



# Great Dunmow Neighbourhood Plan

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2015-2032

Basic Conditions Statement



Great Dunmow Neighbourhood Plan 2015-2032  
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This Basic Conditions Statement was produced by Great Dunmow Town Council through the office of the Town Clerk, Mrs. Caroline Fuller.

It was overseen by the Neighbourhood Plan Steering Group, chaired by Cllr. John Davey.

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This document is also available on our website, [www.greatdunmow-tc.gov.uk](http://www.greatdunmow-tc.gov.uk).  
Hard copies can be viewed by contacting GDTC or Uttlesford District Council.

With thanks to the community of Great Dunmow, Planning Aid England, the Rural Communities Council of Essex, Easton Planning, and Uttlesford District Council.

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With thanks to: Rachel Hogger (Planning Aid), Benjamin Harvey (Planning Aid), Stella Scrivener (Planning Aid), Neil Blackshaw (Easton Planning), Andrew Taylor (UDC), Melanie Jones (UDC), Sarah Nicholas (UDC), Hannah Hayden (UDC), Jan Cole (RCCE), Michelle Gardner (RCCE).

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# Introduction

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This Statement has been prepared by Great Dunmow Town Council (“the Town Council”) to accompany its submission to the local planning authority, Uttlesford District Council (UDC), of the Great Dunmow Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area, as designated by Uttlesford District Council on 25<sup>th</sup> October 2012.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2032 and it does not contain policies relating to excluded development in accordance with the Regulations.

This Statement addresses each of the four “basic conditions” required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

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

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of 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);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.9 Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act (ie item g above).

- The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

# Background

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The plan preparation process has been led by Great Dunmow Town Council, as a 'relevant body' under the 2012 Regulations, with decisions delegated to its 'Neighbourhood Plan Steering Group'. The project, in effect, commenced with the earlier preparation of the Great Dunmow Town Design Statement, which predated the Localism Act that established neighbourhood planning.

The plan making process has comprised four main stages:

- Evidence Base Briefing Papers and Further Evidence Gathering (c. 2013) – the Briefing Papers are a series of reports summarising all the background evidence gathered in preparation to beginning the Plan-making process. The Great Dunmow Town Design Statement provided further background information. A process of evidence gathering and community consultation then began, summaries of which can be found in the Evidence Base Summary and the Consultation Statement;
- Pre-Submission Neighbourhood Plan (July - September 2014) (Round 1) – the draft Neighbourhood Plan (vision, objectives, policies, proposals and maps), and draft SEA, was released for an eight week public consultation period;
- Pre-Submission Neighbourhood Plan (September – October 2015) (Round 2) – the draft Neighbourhood Plan (vision, objectives, policies, proposals and maps) and Strategic Environmental Assessment) was released for a statutory six week public consultation period;
- Submission Neighbourhood Plan (January 2015) – including the Submission Neighbourhood Plan, a Basic Conditions Statement (this report) which takes into account the representations received on the Pre-Submission Plan (which has been modified as necessary for submission to the local planning authority), an SEA Screening Report, a Consultation Statement, and a Summary of the Evidence Base.

The Town Council has consulted the local community extensively, including the 2012/13 questionnaire and the consultations for the previous Town Design Statement. Groups of local residents have been established to review and agree which issues should be addressed by the Plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the Neighbourhood Plan, engagement events with surgeries, schools, businesses and residents, a constant media interest, and public exhibitions.

It has also worked closely with officers of UDC since the start of the project to collate and examine the Evidence Base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the 2005 Uttlesford Local Plan and emerging Uttlesford Plan Strategy. The outcome of that work is the submission version of the Neighbourhood Plan.

The Pre-Submission Neighbourhood Plan was published by the Town Council's Neighbourhood Plan Steering Group for public consultation on 31<sup>st</sup> July 2014 in accordance with Regulation 14 of the Regulations and with the SEA Directive. The Steering Group considered the many responses made to this consultation in October / November 2014 and, in light of the significance of some of the proposed amendments to the Plan, proposed that the Submission Plan be completed with modifications.

A full Consultation Statement accompanies the Neighbourhood Plan, in accordance with Regulation 15 of the Regulations. It provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the Neighbourhood Plan.

The Neighbourhood Plan does contain allocation policies, but given the uncertain status of the emerging Local Plan, puts in place a Town Development Area, in conformity with both the 2005 development limits and with the subsequent planning permissions granted for developments in the Great Dunmow parish. This Town Development Area will protect the town from further major speculative planning applications until that time when the district's Local Plan is in force and is able to accord the district of Uttlesford full and appropriate guidance for development.

# Conformity with National Planning Policy

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The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF).

The Submission document includes a specific NPPF conformity reference for each policy and, where relevant, further reference in the supporting text.

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

**Para 16** – The Town Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district with a clear spatial vision for the town. It also seeks to protect and enhance leisure, community and transport assets that benefit a wider rural population than its own.

**Para 183** – The Town Council believes the Neighbourhood Plan establishes a vision for the town that reflect the desires of the local community for the place that Great Dunmow can and should become. It makes the outputs of these activities real by translating them into planning policies to determine future planning applications as part of the development plan.

**Para 184** – The Town Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant saved policies of the development plan but also anticipates the emerging Local Plan.

**Para 185** – The Neighbourhood Plan avoids duplicating development plan policies, by making development management more locally specific to the parish. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

Set out below is a summary of how each policy conforms to the NPPF. The particular paragraphs referred to are those considered most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

## Sustainability and Deliverability

[Positions only; no policies]

### Design and Standards

GDNP Policy	Relevant NPPF Paragraph	Paragraph Extracts	Conformity
<b>DS1: TDA: Development Limits</b>	16	"[Neighbourhood Plans] should... support the strategic development needs..."	Conforms
	17	"... planning should... promot[e] the vitality of our main urban areas... recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it"	Conforms
	110	"In preparing plans to meet development needs, the aim should be to minimise... adverse effects on the local and natural environment"	Conforms
	111	"Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land)"	Conforms
<b>DS2: TDA: The Existing HRS Site</b>	17	"... planning should... be genuinely plan-led..."	Conforms
	50	"... deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities..."	Conforms
	57	"... plan positively for the achievement of high quality and inclusive design for all developments..."	Conforms
	117	"... planning policies should... promote the preservation, restoration and re-creation of priority habitats, ecological networks..."	Conforms
	126	"... set out... a positive strategy for the conservation and enjoyment of the historic environment..."	Conforms
<b>DS3: TDA: Land South of Stortford Road and adjacent to Buttleys Lane</b>	17	"... planning should... be genuinely plan-led..."	Conforms
	50	"... deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities..."	Conforms
	57	"... plan positively for the achievement of high quality and inclusive design for all developments..."	Conforms
	35	"...developments should... give priority to pedestrian and cycle movements[, and]... minimise conflicts between traffic and cyclists or pedestrians"	Conforms
	72	"... ensur[e] that a sufficient choice of school places is available to meet the needs of existing and new communities... <ul style="list-style-type: none"> <li>• Give great weight to the need to create, expand or alter schools; and</li> <li>• Work with schools promoters to identify and resolve key planning issues before applications are submitted"</li> </ul>	Conforms

<b>DS4: TDA: Land West of Woodside Way</b>	35	"...developments should... give priority to pedestrian and cycle movements[, and]... minimise conflicts between traffic and cyclists or pedestrians"	Conforms
	38	"Where practical... key facilities such as primary schools... should be located within walking distance of most properties"	Conforms
	50	"... deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities..."	Conforms
	57	"... plan positively for the achievement of high quality and inclusive design for all developments..."	Conforms
	117	"... planning policies should... promote the preservation, restoration and re-creation of priority habitats, ecological networks..."	Conforms
<b>DS5: TDA: Land West of Chelmsford Road (Smiths Farm)</b>	35	"...developments should... give priority to pedestrian and cycle movements[, and]... minimise conflicts between traffic and cyclists or pedestrians"	Conforms
	38	"Where practical... key facilities such as primary schools... should be located within walking distance of most properties"	Conforms
	50	"... deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities..."	Conforms
<b>DS6: TDA: Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station)</b>	9	"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life..."	Conforms
	16	"[Neighbourhood Plans] should... support the strategic development needs... shape and direct development [that is] outside the strategic elements..."	Conforms
<b>DS7: TDA: Woodlands Park</b>	35	"...developments should... give priority to pedestrian and cycle movements[, and]... minimise conflicts between traffic and cyclists or pedestrians"	Conforms
<b>DS8: TDA: Land at Brick Kiln Farm</b>	35	"...developments should... give priority to pedestrian and cycle movements[, and]... minimise conflicts between traffic and cyclists or pedestrians"	Conforms
	50	"... deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities..."	Conforms
	117	"... planning policies should... promote the preservation, restoration and re-creation of priority habitats, ecological networks..."	Conforms
<b>DS9: Building for Life</b>	9	"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life... replac[e] poor design with better design"	Conforms
	17	"... always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"	Conforms

	58	"... neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area..."	Conforms
	64	"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area..."	Conforms
<b>DS10: The Case for Space</b>		"... replac[e] poor design with better design"	Conforms
<b>DS11: Hedgerows</b>	7	"Sustainable development is... helping to improve biodiversity"	Conforms
	9	"Seeking positive improvements in the quality of the built [and] natural... environment"	Conforms
	58	"Planning policies... should ensure that developments... establish a strong sense of place,... using streetscapes... to create attractive and comfortable places to live, work and visit"	Conforms
<b>DS12: Eaves Height</b>	58	"Planning policies... should ensure that developments... establish a strong sense of place,... respond to local character and history, and reflect the identity of local surroundings and materials"	Conforms
	60	"Planning policies... should not attempt to impose architectural styles or particular tastes... it is, however, proper to seek to promote or reinforce local distinctiveness"	Conforms
	61	"... visual appearance and the architecture of individual buildings are very important factors"	Conforms
<b>DS13: Rendering, Pargetting and Roofing</b>	58	"Planning policies... should ensure that developments... establish a strong sense of place,... respond to local character and history, and reflect the identity of local surroundings and materials"	Conforms
	60	"Planning policies... should not attempt to impose architectural styles or particular tastes... it is, however, proper to seek to promote or reinforce local distinctiveness"	Conforms
	61	"... visual appearance and the architecture of individual buildings are very important factors"	Conforms
<b>DS14: Integration of Affordable Housing</b>	61	"... planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment"	Conforms
<b>DS15: Local Housing Needs</b>	159	"Local Planning authorities should have a clear understanding of housing needs in their area. They should: Prepare a Strategic Housing Market Assessment... [to] identify the scale and mix of housing and the range of tenures that the local population is likely to need over the Plan period..."	Conforms

## Landscape, Setting and Character

<b>GDNP Policy</b>	<b>Relevant NPPF Paragraph</b>	<b>Paragraph Extracts</b>	<b>Conformity</b>
<b>LSC1: Landscape, Setting and Character</b>	7	“contribute to protecting and enhancing our natural, built and historic environment...”	Conforms
	17	“take account of the different roles and character of different areas”	Conforms
	58	“Planning policies... should ensure that developments... establish a strong sense of place,... respond to local character and history, and reflect the identity of local surroundings and materials”	Conforms
	60	“It is... proper to seek to promote or reinforce local distinctiveness”	Conforms
	61	“Planning policies... should address the connections between people and places and the integration of new development into the natural, built and historic environment”	Conforms
<b>LSC2: Important Views</b>	17	“... planning should... promot[e] the vitality of our main urban areas... recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it”	Conforms
<b>LSC3: The Chelmer Valley</b>	7	“contribute to protecting and enhancing our natural, built and historic environment...”	Conforms
<b>LSC4: Local Green Space</b>	73	“Access to high quality open spaces... [is] important”	Conforms
	74	“Existing open space... should not be built on”	Conforms
	76	“Local communities... should be able to identify for special protection green areas of particular importance to them. By designating land a Local Green Space local communities will be able to rule out new development...”	Conforms
<b>LSC5: Assets of Community Value</b>	126	“... take into account... opportunities to draw on the contribution made by the historic environment to the character of a place”	Conforms
	130	“Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision”	Conforms

## The Natural Environment

<b>GDNP Policy</b>	<b>Relevant NPPF Paragraph</b>	<b>Paragraph Extracts</b>	<b>Conformity</b>
<b>NE1: Identified Woodland Sites</b>	7	"[Development should] contribut[e] to protecting and enhancing our natural... environment"	Conforms
	109	"The planning system should... minimise impacts on biodiversity"	Conforms
	118	"... Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats..."	Conforms
<b>NE2: Wildlife Corridors</b>	7	"[Development should] contribut[e] to protecting and enhancing our natural... environment"	Conforms
	9	"Sustainable development... include[es] moving from a net loss of biodiversity to achieving net gains for nature"	Conforms
	109	"The planning system should... minimise impacts on biodiversity"	Conforms
	114	"... plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure..."	Conforms
	118	"... Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats..."	Conforms
<b>NE3: Street Trees on Development Sites</b>	9	"Pursuing sustainable development involves... moving from a net loss of bio-diversity to achieving net gains for nature"	Conforms
	61	"... planning policies and decisions should address the... integration of new development into the natural... environment"	Conforms
	114	"... plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure..."	Conforms
<b>NE4: Screening</b>	61	"... planning policies and decisions should address the... integration of new development into the natural... environment"	Conforms
	61	"... planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment"	Conforms

## Sports and Open Spaces

<b>GDNP Policy</b>	<b>Relevant NPPF Paragraph</b>	<b>Paragraph Extracts</b>	<b>Conformity</b>
<b>SOS1: Identified Sports' Facilities</b>	74	"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on..."	Conforms
<b>SOS2: Sporting Infrastructure Requirements</b>	70	"To deliver the social, recreational... facilities and services the community needs, planning policies and decisions should: Plan positively for the provision and use of... community facilities (such as... sports venues...)"	Conforms
	73	"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities... The assessments should identify specific needs..."	Conforms
<b>SOS3: Children's Play Space</b>	73	"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities"	Conforms
<b>SOS4: Cemetery Space</b>	17	"... planning should... be genuinely plan-led..."	Conforms

## Getting Around

<b>GDNP Policy</b>	<b>Relevant NPPF Paragraph</b>	<b>Paragraph Extracts</b>	<b>Conformity</b>
<b>GA1: Core Footpath and Bridleway Network</b>	34	"Plans and decisions should ensure developments that generate significant movement are located where... the use of sustainable transport modes can be maximised"	Conforms
	75	"Planning policies should protect and enhance public rights of way and access..."	Conforms
<b>GA2: Integrating Developments (Paths and Ways)</b>	34	"Plans and decisions should ensure developments that generate significant movement are located where... the use of sustainable transport modes can be maximised"	Conforms
	35	"Plans should... give priority to pedestrian and cycle movements..."	Conforms
	75	"Planning policies should protect and enhance public rights of way and access..."	Conforms

### High Street and Town Centre

GDNP Policy	Relevant NPPF Paragraph	Paragraph Extracts	Conformity
<b>HSTC1: Uses and Variety</b>	23	“Planning policies should... promote competitive town centre environments and set out policies for the management and growth of town centres...”	Conforms
<b>HSTC2: Coach Park</b>	41	“... identify... sites... which could be critical in developing infrastructure to widen transport choice”	Conforms

### Employment

GDNP Policy	Relevant NPPF Paragraph	Paragraph Extracts	Conformity
<b>E1: Employment Land</b>	19	“... significant weight should be placed on the need to support economic growth through the planning system”	Conforms
	37	“Planning policies should aim for a balance of land uses within their areas so that people can be encouraged to minimise journey lengths for employment...”	Conforms
<b>E2: Loss of Employment Land</b>	21	“... support existing business sectors...”	Conforms

### Healthcare, Education and Infrastructure

GDNP Policy	Relevant NPPF Paragraph	Paragraph Extracts	Conformity
<b>HEI1: Medical Facilities</b>	162	“Local planning authorities should work... to: assess the quality and capacity of infrastructure for... health”	Conforms
	171	“Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population... including expected future changes, and any information about relevant barriers to improving health and well-being”	Conforms
<b>HEI2: Secondary School Provision</b>	72	“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take	Conforms

		<p>a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>- Give great weight to the need to create, expand or alter schools; and</li> </ul> <p>Work with schools promoters to identify and resolve key planning issues before applications are submitted”</p>	
<b>HEI3: Primary School Provision</b>	72	<p>“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>- Give great weight to the need to create, expand or alter schools; and</li> </ul> <p>Work with schools promoters to identify and resolve key planning issues before applications are submitted”</p>	Conforms
<b>HEI4: Conversion to Educational Use</b>	72	<p>“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>- Give great weight to the need to create, expand or alter schools; and</li> </ul> <p>Work with schools promoters to identify and resolve key planning issues before applications are submitted”</p>	Conforms

# Contribution to Sustainable Development

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A Strategic Environmental Assessment has been undertaken on the Great Dunmow Neighbourhood Plan. The SEA Environmental Report is available to view as a stand-alone document submitted alongside the Neighbourhood Plan.

The NPPF states in paragraph 8 that “to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.” The tables below illustrate how each planning policy brings with it economic, social and environmental benefits. This assessment demonstrates how, as a whole, the Neighbourhood Plan contributes towards the achievement of sustainable development.

The sustainability attributes of each policy are summarised below.

**Key:** \*\* very positive      \* positive      - neutral      x negative      xx very negative

## Sustainability and Deliverability

[Positions only; no policies]

## Design and Standards

GDNP Policy	Social	Econ	Environ	Comments
<b>DS1: TDA: Development Limits</b>	**	**	**	The policy has a very positive environmental impact, defined as it to to protect natural wildlife corridors and surrounding countryside. The social impact is also very positive, allowing for community integration and the maintenance of the character of the town as having a rural setting. At the same time the policy allows the delivery of new homes within the TDA.
<b>DS2: TDA: The Existing HRS Site</b>	**	*	*	The policy will deliver significant social benefits by delivering housing on a site that well integrated into the town, and enabling the development of a new secondary school. Environmental benefits will be achieved by securing high quality design to enhance the wildlife corridor this site is part of.
<b>DS3: TDA: Land South of Stortford Road and land adjacent to Buttleys Lane</b>	**	**	-	Significant social benefits include a new school, sporting facilities, and new housing. The school is one of the town’s main employers, and sport activities are an important part of the local economy, so

				significant economic benefits will be delivered. Although this site is currently mainly virgin, and supports the important Flitch Way wildlife corridor (which the policy protects), the site does fall within the natural limits of the town (highlighted by the Town Development Area), thus protecting the surrounding countryside. Thus, the environmental impact is mitigated as far as possible, and is neutral overall.
<b>DS4: TDA: Land West of Woodside Way</b>	**	**	*	Significant social benefits will be achieved by providing high quality housing across a range of types and tenures, as well as a new primary school facility and sports' facilities. Significant economic benefits will be achieved by having new housing available of the correct types and tenures for the local workforce. Environmental benefits will be achieved with open space, landscaping, and reconnecting woodlands that form part of the wildlife corridor running through this site.
<b>DS5: TDA: Land West of Chelmsford Road (Smiths Farm)</b>	**	**	*	Significant economic benefits will be achieved by the allocation of employment land on this site as well as improvements to a nearby road junction. Significant social benefits will be achieved by the provision of an extra care facility and a new primary school. Environmental benefits will be achieved by landscaping and protecting the Flitch Way.
<b>DS6: TDA: Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station)</b>	**	-	-	Significant social benefits will result from having a Waste Transfer Station of sufficient capacity for the growing local population. Environmental impacts will be mitigated by ensuring the facility is designed in accordance with this policy, thus rendering the environmental impact neutral.
<b>DS7: TDA: Woodlands Park</b>	*	*	-	This ongoing development will deliver new housing to the market, achieving social and economic benefits.
<b>DS8: TDA: Land at Brick Kiln Farm</b>	*	-	*	Environmental benefits will be achieved by delivering a large part of this site to the stewardship of the Town Council, with management arrangements. Social benefits will be achieved by delivering a small, well-integrated development to Great Dunmow.
<b>DS9: Building for Life</b>	**	*	*	The policy supports cohesion and good design and integration into the existing town – thus, social benefits are significant. Economic and environmental benefits are good since good design will enable developments to serve the town for many years in a well-functioning

				manner, delaying the need for interruption and redevelopment.
<b>DS10: The Case for Space</b>	**	*	*	See notes above.
<b>DS11: Hedgerows</b>	*	-	**	Hedgerows on developments will enable new developments to integrate into wildlife corridors and to be of benefit to local ecology, so environmental benefits are significant. Social benefits are positive since the policy will improve the aesthetic quality and character of new developments.
<b>DS12: Eaves Height</b>	*	-	*	This is a character policy, and protects the quality of the approaches to the town. This policy carries environmental benefits (such as maintaining the sensitive character of a rural town) and social benefits in that this sensitive character is integral to the identity and community of Great Dunmow.
<b>DS13: Rendering, Pargetting and Roofing</b>	*	-	*	See notes above – this is also a character policy protecting the sensitive character of a rural town.
<b>DS14: Integration of Affordable Housing</b>	**	*	-	The integration of affordable housing is of significant social value both to the people living in this housing, and to the community in general to maintain good community cohesion. Good community cohesion will encourage low income local families to stay in the town, enabling them to bolster the local labour market.
<b>DS15: Local Housing Needs</b>	**	*	-	Ensuring that the right housing is delivered for the local community will bring significant social benefits, and many economic benefits as the needs of the economic market will be met.

### Landscape, Setting and Character

<b>GDNP Policy</b>	<b>Social</b>	<b>Econ</b>	<b>Environ</b>	<b>Comments</b>
<b>LSC1: Landscape, Setting and Character</b>	*	-	**	This is a character policy, and significant environmental benefits will be delivered by ensuring that developments contribute to protecting and improving character and setting features in different parts of the town. This policy will also help to maximise the lifetime of developments, and have positive impacts on the cohesion of the town.
<b>LSC2: Important Views</b>	*	-	*	The identified views are of beyond the Town Development Area, and so give the surrounding countryside an additional reason for protection. Thus, there are environmental benefits. The social benefits come from the preservation of Great Dunmow's sensitive

				character as a rural town, as described in earlier notes.
<b>LSC3: The Chelmer Valley</b>	**	-	**	This policy carries significant social and environmental benefits as it identifies and protects a critical stretch of open space (of high ecological value) running through the heart of the town, which is widely used for sport and recreation.
<b>LSC4: Local Green Space</b>	**	-	**	The green spaces identified are not only of critical social value in terms of their use, but also provide habitats and ‘stepping stones’ for wildlife to live in and migrate across, respectively.
<b>LSC5: Assets of Community Value</b>	*	-	-	This is a character policy and brings social benefits related to the recognition and maintenance of the sensitive character of Great Dunmow as a rural, historic market town.

### The Natural Environment

<b>GDNP Policy</b>	<b>Social</b>	<b>Econ</b>	<b>Environ</b>	<b>Comments</b>
<b>NE1: Identified Sites</b>	*	-	**	This policy delivers significant environmental benefits identifying and protecting ancient woodlands, which also contribute to important wildlife corridors. There are social benefits involved too, as these woodland sites provide local areas for recreation – jogging, dog walking, etc.
<b>NE2: Wildlife Corridors</b>	*	-	**	Significant environmental benefits are delivered by the protection of and seeking to enhance wildlife corridors. These wildlife corridors are important in framing the natural boundaries of the town, contributing to the designation of the Town Development Area, which supports the character and “smallness” of the town, bringing social benefits in terms of community cohesion, pride and satisfaction.
<b>NE3: Street Trees on Development Sites</b>	**	-	**	This policy will improve both the appearance and the ecological value of developments, bringing significant social and environmental benefits. The intention of this policy is that new development will contribute to the quality of the town and to the natural environment, rather than being barren.
<b>NE4: Screening</b>	**	-	**	This policy will assist the proper integration of new development into the existing footprint of the town, enabling local residents to feel

				more comfortable about the impact of new development. Screening by trees will protect the good character of the existing town, and will also contribute to habitats and wildlife corridors.
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### Sports and Open Spaces

GDNP Policy	Social	Econ	Environ	Comments
<b>SOS1: Identified Facilities</b>	**	*	*	This policy brings significant social benefits as sports' facilities are overstretched and this policy protects those that exist – economically, sport is an important part of the local economy, and environmentally, many of the facilities identified are open spaces and contribute to the natural environment of the town.
<b>SOS2: Sporting Infrastructure Requirements</b>	**	**	*	Identifying the town's needs for additional sporting facilities and attempting to procure these will bring significant social benefits as the town has a very active sporting community. Economic benefits of additional facilities would also be significant as sport is an important part of the local economy, and deficiencies exist throughout Uttlesford, so new facilities would be able to attract many new clients, bolstering the economy of the town. Environmentally, having many economically-viable sports' facilities, for example pitches, would preserve open spaces in the town contributing to the natural environment.
<b>SOS3: Children's Play Space</b>	**	-	-	This policy brings significant social benefits, identifying and protecting existing play areas.
<b>SOS4: Cemetery Space</b>	**	-	-	This policy brings significant social benefits, securing available land for the town's burials for the future.

### Getting Around

GDNP Policy	Social	Econ	Environ	Comments
<b>GA1: Core Footpath and Bridleway Network</b>	**	*	*	This identifies a core footpath and bridleway network, and requires a cycleway network. Significant social benefits include improving the accessibility of the town's services and facilities for non-motorised travellers (walkers, cyclists, riders, those with pushchairs or wheelchairs). Economically and

				environmentally, pressure on road usage could be encouraged to be eased as a result.
<b>GA2: Integrating Developments (Paths and Ways)</b>	**	*	*	See notes above for the social, economic and environmental benefits of this policy.

### High Street and Town Centre

<b>GDP Policy</b>	<b>Social</b>	<b>Econ</b>	<b>Environ</b>	<b>Comments</b>
<b>HSTC1: Uses and Variety</b>	*	*	-	This will bring social and economic benefits, ensuring a range of uses on the High Street, maintaining it as a useful and thriving centre of the town.
<b>HSTC2: Coach Park</b>	*	**	-	This policy is intended to bring economic benefits to the shopping and tourist industries in the town, if a coach park is developed. Some social benefits would also be forthcoming, in that the town would be more accessible and the Fitch Trials in particular would benefit from having easy coach access to the town.

### Employment

<b>GDP Policy</b>	<b>Social</b>	<b>Econ</b>	<b>Environ</b>	<b>Comments</b>
<b>E1: Employment Land</b>	**	**	-	A mix of housing and employment brings significant social benefits in that local people have the option of working locally. Significant economic benefits are also achieved by having enough employment land available to meet demand.
<b>E2: Loss of Employment Land</b>	**	**	-	See notes above – this policy protects existing employment land.

### Healthcare, Education and Infrastructure

<b>GDP Policy</b>	<b>Social</b>	<b>Econ</b>	<b>Environ</b>	<b>Comments</b>
<b>HEI1: Medical Facilities</b>	**	**	-	Seeking to expand medical facilities, and ensuring that those facilities meet adequate standards of design and accessibility, bring significant social benefits for a population that is ageing. The medical and care sectors are also identified as having potential for high economic growth in the local area, so facilities that permit such growth will bring significant economic benefits.

<b>HEI2: Secondary School Provision</b>	**	**	-	Local school provision is stretched, and seeking to expand school provision, and ensuring that those schools meet adequate standards of design and accessibility, bring significant social benefits for a population that is growing. Economically, good schools will maintain high property prices, and will be able to train a productive and skilled work force.
<b>HEI3: Primary School Provision</b>	**	**	-	Local school provision is stretched, and seeking to expand school provision, and ensuring that those schools meet adequate standards of design and accessibility, bring significant social benefits for a population that is growing. Economically, good schools will maintain high property prices, and will be able to train a productive and skilled work force.
<b>HEI4: Conversion to Educational Use</b>	**	**	-	Local school provision is stretched, and seeking to expand school provision, and ensuring that those schools meet adequate standards of design and accessibility, bring significant social benefits for a population that is growing. Economically, good schools will maintain high property prices, and will be able to train a productive and skilled work force.

## General Conformity with

# the Development Plan

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The introduction of the Localism Act 2011 prompted Great Dunmow Town Council (GDTC) to instigate the creation of the Neighbourhood Plan. This is a natural progression from the earlier Great Dunmow Town Design Statement.

It was clear from the outset that the Neighbourhood Plan would need to be in conformity with the NPPF and, where relevant, with the adopted 2005 Local Plan as that is what the Neighbourhood Plan will be examined against. The new Uttlesford Local Plan was an emerging policy document throughout the process of this Neighbourhood Plan's production, and so appropriate regard was paid to it, but that document has since been withdrawn and so does not feature in this Basic Conditions Statement.

The most urgent purpose of the Great Dunmow Neighbourhood Plan is to ensure the parish of Great Dunmow has a source of guidance and development management while the district's Local Plan is being prepared. The NPPF presides over a plan-led system, and when plans are not in force the NPPF requirement for sustainability becomes undeliverable on the local scene.

The broader purpose of the Great Dunmow Neighbourhood Plan is to ensure that development management is conducted in a locally-aware and sustainable way, ensuring that development works best for the parish and that development can be properly integrated into the parish. This will be achieved by the Neighbourhood Plan (when adopted) by its policies on character, footpaths and bridleways, sports and open spaces, and all of the other chapters of policies included in the Submitted Plan.

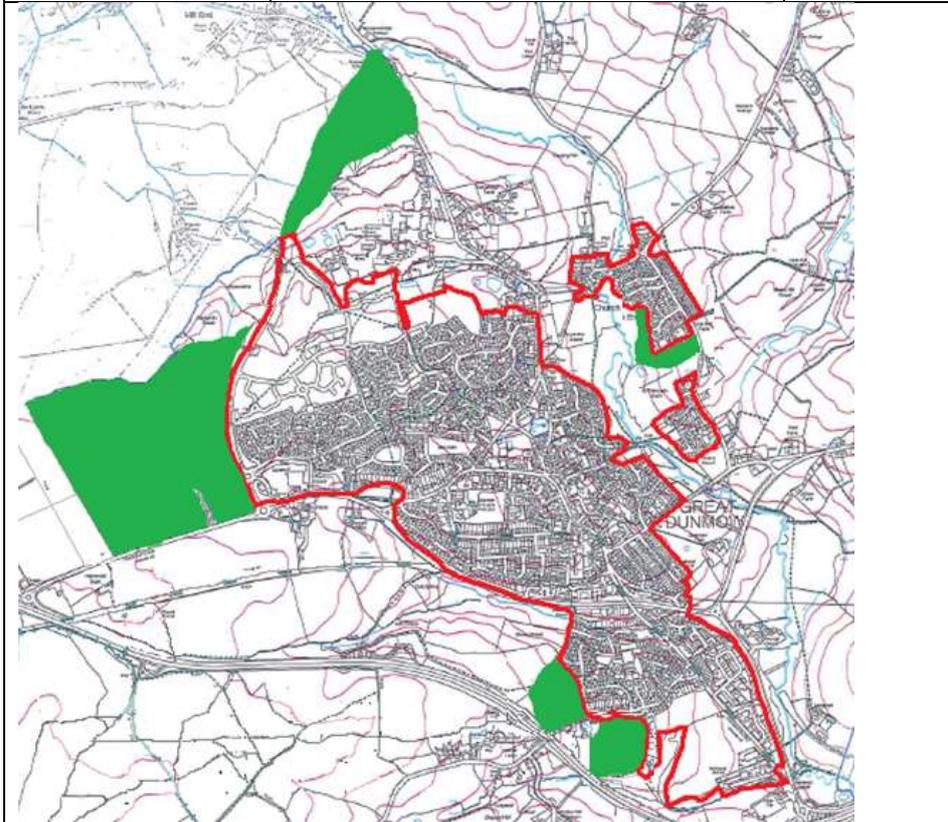
The 2005 Local Plan could not, of course, have anticipated the existence of the Localism Act and so made no provision for translating generic planning policy into a distinct parish-based plan. However, the Neighbourhood Plan policies are in general conformity with the strategic intent of that Plan and its specific policies. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved policy, then its supporting text makes clear this justification.

Set out below is a brief summary of how each policy conforms to the adopted 2005 Local Plan.

**Sustainability and Deliverability**

[Positions only; no policies]

**Design and Standards**

GDNP Policy	2005 LP Policy	Policy Extract	Conformity
<p><b>DS1: TDA: Development Limits</b></p>	<p><i>S1 (Development Limits for the Main Urban Areas)</i></p>	<p><b>NOTE:</b> We can see the 2005 development limits marked on the map below, and the planning permissions which have been granted (or are in legal process) outside of these limits, a situation that has been allowed by the recent predominance of the NPPF. Hence, DS1, which of necessity works in conformity with planning reality but otherwise with the 2005 limits, is in conformity with the 2005 limits as far as is possible. See notes to DS1 regarding the sites North and South of Ongar Road (to the bottom of this map) and Woodland’s Park Sector 4 (to the top of this map), with respect to this Neighbourhood Plan’s Town Development Area.</p>	<p>Conforms</p>
			
	<p><i>S7 (The Countryside)</i></p>	<p>“The countryside is... those parts... that are not within the settlement boundaries. In the countryside, which will be protected for its own sake,</p>	<p>Conforms</p>

		planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling...”	
	<u>ENV5 (Protection of Agricultural Land)</u>	“Development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for accommodating development on previously developed sites or within existing development limits”	Conforms
<b>DS2: TDA: The Existing HRS Site</b>	<u>ENV1 (Design of Development within Conservation Areas)</u>	“Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area...”	Conforms
	<u>ENV2 (Development affecting Listed Buildings)</u>	“Development affecting a listed building should be in keeping with its scale, character and surroundings...”	Conforms
<b>DS3: TDA: Land South of Stortford Road and land adjacent to Buttleys Lane</b>	<u>GEN5 (Light Pollution)</u>	“Development that includes a lighting scheme will not be permitted unless: a) The level of lighting and its period of use is the minimum necessary to achieve its purpose; and b) Glare and light spillage from the site is minimised”	Conforms
<b>DS4: TDA: Land West of Woodside Way</b>	<u>GEN2 (Design)</u>	“Development [must] safeguard important environmental features in its setting...”	Conforms
<b>DS5: TDA: Land West of Chelmsford Road (Smiths Farm)</b>	<u>GEN2 (Design)</u>	“Development [must] safeguard important environmental features in its setting... [and must] minimise the environmental impact on neighbouring properties by appropriate mitigating measures...”	Conforms
<b>DS6: TDA: Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station)</b>	<u>GEN2 (Design)</u>	“Development [must] safeguard important environmental features in its setting... [and must] minimise the environmental impact on neighbouring properties by appropriate mitigating measures...”	Conforms
<b>DS7: TDA: Woodlands Park</b>	<u>GEN2 (Design)</u>	“Development [must be] compatible with the scale, form, layout... of surrounding buildings...”	Conforms
<b>DS8: TDA: Land at Brick Kiln Farm</b>	<u>GEN2 (Design)</u>	“Development [must] safeguard important environmental features in its setting”	Conforms
<b>DS9: Building for Life</b>	<u>GEN2 (Design)</u>	“Development will not be permitted unless... it is compatible with the scale,	Conforms

		form, layout, appearance and materials of surrounding buildings... it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate”	
	<u>GEN8 (Vehicle Parking Standards)</u>	“Development will not be permitted unless the number, design and layout of vehicle parking places is appropriate for the location”	Conforms
	<u>H3 (New Houses within Development Limits)</u>	“Infilling with new houses will be permitted... if the development would be compatible with the character of the settlement and, depending on the location of the site, its countryside setting”	Conforms
<b>DS10: The Case for Space</b>	There are no policies on this matter.		
<b>DS11: Hedgerows</b>	There are no policies on this matter.		
<b>DS12: Eaves Height</b>	<u>GEN2 (Design)</u>	“Development will not be permitted unless... it is compatible with the scale, form, layout, appearance and materials of surrounding buildings... it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate”	Conforms
	<u>H3 (New Houses within Development Limits)</u>	“Infilling with new houses will be permitted... if the development would be compatible with the character of the settlement and, depending on the location of the site, its countryside setting”	Conforms
<b>DS13: Rendering, Pargetting and Roofing</b>	<u>GEN2 (Design)</u>	“Development will not be permitted unless... it is compatible with the scale, form, layout, appearance and materials of surrounding buildings... it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate”	Conforms
	<u>H3 (New Houses within Development Limits)</u>	“Infilling with new houses will be permitted... if the development would be compatible with the character of the settlement and, depending on the	Conforms

		location of the site, its countryside setting”	
<b>DS14: Integration of Affordable Housing</b>	<u>H9 (Affordable Housing)</u>	“The Council will seek to negotiate on a site by site basis an element of affordable housing of 40% of the total provision of housing on appropriate allocated and windfall sites...”	Conforms
<b>DS15: Local Housing Needs</b>	<u>H10 (Housing Mix)</u>	“All developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties”	Conforms

### Landscape, Setting and Character

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>LSC1: Landscape, Setting and Character</b>	<u>GEN2 (Design)</u>	“Development will not be permitted unless... it is compatible with the scale, form, layout, appearance and materials of surrounding buildings... it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate”	Conforms
<b>LSC2: Important Views</b>	<u>GEN2 (Design)</u>	“Development will not be permitted unless... it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate”	Conforms
<b>LSC3: The Chelmer Valley</b>	<u>ENV3 (Open Spaces and Trees)</u>	“The loss of traditional open spaces, other visually important spaces... will not be permitted...”	Conforms
	<u>ENV8 (Other Landscape Elements of Importance for Nature Conservation)</u>	“Development that may adversely affect... river corridors... will only be permitted if... the need for the development outweighs the need to retain the [corridors] [and] mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality”	Conforms
	<u>ENV9 (Historic Landscapes)</u>	“Development proposals likely to harm significant local historic landscapes... will not be permitted unless the need for the development outweighs the historic significance of the site”	Conforms

<b>LSC4: Local Green Space</b>	<u>ENV3 (Open Spaces and Trees)</u>	“The loss of traditional open spaces, other visually important spaces... will not be permitted...”	Conforms
<b>LSC5: Assets of Community Value</b>	<u>ENV2 (Development affecting Listed Buildings)</u>	“Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted”	Conforms

### The Natural Environment

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>NE1: Identified Sites</b>	<u>ENV3 (Open Spaces and Trees)</u>	“The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted...”	Conforms
	<u>ENV7 (The Protection of the Natural Environment – Designated Sites)</u>	“Development proposals that adversely affect areas of nationally important nature conservation concern, such as Sites of Special Scientific Interest..., will not be permitted unless the need for the development outweighs the particular importance of the nature conservation value of the site”	Conforms
	<u>GEN7 (Nature Conservation)</u>	“Development that would have a harmful effect on wildlife features... will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation”	Conforms
	<u>ENV8 (Other Landscape Elements of Importance for Nature Conservation)</u>	“Development that may adversely affect... larger semi natural or ancient woodlands... will only be permitted if... the need for the development outweighs the need to retain the [woodlands] [and] mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality”	Conforms
<b>NE2: Wildlife Corridors</b>	<u>GEN7 (Nature Conservation)</u>	“Development that would have a harmful effect on wildlife features... will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation... The enhancement of biodiversity through the creation of	Conforms

		appropriate new habitats will be sought”	
	<u>ENV8 (Other Landscape Elements of Importance for Nature Conservation)</u>	“Development that may adversely affect... networks or patterns of... locally important habitats... will only be permitted if... the need for the development outweighs the need to retain the [networks] [and] mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality”	Conforms
<b>NE3: Street Trees on Development Sites</b>	There are no policies on this matter.		
<b>NE4: Screening</b>	There are no policies on this matter.		

### Sports and Open Spaces

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>SOS1: Identified Facilities</b>	<u>LC1 (Loss of Sports Fields and Recreational Facilities)</u>	“Development will not be permitted if it would involve the loss of sports fields or other open space for recreation, including allotments. Exceptions may be permitted if either of the following applies: Replacement facilities will be provided that better meet local recreational needs; the need for the facility no longer exists”	Conforms
<b>SOS2: Sporting Infrastructure Requirements</b>	<u>LC2 (Access to Leisure, and Cultural Facilities)</u>	“Development proposals for sports facilities... will be required to provide inclusive access...”	Conforms
	<u>LC4 (Provision of Outdoor and Recreational Facilities Beyond Development Limits)</u>	“Outdoor sports and recreational facilities, including associated buildings such as changing rooms and club houses [will be permitted]”	Conforms
<b>SOS3: Children’s Play Space</b>	There are no policies on this matter.		
<b>SOS4: Cemetery Space</b>	There are no policies on this matter.		

### Getting Around

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
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<b>GA1: Core Footpath and Bridleway Network</b>	<u>GEN1 (Access)</u>	“Design... must take account of the needs of cyclists, pedestrians... [and] horse riders...”	Conforms
<b>GA2: Integrating Developments (Paths and Ways)</b>	<u>GEN1 (Access)</u>	“The development encourages movement by means other than driving a car”	Conforms

### High Street and Town Centre

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>HSTC1: Uses and Variety</b>	<u>RS2 (Town and Local Centres)</u>	“Retail, commercial and community uses or mixed use development including a residential element will be permitted in the centre [of Great Dunmow] if it maintains or enhances [the centre’s] role as [a] retail and service [centre],... does not harm [its] historic and architectural character,... contributes to the diversity and other commercial activity,... does not result in a significant loss of houses or flats in the centres,... does not prejudice the effective use of upper floors as living or business accommodation	Conforms
<b>HSTC2: Coach Park</b>	There are no policies on this matter.		

### Employment

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>E1: Employment Land</b>	<u>E3 (Access to Workplaces)</u>	“Developments that would result in the provision of jobs will be required to include the highest standards of accessibility and inclusion for all people regardless of disability, age or gender”	Conforms
<b>E2: Loss of Employment Land</b>	<u>E2 (Safeguarding Employment Land)</u>	“... Key employment areas will be safeguarded from redevelopment or change of use to other land uses”	Conforms

## Healthcare, Education and Infrastructure

<b>GDNP Policy</b>	<b>2005 LP Policy</b>	<b>Policy Extract</b>	<b>Conformity</b>
<b>HEI1: Medical Facilities</b>	<u>GEN6 (Infrastructure Provision to Support Development)</u>	“Development will not be permitted unless it makes provision at the appropriate time for community facilities... made necessary by the proposed development”	Conforms
	<u>GEN8 (Vehicle Parking Standards)</u>	“Development will not be permitted unless the number, design and layout of vehicle parking places is appropriate for the location”	Conforms
<b>HEI2: Secondary School Provision</b>	<u>GEN6 (Infrastructure Provision to Support Development)</u>	“Development will not be permitted unless it makes provision at the appropriate time for... school capacity... made necessary by the proposed development”	Conforms
	<u>GEN8 (Vehicle Parking Standards)</u>	“Development will not be permitted unless the number, design and layout of vehicle parking places is appropriate for the location”	Conforms
<b>HEI3: Primary School Provision</b>	<u>GEN8 (Vehicle Parking Standards)</u>	“Development will not be permitted unless the number, design and layout of vehicle parking places is appropriate for the location”	Conforms
<b>HEI4: Conversion to Educational Use</b>	<u>GEN8 (Vehicle Parking Standards)</u>	“Development will not be permitted unless the number, design and layout of vehicle parking places is appropriate for the location”	Conforms

# Compatibility with EU Legislation

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The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

The Neighbourhood Plan has been prepared in accordance with the Strategic Environmental Assessment (SEA) Directive 2001/42/EC. An SEA has been undertaken in line with the legislative requirements on the Great Dunmow Neighbourhood Plan. The SEA Environmental Report is available to view as a stand-alone document submitted alongside the Neighbourhood Plan.

The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.