

Three Parishes Neighbourhood Development Plan

Basic Conditions Statement

March 2023

Introduction

This Basic Conditions Statement has been produced to explain how the proposed Three Parishes Neighbourhood Development Plan (TPNDP) has been prepared in accordance with the Neighbourhood Planning Regulations General Regulations 2012 (as amended) and how the basic conditions of neighbourhood planning and other considerations as prescribed in the Town and Country Planning Act 1990 have been considered to have been met.

Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are as follows:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the Neighbourhood Plan;
- Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation, it is appropriate to make the Neighbourhood Plan;
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- The making of the neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been compiled with in connection with the proposal for the Neighbourhood Plan¹.

Supporting documents and evidence

The TPNDP is supported by this Basic Conditions Statement, a Consultation Statement and an extensive evidence base. Other supporting documents include screening statements for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA).

Key Statements

The Three Parishes of Adderley, Norton in Hales and Moreton Say are all a qualifying body and entitled to submit a neighbourhood Plan for their parish area. The TPNDP expresses policies that relate to the development and use of land only within the neighbourhood plan area.

The neighbourhood area is contiguous with the parish boundaries, as shown in the map accompanying the neighbourhood area designation application.

The TPNDP covers the period from 2023 to 2038.

No provision for excluding development such as national infrastructure is contained within the Neighbourhood Plan.

¹ Neighbourhood Plan require screening statements regarding the need for a Strategic Environmental Assessment and an Appropriate Assessment under the EU habitats Regulations.

THE TPNDP relates to the neighbourhoods of Adderley, Norton In Hales and Moreton Say which are defined as a community cluster within Shropshire Council’s Local Plan. It is solely related to the areas of Adderley, Norton In Hales and Moreton Say as designated by Shropshire Council.

There are no other Neighbourhood Development Plans in place for the Three Parishes neighbourhood area.

Conformity with National Planning Policy

It is required that the TPNDP has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).

The NPPF in sections 28-30 states that Neighbourhood Plans should not promote less development than set out in strategic policies for the area, or undermine those strategic policies².

This section demonstrates that the TPNDP has regard to relevant policies within the NPPF in relation to:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Supporting high quality communications;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt land;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment; and
- Facilitating the sustainable use of materials.

The TPNDP has 6 main and 14 sub objectives. These are summarised in Table 1 below together with the NPPF goals each objective seeks to address.

Table 2 on Page 4 provides a summary of how each policy in the TPNDP conforms specifically to the NPPF.

Table 1 Neighbourhood Plan Objectives and NPPF Goals

TPNDP Objective	Relevant NPPF Goal
<i>Provision of Adequate Housing</i>	
To allow future infill development in the Three Parishes which respects the variety of building styles and materials used in the area.	Delivering a sufficient supply of homes
Limited infill in each settlement which respects the rural outlook, maintaining gaps between settlements.	Delivering a sufficient supply of homes Achieving well-designed places

² Neighbourhood Plans must be in general conformity with the strategic policies contained in any development that covers their area.

To support the provision of an appropriate number and range of house types and tenures on appropriate sites meeting the needs of people living in the Three Parishes.	Delivering a sufficient supply of homes
<i>Employment Opportunities</i>	
Encourage suitable employment opportunities through conversion of existing buildings or small well-designed buildings in appropriate locations.	Building a strong, competitive economy Achieving well-designed places
<i>Natural Environment</i>	
To retain its largely rural character whilst having enhanced range of services and facilities offered to all age groups.	Conserving and enhancing the natural environment Building a strong, competitive economy
To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the parishes and to encourage appropriate management.	Conserving and enhancing the natural environment
Reduce our carbon emissions, making sure development mitigates for and enables adaption to the effects of climate change.	Conserving and enhancing the natural environment Meeting the challenge of climate change, flooding and coastal change
<i>Transport and Movement</i>	
To work and improve public transport opportunities minimising the use of cars in and around the parishes, and reduce the associated problems of noise, pollution and parking.	Promoting sustainable transport
To provide a safe, accessible and well-maintained network of roads, cycle routes, footpaths, rights of way and pavements, whilst retaining rural character to support more sustainable modes of transport and offering healthier lifestyle options.	Promoting sustainable transport Achieving well-designed places Conserving and enhancing the natural environment Promoting healthy and safe communities
<i>Built Environment and Heritage</i>	
To respect the Norton in Hales conservation area and support sympathetic design to protect and enhance the conservation area to the benefit of the entire community.	Conserving and enhancing the historic environment. Achieving well-designed places
To protect the character and setting of the Three Parishes historic buildings, ensuring new development is in keeping with other buildings and their surroundings.	Conserving and enhancing the historic environment. Achieving well-designed places
<i>Community Facilities</i>	
To protect existing facilities and services considered important for a vibrant community, supporting development of new ones which will benefit the community.	Building a strong, competitive economy
Increase opportunities to access community facilities and to enhance the range of activities and facilities available for all.	Building a strong, competitive economy
To encourage suitable employment opportunities and communications connectivity (broadband and mobile phone).	Building a strong, competitive economy Supporting high quality communications

Table 2: Conformity of the Three Parishes Neighbourhood Development Plan Policies with the NPPF

Policy Reference	Policy	NPPF Paragraphs	Comments
H1	Housing Design	8b, 20, 28, 92, 97, 126, 127, 129, 130 and 134	Seeks high quality design, contributing to the beauty and sustainability of the built environment
H2	Housing Mix and Tenure	8b, 50, 60, 62, 78	Acknowledges the need for small infill development and appropriate affordable housing schemes, including homes suited to sheltered accommodation and those who need support due to disabilities.
EMP1	Small Scale Employment	8a, 20, 81, 84, 85	Provides opportunities to support small scale employment and the re use of land or buildings on existing employment sites.
EMP2	Farm Diversification	8a, 20, 81, 84, 85	Provides opportunities for farm diversification as well as rewilding opportunities.
G1	Protecting Public Open Spaces in the Three Parishes	8c, 84d, 93, 98, 99	Seeks to protect areas of open space.
G2	Protection and Enhancement of Biodiversity	8c, 15, 153, 174, 179	Seeks to protect and enhance local wildlife species and habitats, including those that are undesignated. Aiming to achieve at least a 10% net gain for biodiversity.
G3	Local Carbon Reduction	8c, 152, 153, 154, 155	Seeks proposals to meet a high level of sustainability and be optimised for energy efficiency, targeting zero carbon emissions.
T1	Linkages and Connections	8b, 88, 92, 98, 100, 104, 105, 106, 112	Seeks to enhance and improve existing Public Rights of Way, seeking new applications to demonstrate safe and accessible routes.
T2	Parking	104, 107, 108, 110	Seeks to prevent a loss of off-street parking, whilst seeking applications that improve parking capacity elsewhere. As well as supporting electric charging facilities.
T3	Broadband Connecting the Parishes	8, 114	Seeks to support access to super-fast broadband networks within villages and outlying properties in the countryside.
LE1	Conservation of the Three Parishes Historic Character	8c, 130c, 189, 190, 194, 199, 200, 201 and 202	Seeks to preserve and enhance the historic character of the Three Parishes together with their setting.
COM1	Community Facilities	7, 9, 16, 20, 28, 70, 84d, 187	There is a presumption in favour of the protection of existing community facilities.

Contribution towards Sustainable Development

The NPPF states in paragraph 7 that *‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’*.

Table 3 below summarises how the objectives and policies in the TPNDP contribute towards the three sustainable development objectives as defined in Paragraph 8 of the NPPF.

Table 3 Assessment of TPNDP Objectives and Policies in Terms of Sustainable Development

Economic Objective	
NPPF Definition – To help build a strong, responsive, competitive economy’	
TPNDP Objectives	<p>4. Encourage suitable employment opportunities through conversion of existing buildings or small well-designed buildings in appropriate locations.</p> <p>12. To protect existing facilities and services considered important for a vibrant community, supporting development of new ones which will benefit the community.</p> <p>13. Increase opportunities to access community facilities and to enhance the range of activities and facilities available for all.</p> <p>14. To encourage suitable employment opportunities and communications connectivity (broadband and mobile phone).</p>
TPNDP Policies	<p>EMP1: Small Scale Employment</p> <p>EMP2: Farm Diversification</p> <p>T2: Parking</p> <p>T3: Broadband Connecting the Parishes</p>
Comments	<p>The TCNDP seeks to provide suitable, appropriate, employment opportunities through either the conversion of existing buildings or provision of small well-designed new buildings within the built up areas of the Three Parishes. Furthermore the re-use of land or buildings on existing employment for uses other than employment will be supported should they meet the criteria of Policy EMP1.</p> <p>Other employment opportunities that are promoted with the TCNDP include the Parishes support for farm diversification.</p> <p>Other policies on parking state that retail, commercial or business development will be supported that provide parking facilities that avoid or minimise ‘on street’ parking.</p> <p>Finally the TPNDP looks for developments to provide access to super-fast broadband and with an increase in home working since the pandemic on the rise the need for these services are heightened.</p>

Social Objective	
NPPF Definition – ‘Support strong vibrant and healthy communities’	
TPNDP Objectives	<ol style="list-style-type: none"> 1. To allow future infill development in the Three Parishes which respects the variety of building styles and materials used in the area. 2. Limited infill in each settlement which respects the rural outlook, maintaining gaps between settlements. 3. To support the provision of an appropriate number and range of house types and tenures on appropriate sites meeting the needs of people living in the Three Parishes. 8. To work and improve public transport opportunities minimising the use of cars in and around the parishes, and reduce the associated problems of noise, pollution and parking. 9. To provide a safe, accessible and well-maintained network of roads, cycle routes, footpaths, rights of way and pavements, whilst retaining rural character to support more sustainable modes of transport and offering healthier lifestyle options.
TPNDP Policies	<p>H2: Housing Mix and Tenure T1: Linkages and Connections COM1: Community Facilities</p>
Comments	<p>The TPNDP looks to provide housing that meets an identified local need with an appropriate mix of sizes, types and tenures, including homes for smaller households suited to sheltered accommodation and those who need support due to disabilities.</p> <p>Policy T1 looks to enhance and improve existing Public Rights of Way, including the Shropshire Union Canal towpath. It further states that all new developments should demonstrate safe and accessible routes for pedestrians and cyclists to local services, facilities and existing networks, particularly where they link with public transport.</p> <p>Finally the TPNDP states that there will be a presumption in favour of the protection of existing community facilities, as well as the reuse of local community facilities and changes of use where appropriate. Proposal for new facilities will be supported, where appropriate, if the development contributes to the health and wellbeing of the public.</p>

Environment Objective	
NPPF Definition – ‘To contribute to protecting and enhancing our natural, built and historic environment’	
TPNDP Objectives	<ol style="list-style-type: none"> 1. To retain its largely rural character whilst having enhanced range of services and facilities offered to all age groups. 2. To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the parishes and to encourage appropriate management.

	<p>3. Reduce our carbon emissions, making sure development mitigates for and enables adaption to the effects of climate change.</p> <p>10. To respect the Norton in Hales conservation area and support sympathetic design to protect and enhance the conservation area to the benefit of the entire community.</p> <p>11. To protect the character and setting of the Three Parishes historic buildings, ensuring new development is in keeping with other buildings and their surroundings.</p>
TPNDP Policies	<p>H1: Housing Design EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes G2: Protection and Enhancement of Biodiversity G3: Local Carbon Reduction LE1: Conservation of the Three Parishes Historic Character</p>
Comments	<p>The TPNDP looks for developments to demonstrate high quality design and contribute to the beauty and sustainability of the built environment.</p> <p>EMP2 states that where development proposals for the diversification of farms is not possible or the continued use of the business is unviable, proposals might consider rewilding opportunities.</p> <p>Policies G1 to G3 all look to enhance and protect the natural environment including public open spaces, biodiversity and reduce carbon emissions.</p> <p>The TPNDP also looks to preserve and enhance the historic character including listed buildings, scheduled ancient monuments and other heritage assets, whether designated or otherwise, considered to contribute to local or historic interest, together with their settings, including the Norton In Hales Conservation Area. In addition, development should contribute to local character and make a positive contribution to the locally distinctive historic character of the Three Parishes.</p>

As demonstrated in Table 3, the strategic objectives of the Three Parishes Neighbourhood Development Plan comprise a balance of social, economic and environmental goals, which are interdependent and need to be pursued in mutually supportive ways.

Shropshire Council considered that a Strategic Environmental Assessment (SEA) was not required because the TPNDP is not likely to have a significant impact upon the environment.

General Conformity with the Shropshire Council Emerging Local Plan 2016 – 2038

Shropshire Council's strategic planning policy is contained in the Shropshire Core Strategy and the Site Allocations & Management of Development, which makes up the Development Plan.

However, the current development plan is now out of date and therefore the existing documents are under review. Shropshire have now reached the examination stage of the Local Plan Review, an appropriate and sensible approach from this point is to proceed with the Neighbourhood Plan on the basis of the merging strategy and policies, working closely with Shropshire Council during the preparation of the Neighbourhood Development Plan and supporting documents.

The TPNDP has been prepared to be in '*general conformity*' with Shropshire Council's emerging Local Plan Review policies and is aligned closely with the core objectives which underpin the review submitted for examination in September 2021.

The policies of relevance are shown in Table 4 below, along with consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the TPNDP is in general conformity with them.

Any policy that is not identified in table 4 is not considered to be relevant to the TPNDP because the TPNDP does not have any policies that directly relate to it.

Table 4: Conformity of Neighbourhood Plan Policies with Shropshire Council Local Plan Review 2016 – 2038

Shropshire Council Local Plan Policy	Three Parishes Neighbourhood Development Plan Policy
SP1: The Shropshire Test	<p>H1: Housing Design H2: Housing Mix and Tenure EMP1: Small Scale Employment EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes G2: Protection and Enhancement of Biodiversity G3: Local Carbon Reduction T1: Linkages and Connections T2: Parking T3: Broadband Connecting the Parishes LE1: Conservation of the Three Parishes Historic Character COM1: Community Facilities</p> <p>The TPNDP is in conformity with Policy SP1 through all of its policies. This ranges from housing design as well as its mix and tenure, providing sufficient infrastructure through small scale employment and further opportunities for farm diversification, conserve and enhance the high-quality natural environment and historic environment, including the protection of open spaces that improve the well-being of communities, addressing the impacts of climate change through its Local Carbon Reduction Policy and push for electric charging facilities, encouraging developments to provide super-fast broadband networks and in turn providing sufficient infrastructure, and finally a presumption in favour of the protection of existing community facilities supporting cohesive communities.</p>
SP3: Climate Change	<p>EMP1: Small Scale Employment EMP2: Farm Diversification G3: Local Carbon Reduction T1: Linkages and Connections</p> <p>Policy SP3 supports the transition to a zero carbon economy looking to reduce carbon emissions. A number of policies within the neighbourhood development plan tackle this in a number of ways. Policy EMP1 looks to provide suitable, appropriate, employment opportunities that need to take in a number of considerations that doesn't harm its surroundings whilst EMP2 encourages the diversification of farms that may otherwise be unused and if unviable consider</p>

	<p>rewilding opportunities. Other policies such as T1 encourages the use of Public Rights of Way as well as encouraging safe and accessible routes that push for the use of public transport and other methods other than the car. Finally Policy G3 further considers the impacts climate change directly, seeking design that meets high levels of sustainability and are optimised for energy efficiency, targeting zero carbon emissions.</p>
SP4: Sustainable Development	<p>H1: Housing Design H2: Housing Mix and Tenure EMP1: Small Scale Employment EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes G2: Protection and Enhancement of Biodiversity T1: Linkages and Connections LE1: Conservation of the Three Parishes Historic Character COM1: Community Facilities</p> <p>Policy SP4 of the Shropshire Local Plan Review sets out three main objectives that contribute to sustainable development, in addition to other national policies. The TPNDP is in conformity with the relevant principles of these objectives, appropriately located, suitable and well-designed new development. It also emphasises the need for the enhancement and protection of the natural and historic environment. Protect and improve community facilities and increase active travel in the parish through appropriate linkages and connections and small scale employment including farm diversification.</p>
SP5: High-Quality Development	<p>H1: Housing Design LE1: Conservation of the Three Parishes Historic Character</p> <p>In line with Policy SP5, new development which is consistent with wider development plan policies for the area, should demonstrate high quality design and contribute to the beauty and sustainability of the built environment. The TPNDP also looks to preserve and enhance the historic character of the Three Parishes.</p>
SP6: Health and Wellbeing	<p>H1: Housing Design G2: Protection and Enhancement of Biodiversity G3: Local Carbon Reduction T1: Linkages and Connections T2: Parking LE1: Conservation of the Three Parishes Historic Character</p>

	<p>Policy SP6 considers that new development should ensure the health and well-being of individuals, communities and places. This will be achieved by ensuring the quality of life and delivery of community well-being, through the use of land; type of development; the safeguarding, maintenance and improvement of community facilities and services; and by ensuring that form, design, location and layout of new development enhances community well-being. It is considered that the policies listed above all comply with the requirements of Policy SP6.</p>
SP7: Managing Housing Development	<p>H2: Housing Mix and Tenure</p> <p>The TPNDP states that proposals for housing should meet identified local housing needs, and provide appropriately for the sites, a mix of sizes, types and tenures, including homes for smaller households suited to sheltered accommodation and those who need support due to disabilities and it is not considered that this conflicts with the Local Plan.</p>
SP8: Managing Development in Community Hubs	<p>EMP1: Small Scale Employment EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes</p> <p>Policy SP8 considers that community hubs are significant rural service centres and the focus for development within the rural area. Both policies EMP1 and EMP2 seek to provide suitable, appropriate employment opportunities as well as a diversification of farms when acceptable. Furthermore G1 looks to maintain public open spaces within the area and therefore the policies are considered to comply with SP8.</p>
SP9: Managing Development in Community Clusters	<p>H2: Housing Mix and Tenure</p> <p>Policy SP9 covers details regarding community clusters with 4e, stating that any residential provides an appropriate mix of dwellings types, tenure and affordability in accordance with relevant policies in the Local Plan. It is considered that H2 is appropriate and accords with Policy SP9.</p>
SP10: Managing Development in the Countryside	<p>H1: Housing Design EMP1: Small Scale Employment EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes LE1: Conservation of the Three Parishes Historic Character COM1: Community Facilities</p> <p>The policies listed above whilst supporting development in appropriate locations all look to conserve and enhance the surrounding character of the area. H1 looks to achieve high quality design and contribute to the beauty and sustainability of the built environment, EMP1 supports small scale employment, whilst farm diversification looks to create further</p>

	<p>opportunities for tourism and employment. G1 protects areas of open space in line with Policy SP6 of the Local Plan and SP10. LE1 conserves and enhances the historic character of the area whilst COM1 has a presumption in favour of the protection of existing community facilities.</p>
<p>SP12: Shropshire Economic Growth Strategy</p>	<p>EMP1: Small Scale Employment EMP2: Farm Diversification G1: Protecting Public Open Spaces in the Three Parishes T3: Broadband Connecting the Parishes LE1: Conservation of the Three Parishes Historic Character COM1: Community Facilities</p> <p>Policy S12 of the Local Plan Review seeks for Shropshire to be the best place to do business. The County will promote its economic potential by positively supporting enterprise, developing and diversifying the local economy, targeting growing and under-represented sectors and by using its high quality assets and special environment. It will increase its productivity by improving digital and transport connectivity, making productive use of low carbon energy sources, meeting skills need, and by using the benefits of its local talent and business expertise. In support of improving and maintaining community facilities in the area, as well as promoting small employment and farm diversification the TPNDP looks to further protect the historic character, protect open spaces and further improve broadband connectivity.</p>
<p>SP13: Delivering Economic Growth and Enterprise</p>	<p>EMP1: Small Scale Employment EMP2: Farm Diversification COM1: Community Facilities</p> <p>Both EMP1 and EMP2 look to deliver economic growth and both are considered appropriate in line with the requirements of Policy SP13. In addition, point 7 supports strategic and local employers and in turn COM1 looks to maintain community facilities.</p>
<p>DP1: Residential Mix</p>	<p>H2: Housing Mix and Tenure</p> <p>H2 of the TPNDP looks to support development proposals that meet an identified local housing need, including homes for smaller households suited to sheltered accommodation and those who need support due to disabilities. The policy also supports developments for small infill sites and appropriate affordable housing schemes on exception sites in line with the Policy DP1.</p>
<p>DP9: Managing and Supporting Town Centres</p>	<p>COM1: Community Facilities</p>

	<p>It is considered that Policy COM1 Complies in line with DP9 Managing and Supporting Town Centres through the support of new community facilities and the aim of improving existing facilities.</p>
<p>DP10: Tourism, Culture and Leisure</p>	<p>LE1: Conservation of the Three Parishes Historic Character COM1: Community Facilities</p> <p>Policy DP10 looks to deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors plan for the local economy, benefits local communities and visitors, and is sensitive to Shropshire intrinsic natural and built environment qualities. It is considered that the policies listed are in conformity with the Shropshire Local Plan Review policy with community facilities being protected, with additional facilities considered acceptable in appropriate locations. Furthermore policy LE1 looks to preserve and enhance the historic character of the Three Parishes.</p>
<p>DP11: Reducing Carbon Emissions</p>	<p>G3: Local Carbon Reduction T1: Linkages and Connections</p> <p>Policy DP11 looks to reduce the impact of climate change by reducing carbon emissions, Policy G3 is aligned with reduced local carbon emissions in the Three Parishes with policy T1 looking to increase accessibility to PROW.</p>
<p>DP12: The Natural Environment</p>	<p>G2: Protection and Enhancement of Biodiversity</p> <p>In line with Policy DP12 of the Local Plan Review development proposals will be expected to demonstrate how these will achieve at least a 10% net gain for biodiversity. Policy G2 also looks to protect and enhance local wildlife species and habitats, including those that are undesignated.</p>
<p>DP14: Green Infrastructure</p>	<p>G2: Protection and Enhancement of Biodiversity</p> <p>The policy seeks development in Shropshire to be accompanied by an improved and expanded green infrastructure network as an integral part of open space provision. This is in line with G2 which looks to protect and enhance local wildlife species and habitats</p>

<p>DP15: Open Space and Recreation</p>	<p>G1: Protecting Public Open Spaces in the Three Parishes COM1: Community Facilities</p> <p>The aim of this policy is to ensure people have sufficient opportunities to play, walk and generally stay healthy, the delivery of good quality, accessible and well maintained open space as an essential part of development. Both the protection of community facilities and open space shows that the TPNDP is in line with the aims of DP15.</p>
<p>DP16: Landscaping of New Development</p>	<p>G2: Protection and Enhancement of Biodiversity</p> <p>The policy looks to create and maintain an attractive and well-designed environment, in line with this G2 looks to enhance biodiversity which contributes to attractiveness of landscapes.</p>
<p>DP23 Conserving and Enhancing the Historic Environment</p>	<p>H1: Housing Design LE1: Conservation of the Three Parishes Historic Character</p> <p>Shropshire heritage assets will be protected, conserved and sympathetically enhanced. H1 looks for proposals to demonstrate high quality design that does not affect the local characteristics and setting of their surroundings, whilst LE1 looks to directly conserve the historic character of the Three Parishes in line with the policy set out within the Shropshire Local Plan Review.</p>
<p>DP27: Broadband and Mobile Communications Infrastructure</p>	<p>T3: Broadband Connecting the Parishes</p> <p>DP27 requires Shropshire businesses and communities to have quality broadband provision and mobile network connectivity to support economic growth. In line with T3 looks for developments to provide access to super-fast broadband within villages and outlying properties in the countryside, as well as improving speed of existing services. This is in line with the requirements of the Shropshire Council Local Plan Review.</p>
<p>DP28: Communications and Transport</p>	<p>T1: Linkages and Connections T3: Broadband Connecting the Parishes</p> <p>The purpose of the TPNDP is to reduce the amount of reliability on car travel and looks to promote active modes of travel via both foot and cycle. This includes improving PROW and improving access to them from new developments. This aligns with the Policy DP28 which looks to reduce car dependent and widen travel and transport choices. Furthermore the policy also looks to protect and extend footway, cycle ways, PROW and bridleways for active travel.</p>
<p>S11.3: Mark Drayton Place Plan Area</p>	<p>H1: Housing Design H2: Housing Mix and Tenure EMP1: Small Scale Employment</p>

	<p>EMP2: Farm Diversification</p> <p>Within the Market Drayton Place Plan Area a number of community clusters have been identified including the Three Parishes. Within these clusters new residential and employment development will be delivered through appropriate small-scale windfall development. It is felt that the above policies respond positively to the requirements set out within the Shropshire Local Plan Review.</p>
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Compatibility with EU Obligations and Human Rights Requirements

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

In March 2023, screening statements of the draft TPNDP were produced regarding the need for a Strategic Environmental Assessment (SEA) and an Appropriate Assessment under the EU Habitats Regulations. These screening statement concluded that neither an SEA nor an HRA ('Appropriate Assessment') were required and they have been forwarded to Shropshire Council, natural England, Environment Agency and Historic England for comment. These Screening Statements are included as part of the TPNDP submission.

Based on the screening statements, the Parish Councils considers that the TPNDP does not require a Strategic Environmental Assessment under the SEA Directive and the Environmental assessment of Plan and Programmes Regulations (2004) nor a Habitats Regulations Assessment under The Conservation of Habitats and Species Regulations 2010 (as amended). This is because there will be no significant environmental effects arising from its implementation and that it supplements national guidance whilst, for HRA purposes, none of the proposed policies within the TPNDP can be 'screened out' of the HRA process and an 'Appropriate Assessment' is not required.