traffic Congestion and Road Safety T2 - Public Transport (Buses) T3 - Walking, Cycling and Recreational Travel (Active Travel) C2 - Retail Areas C4 - Sustainable Community Leisure and Sports Facilities C6 - Promotion of Visitor Attractions E1 – Natural Environment, Biodiversity and Green Infrastructure E2 - Landscapes, Views and Gaps

8.4 Appendix 4

SEA report Summary

Sandridge Neighbourhood Plan

Strategic Environmental Assessment Screening Report

27th July 2018 – Outcome detailed below:

“5. Screening Outcome

- 5.1 As a result of the assessment in section 4, SADC has concluded that there are no significant environmental effects arising from the Sandridge Neighbourhood Development Plan in terms of statutory SEA requirements. SADC’s screening decision is therefore that SEA of the plan is not required.
- 5.2 The draft report was sent to the environmental assessment consultation bodies, Historic England, the Environment Agency and Natural England on 24 May 2018. Environment Agency (Appendix 1), Natural England (Appendix 2) and Historic England (Appendix 3) concurred with SADC’s conclusions.
- 5.3 Based on the assessment in section 4 and the responses from the environmental assessment consultation bodies it is therefore concluded that the Sandridge Neighbourhood Development Plan would not have a significant effect on the environment and that SEA of the Sandridge Neighbourhood Development Plan is not required.”

8.5 Appendix 5

HRA/Herts and Middlesex Wildlife Trust (HMWT) report

Ecology Survey conducted by Herts Environmental Records Centre 22.6.2018

HERC ref-201806_009

	Ancient Woodland	Nature Reserve	Local Wildlife Site Ref:	Regionally Important Geological Site	Veteran, Mature Trees
Site	5	None	25	None	None
Hooks Wood	X				
Langley Wood	X				
Oak Wood	X		68/007		
Pudlers/Wells Wood	X				
Symondshyde Great Wood	X		56/006		
Coleman Green			56/001		
Coleman Green Spring and Kents Dell			56/025		
Coleman Green Grassland and Scrubs			56/043		
Pearmans Spring and Long Spinney			56/002		
Titnols Wood			56/005		
Nomansland Common			56/021		
Nomansland Common Buildings			56/054		
Hollybush Pastures			56/074/01		
Pismire Spring			56/077/01		
Wells Wood			56/077/02		
Round Wood			56/077/03		
Langley Wood			56/077/04		
Long Spring and Soothouse Wood			68/004		
Beech Bottom Dyke			68/005		
Hooks Wood			68/006		
Woodland by House Lane			68/014		
Oaklands Gravel Pit			68/015		
Skys Wood			68/033/01		
Bentsley Spinney			68/033/02		
Sleeve Hall Wood			68/034		

Jersey Farm Estate House Lane			68/040		
Open Space (house Lane)			68/079		
Jersey Farm Open Space			68/106		

Locally Noted Sites

Site Name	Tithe Map reference (1843)	Area	Brief Description of wood & reason for listing
Furzefield Wood	223	2.8 acres	<p>Privately owned but unmanaged woodland by the junction of Coleman Green Lane and Tower Hill Lane. The ground cover is mainly of fallen leaves but with some patches of dense bramble and having good displays of snowdrops and bluebells in season.</p> <p>The trees are mainly ash but with a number of old oak, hornbeam and wild cherry specimens interspersed with some elder. Known to be home to roe deer and an abundance of small nesting birds, blue tit in particular.</p>
Rifle Butts Wood	296	22.2 acres	<p>Unmanaged woodland running jointly with Hammonds and Nashes' tenanted farms and situated beside the Hertfordshire Way (footpath 28) east north east of Sandridge village. The ground cover is almost entirely thin bramble with invasive ivy.</p> <p>The densely packed trees are mainly regenerated ash intermixed with a number of ancient beech and oak specimens and with some ancient hornbeam at the margins. There are also dense patches of elder and a few wild cherry.</p> <p>The woodland provides excellent ground cover for small mammals and foxes and evidence of woodpecker activity noted amongst the trees.</p>
Heartwood Forest Wetland		3 acres	The fenced area within the Woodland Trust's Heartwood Forest

			<p>extends to about 3 acres and surrounds ponds of about 0.4 acres reducing to 0.35 in summer. The margins have been left wild to provide ground cover for animals and birds. Within the first two years sightings include:-</p> <p>Canada geese, green sandpiper, heron, mallard, snipe and teal. Both frogs and toads (breeding); numerous water beetles, swallows, butterflies and dragonflies. Also Roe deer and (from footprints) Fallow deer.</p>
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8.6 Evidence Detail of the HRT and HMWT report and Additional Locally Noted Sites

Maps and other details are available on Sandridge Parish Website.

8.7 Appendix 6

Housing Needs Assessment report

Reference is made to SADC Local Plan. The emerging Local Plan identifies two large development sites within or adjacent to the parish (East St Albans and North St Albans North Broad Locations). Those sites should satisfy the housing requirement for the Parish. As a result, the Neighbourhood Plan does not allocate any further sites for housing development.

Sandridge Parish Council undertook a Housing Needs Assessment, detailed below.

Sandridge Neighbourhood Plan Requirement for a Housing Needs Assessment

Introduction

Para 38A (2) of the Localism Act 2011 states that:

A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

In producing a Neighbourhood Plan for Sandridge Parish consideration has been given as to whether, in order to meet the requirements for such a plan, a housing needs assessment is required.

St Albans District Council Housing Needs Assessment

In order to produce the emerging Local Plan, St Albans District Council has considered the housing needs for the district over the relevant timeframe. Although that plan has not yet been approved it provides guidance as to the level of housing need for the district.

Profile of Sandridge Parish

The profile of Sandridge Parish is consistent with that of the District as a whole.

Age Profile:

	Aged 0-15	Aged 16-24	Aged 25-49	Aged 50-64	Aged 65+
Marshalswick North Ward	20%	10%	31%	20%	18%
Sandridge Ward	18%	9%	34%	21%	18%
St Albans City & District	22%	9%	36%	18%	16%

Employment Profile:

	Marshalswick North Ward (Total %)	Sandridge Ward (Total %)	St Albans (Total %)
Economically Active	82.4	84.5	81.3
In employment	78.9	81.6	77.8
Employees	66.5	68.6	64.4
Self-Employed	12.4	13.0	13.3
Unemployed	4.3	3.4	4.3

Whilst there is little deprivation across the Parish, there are areas in both Marshalswick North and Sandridge where barriers to Housing and Services exist.

Allocation of Housing in St Albans Draft Local Plan

The emerging LP allocates a minimum of 1,250 homes to the East St. Albans Broad Location (Policy S6 v) site where the housing element is fully within the Parish. Given the relative populations of the Parish and the wider district this is a greater proportion of new housing within the Parish than the wider district.

	St. Albans District Council Total	Sandridge Parish Total	Sandridge as a Percentage of District
Population – 2011 Census	140,664	11,451	8.14%
Proposed Housing in emerging Local Plan	14,608	1,250 (minimum)	8.55%

In addition, it is anticipated that smaller sites will continue to be developed within the Parish either infilling or by redevelopment of brownfield sites. Based upon the above, Sandridge Parish Local Plan has not identified any additional sites.

Conclusion

As SADC has assessed the housing needs for the district, the profile for Sandridge Parish is consistent with that for the wider district and as the emerging Local Plan proposes significant housing development within the Parish it is considered that there is no requirement to produce a housing needs assessment for the Parish. Reliance is being placed on the assessment performed by the District Council and the allocation by the District Council of sites within the Parish.