



Peasmarsh Neighbourhood Development Plan 2021 to 2039

Basic Conditions Statement

February 2023



Basic Conditions Statement

Table of Contents

1	Purpose	1
2	Conformity with the NPPF	3
3	Delivering Sustainable Development	8
4	Conformity with the Local Plan	10
5	European Union Obligations	15
6	Prescribed Conditions	17
	Annexe BCS1 : Equality Impact Assessment	18



Basic Conditions Statement

1 Purpose

This Basic Conditions Statement demonstrates that the policies of the Neighbourhood Development Plan [the Plan] are in general conformity with the National Planning Policy Framework [NPPF] and with the relevant policies of the Local Plan whilst trying to effectively anticipate the policies of the emerging Local Plan.

The basic conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, are considered to have been met if :

- i) the Plan aligns with national policies and the advice and guidance provided by the Secretary of State in the NPPF;
- ii) the Plan contributes to the achievement of sustainable development;
- iii) the Plan is in general conformity with the strategic policies of the Rother District Council [RDC] Core Strategy;
- iv) the Plan meets the relevant EU obligations; and
- v) the Plan meets the prescribed conditions with respect to the conservation of habitats and species and environmental impact;

This statement addresses these requirements in five sections :

- 2 demonstrates conformity with the relevant sections of the NPPF;
- 3 shows how the Plan will contribute to sustainable development;
- 4 demonstrates conformity with the relevant sections of the RDC Core Strategy;
- 5 shows how the Plan complies with the appropriate EU obligations;
- 6 shows how the Plan complies with the prescribed conditions in v) above;

There is, inevitably, some duplication in the guidelines, policies, obligations and prescribed conditions. Accordingly, the later sections, to avoid duplication, refer to earlier statements where appropriate.

1.1 Peasmarsh

This document supports the Peasmarsh Neighbourhood Development Plan and is submitted by Peasmarsh Parish Council, which is a qualifying body as defined by the Localism Act 2011.

Peasmarsh is the name of both a parish and the only village within the parish. It is within the area of Rother District Council [RDC], the relevant Local Planning Authority. For development planning purposes, the Neighbourhood Area [NA] has been designated as the full extent of the parish. The designation, by RDC, was made on 25th March 2021.

Figure 1 [over] is a map of the parish and hence the Neighbourhood Area.

The parish is entirely within the High Weald Area of Outstanding Natural Beauty [AONB] and exhibits many of the characteristics of the High Weald including ancient woodlands, scattered historic farmsteads and hamlets, a wealth of listed buildings and the main village itself, located on an historic routeway probably first used by the Romans.



Basic Conditions Statement

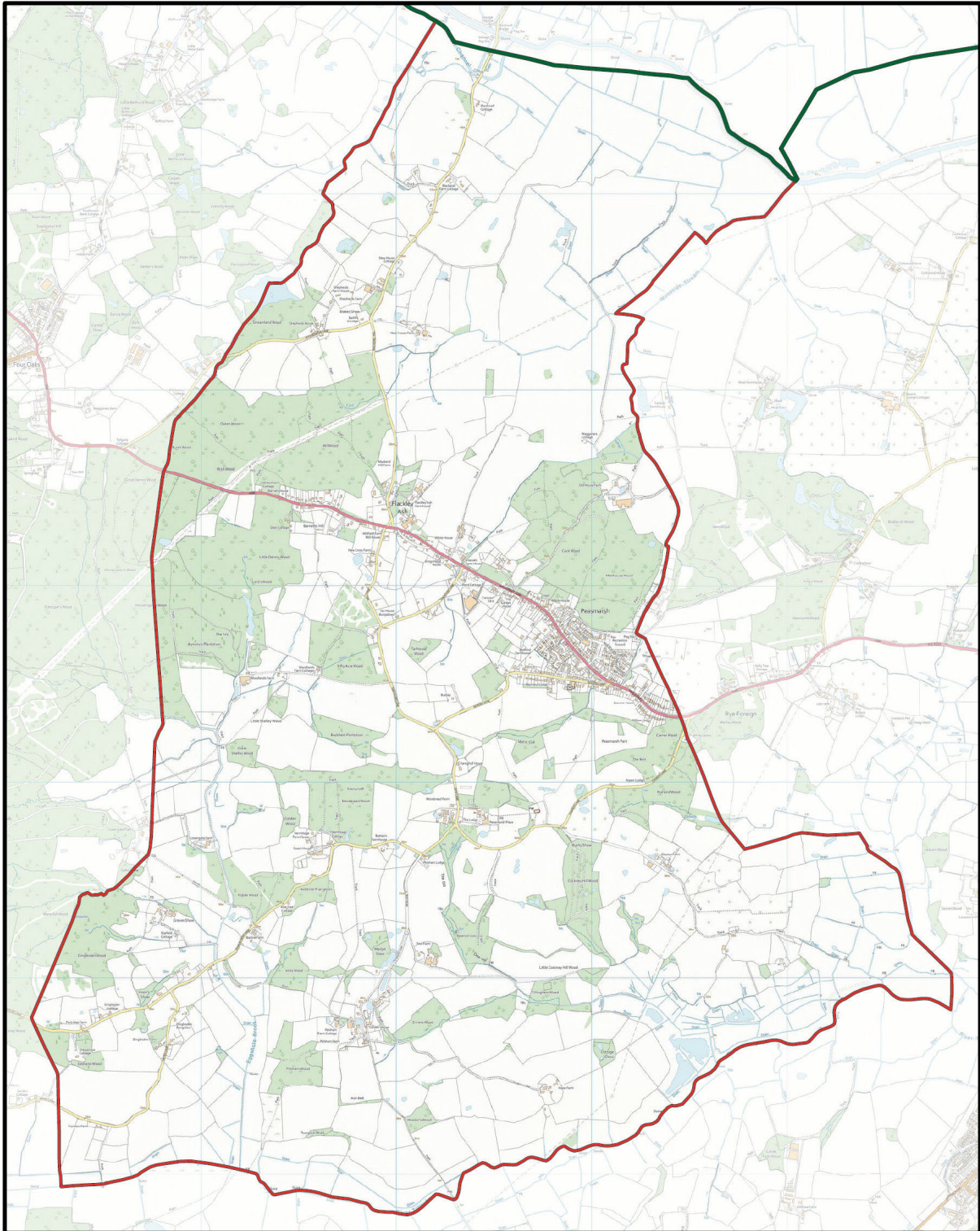


Figure 1 : Peasmarsh Neighbourhood Area



Basic Conditions Statement

2 Conformity with the NPPF

The NPPF consists of 17 sections but not all of them are relevant to neighbourhood development plans and one – Section 2, Achieving Sustainable Development – is dealt with separately as it is one of the five basic conditions. The rest are addressed below :

NPPF Reference	The Plan
Section 5 Delivering a Sufficient Supply of Homes	
68 - 73	<p>RDC undertook a Site Call from October 2020 and PNPD undertook a Site Call in the last quarter of 2021. The results of the two calls were combined in order to assess the sites.</p> <p>An initial Site Options and Assessment [SOA] was undertaken by AECOM for PNPD. Subsequently a local landowner submitted two more sites to RDC as its Site Call was still open.</p> <p>PNPD then undertook its own assessments, building on the work of AECOM, including assessments of the two additional sites. From that, four sites were selected for allocation within the Plan [Policy S2].</p> <p>One of the strongest themes in the Plan is the need for truly affordable homes to house people with family connections [Policy H2]. Two of the four sites are Rural Affordable Housing Sites which can be used for this purpose.</p> <p>Historically there has been development on windfall sites over the decades. That too is considered within the Plan</p>
74 - 77	<p>The Peasmarsh Plan looks forward to 2039 and proposes a supply of 52 new houses being built in that period.</p>
78 - 80	<p>Peasmarsh supports the need for new housing in the parish provided that it is proportionate. The Plan is clear on the types and mix of housing required.</p> <p>Housing is expensive in Peasmarsh with a high prevalence of large detached properties, making the tenure and mix of housing important to the future sustainability of the parish.</p> <p>The parish also identifies a responsibility for delivering rural exception sites with the allocation of houses to people with local connections.</p>
Section 6 Building a Strong, Competitive Economy	
81 - 85	<p>The NPPF has a subsection 'Supporting a prosperous rural economy' but because Peasmarsh <u>is</u> a rural community all the paragraphs are addressed here.</p> <p>The parish economy is driven by small, mainly agricultural or tourism based businesses across the parish and one important commercial business in the village. There is also a large number of home-based workers and businesses.</p> <p>To support these the Plan seeks to improve telecommunications [Policy I5].</p> <p>The plan also supports the development of new business space [Policy E1], delivery of working from home opportunities [Policy E2] as well as supporting the conversion of redundant buildings for new commercial space [Policy E3].</p>



Basic Conditions Statement

	One of the important issues facing the parish is the lack of affordable housing for workers. Policies H1 and H2 support affordable social and open-market housing for lower-paid or essential workers.
Section 8 Promoting Healthy and Safe Communities	
92 - 97	<p>The Plan supports these paragraphs with a series of policies :</p> <ul style="list-style-type: none"> • Improving road safety and traffic impact [Policy I1] • Improvements to the sewage system and surface water drainage [Policies I2 and I3] • Access to health provision [Policy L7] • Supporting development proposals to improve the working from home balance with local facilities [Policy E2] • Placemaking – developments must demonstrate high quality design which integrates well with its surroundings and meets the needs of residents [Policies D1, D2 and D3] · • The enjoyment of ‘dark’ skies [Policy D5]
98 - 103	<p>The parish is already blessed with a large recreation ground with its own pavilion, playground and skate ramp. It also has a dedicated set of allotments.</p> <p>The Plan designates a set of Local Green Spaces [Policy L5] and protects a series of panoramic views [Policy L1].</p> <p>The Plan conserves the rich landscape and heritage assets, including listed buildings, to ensure that developments protect, enhance, restore and leave as a legacy these benefits [Policy D1].</p>
Section 9 Promoting Sustainable Transport	
104 - 113	<p>Traffic and transport remains a key issue in the community, dominated by the A268 and its use as a primary route to Rye and Camber for commuters, hauliers and tourists.</p> <p>The plan supports these paragraphs by requiring new development to ensure safe pedestrian access to bus stops, the school and other parish facilities [Policy L6].</p> <p>The Plan also seeks to improve road safety and traffic impact [Policy I1] and encourages green infrastructure for all developments. Peasmarsh and the surrounding area is well serviced with Public Rights of Way and the development of traffic-free routes where viable and working with local landowners is supported [Policy L6].</p>
Section 10 Supporting High Quality Communications	
114 - 118	<p>Peasmarsh is not well served with adequate telecommunications although the broadband system in the village was recently upgraded.</p> <p>The Plan supports the improvement of telecommunications networks [Policy I5] and requires developers to provide high-speed broadband infrastructure to new developments [Policy D2]. In doing so, the Plan recognises that all this must be done in a sympathetic way [paragraph 115], particularly as the parish is entirely within the High Weald AONB.</p>



Basic Conditions Statement

Section 12 Achieving Well-Designed Places	
126 - 136	<p>The Plan includes policies to encourage good design that fits into the AONB landscape and blends with the villagescape where appropriate [Policies D1, D2, D3, D4 and D5].</p> <p>In addition the Plan is supported by a set of Design Codes applicable to all new developments in the parish.</p>
Section 13 Protecting Green Belt land	
137 - 151	The neighbourhood area does not include any Green Belt land.
Section 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change	
152	The Plan supports the transition to a low carbon future in a changing climate.
153 - 158	<p>Peasmarsh is located at the lower end of the High Weald where the overlying sandstone runs out and the underlying clay dominates. It is bounded to the north by the River Rother with its relatively large Zone 3 flood risk area and the River Tillingham to the south with a lesser Zone 3 area.</p> <p>Most of the parish is in a Zone 1 flood risk area but this does not eliminate flooding as some areas of the village are critical drainage areas. Surface water tends to run off the top of the clay and can result in significant surface water flooding in certain areas of the village. These areas have been identified as part of the infrastructure plan for the village.</p> <p>Due to the age of the housing stock, many older houses have combined waste and surface water run-off and this leads to flood water containing sewage in areas prone to flooding. This is exacerbated by lack of capacity in the village sewage system as identified in the infrastructure section of the Plan.</p> <p>Policies I2 and I3 address these issues by controlling any development that does not address these issues directly and provide the village with the resilience to fully control and mitigate the increased risk of flooding with climate change.</p> <p>Policy D4 sets out how development should reduce greenhouse gas emissions through the reduction of energy and water consumption in new build properties, including through the provision of capacity for EV vehicles.</p> <p>Policies L6, L7 and I1 support the reduction of greenhouse emissions through significant improvements in green infrastructure via public transport and reduction of speed of traffic through the village and the promotion of non-motorised transport from the village.</p> <p>Policies I5 and E2 seek to improve the ability of small live/work businesses within the village to develop, reducing the need for greenhouse transport through support for new home offices and through improvements to the limited telecommunications service identified in the infrastructure plan.</p> <p>Policy L4 sets out how all development must contribute to a net gain in biodiversity of more than 15% within the site or externally as required by and measured in accordance with the Environment Act of 2021.</p>
159 - 169	As identified above, Peasmarsh has significant issues with surface water flooding resulting from the geology and topography of the village. This has been confirmed with the relevant flood management authorities. The risk of flooding will



Basic Conditions Statement

	<p>increase over the coming years due to the impact of climate change and this requires a fundamental reassessment of the response required to this risk.</p> <p>Due to the desire to retain Peasmarsh as a rural village – see paragraphs 176 and 177 – and in order to obtain the climate change benefits of a clustered settlement, it is not possible to have multi-house developments outside the vicinity of the existing village, even though there may be areas with lower flood risk [NPPF 161 – 163].</p> <p>Policy I6 sets out a basic principle for the PNDP for development within the village framework. Developers must identify, seek solutions and commit to delivering them in advance of any housing as a condition of planning approval. For Peasmarsh, flood management will include avoiding areas of known high flood risk.</p> <p>Policies I2 and I3 clarify how the exception test identified in NPPF 163 – 166 would be applied and what this would mean in terms of avoiding sewage and surface water flooding [noting that these are sometimes combined in Peasmarsh]. Development would be supported only after independent capacity checks and appropriate rectification have been completed on the sewage system and where it is clearly demonstrated that surface water runoff will not increase flood risk and not adversely affect neighbouring properties or the surrounding environment as required by Design Code 3.3 in Addendum D6.</p> <p>These PNDP policies would ensure that NPPF 169 guidance to incorporate sustainable drainage systems is followed unless there was clear evidence they are inappropriate.</p>
<p>Section 15 Conserving and Enhancing The Natural Environment</p>	
<p>174 - 176</p>	<p>Peasmarsh is entirely within the High Weald AONB. As such, the Plan gives great weight to conserving and enhancing the landscape scenic beauty following significant investigation into the biodiversity of the parish.</p> <p>The Plan makes clear a strategy to protect, enhance, restore and leave as a legacy for future generations the varied natural and local environment of the village for the benefit of all. It provides for only limited development in sensitive locations and for that development to be appropriately designed.</p> <p>Policy L1 identifies key views within the parish to be preserved which, by doing this, will help maintain the landscape and scenic beauty of the parish within the High Weald AONB as a whole.</p> <p>Policy L2 ensures that development proposals would safeguard the future health and retention of habitats, particularly priority habitats. Proposals that do not support the health and retention of existing habitats would not be supported.</p> <p>Policy L3 addresses the protection of trees and woodland, which form a key part of habitat biodiversity within the parish.</p> <p>Policies H2 and H3 limit the extension of housing outside the village in order to help preserve the existing scenic beauty of the landscape.</p> <p>Policy E3 requires that rural development proposals are of appropriate scale and do not have a significant adverse impact on the landscape of the AONB.</p>
<p>177</p>	<p>The Plan provides for only limited development to keep within the guidelines for the AONB in sensitive locations and for that development to be appropriately designed.</p>



Basic Conditions Statement

	<p>Policy S1 adopts a limit of 10 homes for any one development, in essence defining any larger development as a major development which must be refused unless it can be shown that exceptional circumstances exist and that the development is in the interests of the parish stakeholders.</p> <p>The same policy also does not permit subdivision of a large site so that creeping development cannot by-pass the policy.</p> <p>Policy S2, which allocates sites, adds a requirement that developments of more than three houses shall only take place on allocated sites in order to prevent uncontrolled development taking place elsewhere within the village.</p>
179 - 182	<p>Peasmarsh is primarily managed farmland and woodland and protection of landscape diversity and biodiversity is very important to stakeholders. Policy L2 seeks to protect these different ecological sites within the AONB framework, in particular priority habitats.</p> <p>Policy L4 promotes the enhancement of biodiversity by requiring that all development must contribute to a net gain in biodiversity of more than 10% within the site as required by the Environment Act of 2021.</p> <p>Policy L3 requires that development proposals safeguard the future health and retention of ancient woodland, protected trees and veteran trees if they are to be supported.</p>
Section 16 Conserving and Enhancing the Historic Environment	
189 - 193	The Plan seeks to protect and preferably enhance the Historic Environment.
199 - 208	<p>Peasmarsh has 55 listed buildings, including the Grade I listed 11th century parish church and two Grade II* buildings, about 10% of the total addresses. In addition, there is a significant number of non-designated heritage assets in the parish. All are covered by the Plan.</p> <p>However, the historic environment includes less obvious aspects : the historic settlements, the associated field system and the historic routeways that link them, all typical of the High Weald. These too are covered by the Plan.</p>
Section 17 Facilitating the Sustainable Use of Minerals	
209 - 217	Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not considered. Furthermore, there are no mineral safeguarding areas in the parish.



Basic Conditions Statement

3 Sustainable Development

The Peasmarsh Neighbourhood Development Plan positively supports the development needs of the parish, setting out a vision, objectives and policies for the parish that reflect the views of the local community in conserving the parish while managing change and improvements over the period to 2039.

The central theme of the NPPF is sustainable development, i.e. “*meeting the needs of the present without compromising the ability of future generations to meet their own needs*” – a definition taken from a United Nations resolution. The NPPF goes on to define three interdependent overarching objectives :

- a) an economic objective – to help build a strong, responsive and competitive economy
- b) a social objective – to support strong, vibrant and healthy communities
- c) an environmental objective – to protect and enhance our natural, built and historic environment

These three objectives are used to assess the Plan’s ability to deliver Sustainable Development :

Plan Policy	Summary
Economic Objective	
E1 New Business Space Development	to improve the sustainability of business and provision of employment opportunities in the parish
E2 Adaptation of Existing Buildings for Working from Home	to support residents who wish to work from home
E3 Rural Building Conversion for Business Use	to support the conversion of suitable redundant farm or other buildings for business use
E4 Promotion of Sustainable Tourism	to support the enhancement or creation of good quality, attractive tourist facilities
L7 Sustainable Public Transport	to improve the public transport service in order to make the parish more attractive to visitors
I4 Power Supply	to improve the security of the power supply essential for modern business operations
I5 Telecommunications	to improve the provision of broadband and cell phone infrastructure, essential for modern business operations
Social	
L5 Protection of Local Green Space	to protect local green spaces from development
L6 Retain and Improve Public Access	to promote green infrastructure including active travel routes and improvements to the local public access networks



Basic Conditions Statement

L7 Sustainable Public Transport	to improve the public transport service to the point where it becomes a useful and sustainable service for all stakeholders
I1 Improving Road Safety and Traffic Impact	to improve safety and reduce the speed of traffic through the village
I5 Telecommunications	to improve the provision of broadband and cell phone infrastructure for the benefit of all stakeholders
I7 Access to Secondary Education	to improve sustainable access to secondary education
H2 Rural Affordable Housing Sites	to support affordable housing sites and hence truly affordable housing for people with local connections
D4 Energy Efficiency and Sustainability	to ensure that new builds are energy efficient and sustainable
D5 Dark Skies	to ensure that the parish retains its dark skies
Environmental	
L1 Protection of Locally Significant Views	to protect significant views from development
L2 Protection of Habitats	to safeguard the future health and retention of habitats, particularly priority habitats
L3 Protection of Trees and Woodland	to safeguard the future health and retention of ancient woodland, protected trees and veteran trees
L4 Protection of Biodiversity	to ensure a net gain of more than 10% in biodiversity from development
I2 Sewage System Improvement	to stop the local foul water pumping station from discharging sewage to the local stream [and hence the River Rother]
I3 Surface Water Drainage	to apply SuDS regulations to all new builds, no matter what the size
D1 Local Setting	to ensure that developments conserve and enhance the character area in which it is located
D4 Energy Efficiency and Sustainability	to ensure that new builds are energy efficient and sustainable



Basic Conditions Statement

4 Conformity with the Local Plan

The Plan is required to be in general conformity with the strategic policies of the Rother District Council [RDC] Local Plan. The original policies were made in the 2014 Core Strategy and then modified and supplemented in the 2019 DaSA. The latter policies are identified by a reference starting with the letter ‘D’.

RDC Reference	The Plan
Policy Context	
PC1	<p>This policy is a presumption in favour of sustainable development.</p> <p>The Plan also seeks to achieve sustainable development in the context of a historic rural parish entirely within the High Weald AONB. However, the Plan also emphasises the lack of necessary infrastructure that would be needed to support sustainable development.</p>
Overall Spatial Strategy	
OSS1 to OSS4	<p>These policies seek to set development targets for the district, focusing most development on Bexhill but allocating some across the villages with a range of services in order to provide limited growth therein, limiting such development to development <i>for which a countryside location is necessary or appropriate to promoting sustainable land-based industries and sensitive diversification, primarily for employment uses.</i></p> <p>Policy S2 allocates new sites for a total of 32 homes to which a windfall of 20 homes must be added giving a total of 52 new homes anticipated in the period to 2039.. The Plan also recognises that the 2019 DaSA allocated a site [PEA1] for 45 houses for which a planning application has still to be submitted.</p> <p>In recognition of the sensitive location of the parish – entirely within the High Weald AONB – policy S1 ensures that no development of more than 10 homes is supported.</p> <p>The demonstrable need is for truly affordable housing for people with local connections. Two of the four sites are rural affordable housing sites [policy H2].</p>
Rural Areas	
RA1 to RA4	<p>The Plan promotes the Rother Local Plan vision of attractive, prosperous and vibrant villages where people want to live, work and do business. In particular the need to provide affordable housing for those with local links and/or working in the village and the need to support the development of sustainable rural businesses is crucial.</p> <p>The following policies are particularly pertinent :</p> <p>Policy L6 considers need to retain and improve public access;</p> <p>Policy L7 stresses the importance of improving the bus service;</p>



Basic Conditions Statement

	<p>Policy I7 considers the need to improve access to high quality secondary education;</p> <p>Policy E1 considers the development of new business space to improve the sustainability of business and provision of employment opportunities in the parish in keeping with the rural nature of the area;</p> <p>Policy E2 considers the adaptation of existing buildings for live/work;</p> <p>Policy E3 considers rural building conversion for business use;</p> <p>Policy E4 considers proposals that involve tourism facilities which respond to identified local needs and are of a scale and location in keeping with the rural character of the parish;</p> <p>Policy H1 addresses the need for housing development that responds to local needs by including a mix of housing in size, type and tenure with priority focussed on medium and smaller homes;</p> <p>Policy H2 includes the support of rural affordable housing sites to address locally identified needs;</p> <p>Policy H3 supports the conversion of rural buildings to residential use;</p> <p>Policy D1 requires development to conserve and enhance the character area in which it is located;</p>
<p>[Sustainable] Resource Management</p>	
<p>SRM1, SRM2, DRM1 to DRM3</p>	<p>These policies seek to support the government’s net zero strategy and to ensure that any new development is supported by adequate water and drainage infrastructure whilst limiting the demand placed on that infrastructure by new development.</p> <p>The Plan is committed to sustainable development whilst recognising that there are already infrastructure limitations which are unlikely to be addressed simply through developers obligation and need to be considered more strategically :</p> <p>Policy L6 seeks to encourage the development of traffic-free routes in the parish;</p> <p>Policy L7 addresses the need to improve both the local bus service and connectivity to service centres in order to reduce car use;</p> <p>Policy D4 requires the highest levels of sustainable home design are achieved;</p> <p>Policy I2 addresses the urgent issues that need to be addressed concerning the capacity of the foul water system, including its pumping station, to cope with present usage;</p> <p>Policies I3 and D2 [the latter with associated design code 3.3.7] consider surface water drainage and how to ensure new development will not add to existing site runoff or cause any adverse impact to neighbouring properties and the surrounding environment;</p> <p>Policy I4 highlights the issues with the lack of a secure electricity supply to the parish;</p>



Basic Conditions Statement

	<p>Policy I5 recognises that, even with recent improvements, telecommunications (both mobile signals and broadband) are patchy and need improvement;</p> <p>Policy I6 requires developers to meet obligations that address the impact of the development on infrastructure and through sustainable design;</p>
Communities	
CO1 to CO6, DCO1, DC02	<p>These policies are focused on the facilities and services needed to ensure safe, healthy and happy communities.</p> <p>The Plan supports the same objectives :</p> <p>Policy L7 recognises the importance of improving bus services to meet the needs of those without the use of cars;</p> <p>Policy I7 recognises the need for accessible high quality secondary and further education for young people;</p> <p>Policy H1 addresses the need for both smaller and affordable homes to meet the needs of younger and older households;</p> <p>Policy D3 and associated design code 3.4 address the need for homes that meet the changing needs of residents;</p> <p>Policy L6 addresses need to support existing and improve green infrastructure;</p> <p>Policy I1 considers issues of community safety;</p>
Local Housing Needs	
LHN1, LHN4 to LHN6	<p>These policies address the approach to meeting local housing need for both open market housing and affordable housing.</p> <p>The Plan addresses this same issue with respect to the parish :</p> <p>Policy H1 addresses need to create a mixed and balanced community including the need for truly affordable housing;</p> <p>Policy H2 considers the use of rural exception sites to provide affordable housing to people with living or working in Peasmarsh;</p>
Housing	
DHG1 to DHG12	<p>These policies focus on how to deliver the houses that are needed</p> <p>The Plan has the following relevant policies :</p> <p>Policy H1 addresses the need to create a mixed and balanced community including the need for truly affordable housing;</p> <p>Policy H2 considers the use of rural affordable housing sites to provide affordable housing to people with living or working in Peasmarsh;</p> <p>Policy D2 and associated design code 3.3 considers external aspects of new development;</p> <p>Policy D3 and associated design code 3.4 considers the design of dwellings: space, accessibility and adaptations;</p>



Basic Conditions Statement

Economy	
EC1, EC2, EC4 to EC7, DEC1 to DEC3	<p>Policy I7 considers access to further and higher education;</p> <p>Policy E1 considers the need for new business space;</p> <p>Policy E2 looks at the adaptation of buildings for live/work;</p> <p>Policy E3 considers the opportunity for adaptation of rural buildings;</p> <p>Policy E4 considers how to support sustainable tourism;</p>
Environment	
EN1 to EN7, DEN1 to DEN7	<p>These policies recognise the importance of the environment, the landscape and heritage – particularly because 83% of Rother is within the High Weald AONB.</p> <p>The Plan has many policies which support the same objectives :</p> <p>Policy L1 seeks to protect locally significant views;</p> <p>Policy L3 seeks to protect the trees and woodland of the parish;</p> <p>Policy L4 seeks to enhance biodiversity within the parish;</p> <p>Policy L2 seeks to protect the multiple habitats to be found in the parish;</p> <p>Policy I2 seeks to obtain an acceptable sewage treatment system in Peasmarsh thereby eliminating the multiple discharges of raw sewage into the catchment of the River Rother that are currently taking place;</p> <p>Policy I3 seeks to ensure that surface water runoff from future developments is treated correctly;</p> <p>Policy S1 sets a limit on development scale to ensure, as required by the NPPF, that no major development takes place in the Neighbourhood Area;</p> <p>Policies D1 and D2 and the associated design codes seek to ensure that developments integrate with the environment and hence enhance the natural beauty of the parish and the greater AONB;</p> <p>Policy D5 seeks to preserve the dark skies of the parish;</p>
Transport and Accessibility	
TR1 to TR4	<p>These policies seek to improve accessibility in the district but TR1 only focuses on the west of the district [for instance, it talks of improvement to the Brighton to Hastings East Coastway railway but not the Hastings to Ashford via Rye Marshlink railway]. The remaining policies are not location specific.</p> <p>The Plan has similar policies which support the same relevant objectives :</p> <p>Policy L6 seeks to develop traffic-free routes and improvements to the local public access networks;</p> <p>Policy L7 seeks to improve the local bus provision and its integration with the Rye rail service with a particular emphasis on improving access to health facilities;</p>



Basic Conditions Statement

	<p>Policy D1 with its associated design code 3.2 seeks to ensure ease of access to and from new developments;</p> <p>Policy D2 with its associated design code 3.3 seeks to ensure adequate routes for all users within a development and adequate parking for vehicles;</p> <p>Policy D4 seeks to ensure that every new home has well designed EV charging facilities;</p>
<p>Implementation and Monitoring Framework</p>	
<p>IM1 to IM3, DIM1, DIM2</p>	<p>These policies cover a range of issues, not all of which are relevant to the parish. The Plan does support the objectives in the following policies :</p> <p>Policy I2 requires the sewage system in the village to be brought up to standard before any further development can take place;</p> <p>Policy S3 proposes adjustments to the Peasmarsh development boundary in order to accommodate the site allocations;</p>



Basic Conditions Statement

5 European Union Obligations

5.1 Directive 2001/42/EC : Strategic Environmental Assessment

A Strategic Environmental Assessment [SEA] has been undertaken with respect the Plan. The overall conclusions at the Regulation 14 draft stage are as follows :

The appraisal considers that the only significant effects likely to arise in implementation of the draft PNDP are positive in nature and relate to the SEA theme of community wellbeing. This reflects the main plan objective to coordinate clusters of small development in the neighbourhood area, that enhances / improves the significant environmental assets of the parish whilst supporting the village's economic viability and its rural surrounding.

This includes by delivering development that targets locally identified housing needs (such as providing affordable housing), supporting access to secondary education, new green spaces, and more broadly improving active and sustainable travel uptake.

Some greenfield loss is anticipated, and minor negative effects are expected in this respect in relation to both the landscape and land, soil, and water resources SEA themes; particularly given the presence of the AONB. However, it is recognised that the policy framework and supporting evidence base (include the village design codes and guide) provide mitigation that is likely to minimise impacts and avoid significant effects arising.

While there are heritage constraints present within the draft PDNP area, these are not significant in relation to the site allocations. Furthermore, the policy framework, supported by the village design codes and guide, seeks to ensure no significant residual impacts for the historic environment. Neutral effects are concluded.

Residual neutral effects are also concluded in relation to the SEA themes of biodiversity, climate change, and transport, reflecting the Plan's avoidance and mitigation measures which should ensure that new development integrates without causing significant deviations from the baseline situation. It is noted that minor positive effects against the biodiversity and climate change themes could be delivered in the longer term, reflecting the detailed policy provisions set out.

5.2 Directives 2011/92/EU / 2014/52/EU : Environmental Impact Assessment

These directives are not considered relevant to the Plan

5.3 Directive 92/43/EEC : Habitats, Wild Fauna and Flora

One of the main focuses of the Plan is the environment. In particular, policies L2, L3 and L4 are specific to the protection and enhancement of habitats in the parish.

5.4 Other Directives

There are no policies in the Plan that are within the scope of the remaining EU directives.

5.5 Human Rights

The Peasmarsh Neighbourhood Development Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights.



Basic Conditions Statement

The Plan has been prepared with extensive input from community and stakeholders as detailed within the accompanying Consultation Statement. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole of the community were included.

The pre-submission Plan was consulted upon as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The responses received were recorded and changes have been made as detailed in the schedule provided within the Consultation Statement.

The Plan has therefore had appropriate regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

5.6 Equalities

The Peasmarsh Neighbourhood Development Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the Equality Act 2010.

The attached Equality Impact Assessment [Annexe BCS1] concludes that the Plan is appropriate and that the duty of care prescribed by the Equalities Act (2010) is met. The Parish Council is not aware of any discrimination, harassment, victimisation or any other conduct that is prohibited by or under the Act.



Basic Conditions Statement

6 Prescribed Conditions

The prescribed conditions require that the Plan is not likely to have a significant effect on a European site as defined by the Conservation of Habitats and Species Regulations 2010.

There are no European sites within the Neighbourhood Area [NA] but the Dungeness Special Area of Conservation [SAC] and the somewhat larger Dungeness, Romney Marsh and Rye Bay Special Protection Area [SPA] that encompasses the SAC are close to the extreme south east boundary of the NA.

It is considered that none of the policies in the Plan will have a significant effect on either site and the requirement to improve the sewage treatment system [policy I2] may have a positive impact by reducing or preferably eliminating the deliberate dumping of sewage into the catchment of the River Rother by the operating company.

As discussed in Section 3 of the Plan, the making of this neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017



Basic Conditions Statement

Annexe BCS1 : Equality Impact Assessment

Introduction

The 2010 Equality Act places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between persons who have a “protected characteristic” and those who do not.

The protected characteristics are age, disability, gender reassignment, marriage & civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This Equality Impact Assessment reviews the Peasmarsh Neighbourhood Development Plan [PNDP] in a systematic way.

Baseline Data

The following was extracted from the 2011 Census data for the parish :

Total Population : 1,191;

Age : 20% of the population were aged 17 or less, 56% were in the working age groups [ages 18-64 with 24% over 64. The mean age was 45;

Sex : 48.4% males; 51.6 females;

Main Language : English was the main language of 99.4% of households;

Country of Birth : 96.3% of residents were born in the UK, 1.8% were born in the EU and 1.9% were born elsewhere;

Ethnic Group : 99.2% of residents categorised themselves as white with 0.3% mixed, 0.3% Asian and 0.3% other [*small rounding error*];

Religion : 68.9% of residents categorised themselves as having a religion, predominantly Christian, 22.3% having no religion and 8.8% not stating;

Relationship : 57.7% of residents were married or in a registered civil partnership, 11.3% were cohabiting, 5.6% were divorced and 7.9% were widowed;

Health : 82% reported ‘Very good’ or ‘Good’ health and 4.2% reported ‘bad’ or ‘very bad’ health;

No data is available from the 2011 census for gender reassignment, pregnancy and maternity or sexual orientation and the data from the 2021 census is not yet available.

Persons with Protected Characteristics

The Vision of the PNDP is :

Peasmarsh parish will continue developing its thriving, safe and friendly rural community through sustainable development. The Plan will reflect the needs of and enhance / improve the significant environmental assets of the parish whilst developing its economic viability and its rural surrounding. It will also respect our location in the High Weald Area of Outstanding Natural Beauty.



Basic Conditions Statement

The vision recognises and supports access for the whole community to local social, cultural, sporting and environmental amenities and is therefore expected to have a **positive likely impact** on persons with protected characteristics.

The Plan sets out a series of objectives to help deliver the Vision. These have been assessed in terms of their impact on persons with protected characteristics :

Objective	Likely Impact	Comments
1 Sustain a thriving parish offering a range of facilities to the local community, businesses and visitors by encouraging the expansion of the local retail and service provision;	Positive	This objective promotes local services to all sections of the community so is expected to have a positive impact on residents with protected characteristics.
2 Seek adequate education provision for parish children of all ages, extending the local educational facilities in line with future housing developments;	Positive	This objective seeks adequate education opportunities for all so is expected to have a positive impact on residents with protected characteristics.
3 Protect and enhance local open spaces and access to the countryside to enhance the physical and mental wellbeing of residents, encouraging development which exceeds current energy efficiency standards and promoting cycle networks and non-vehicular connectivity with adjacent villages and town for a sustainable village life;	Positive	This objective promotes improvements to the parish environment in order to enhance the physical and mental wellbeing of all residents so is expected to have a positive impact on residents with protected characteristics.
4 Plan and deliver future developments which reflect both current and future housing needs of the parish in small clusters, promoting principles of good design and quality that encourage the local context;	Positive	This objective promotes high quality housing which is affordable and sustainable, so is expected to have a positive impact on residents with protected characteristics.
5 Ensure that the parish infrastructure is improved to match existing requirements and then expanded in line with future housing developments; in the short term : i) reduce the impact of road traffic and parking on the local community;	Positive	This objective seeks to improve the parish infrastructure for the benefit of all so is expected to have a positive impact on residents with protected characteristics.



Basic Conditions Statement

<ul style="list-style-type: none"> ii) eliminate the flooding and stop the supercharging of the sewage system both of which occur regularly; iii) eliminate the frequent and sometimes extended power failures; iv) establish frequent bus services which meet the national Bus Back Better policy with markedly improved frequency all week and timetables integrated with other services including rail; 		
<p>6 Secure the long term future of existing community leisure and cultural facilities for all ages and promote the provision of new facilities to address the future needs of the parish;</p>	<p>Positive</p>	<p>This objective promotes the retention of existing community facilities and the creation of new ones so is expected to have a positive impact on residents with protected characteristics.</p>
<p>7 Protect, maintain and enhance the nationally and locally important heritage and environmental assets and historic character by guiding sympathetic development;</p>	<p>Neutral</p>	<p>This objective protects the rural character, biodiversity and historic assets of Peasmarsh which will be enjoyed by all but is deemed to have a neutral impact on residents with protected characteristics.</p>

All of the objectives are considered to have a **positive** or **neutral** likely impact on those with protected characteristics. There are no individual objectives that are considered likely to have a negative impact.

Conclusion

The Peasmarsh NDP provides a suite of objectives and policies to respond to the vision for the benefit of the local community as a whole including those with protected characteristics.

In preparing the Plan, the parish council and the PNDP steering group have sought to engage widely with all of the local community. They have gone beyond minimum consultation requirements to gather the views of the community.

In conclusion, the assessment finds the Peasmarsh NDP to be appropriate and that the duty of care prescribed by the Equalities Act (2010) is met.