

**Chilbolton Neighbourhood  
Development Plan  
2019-2029**

**Basic Conditions  
Statement**

**December 2019**



OUR PARISH IN BALANCE FOR THE FUTURE



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## 1.0 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Chilbolton Parish Council. It accompanies the Chilbolton Neighbourhood Development Plan (NDP) 2019-2029 that has been submitted to Test Valley Borough Council.
- 1.2 The purpose of this statement is to demonstrate that the Chilbolton NDP meets the legal requirements for a Neighbourhood Plan and the four basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004).
- 1.3 The four basic conditions are:
- *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.*
- 1.4 The Statement confirms that:
- The legal compliance requirements have been met (section 3);
  - The NDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (section 4);
  - The NDP contributes to sustainable development (section 5);
  - The NDP is in general conformity with the strategic policies contained in Test Valley Borough Council's Adopted Local Plan 2011-2029 (section 6);
  - The NDP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects (section 7).

## 2.0 Background

- 2.1 Work began on the Chilbolton NDP in 2014 with the formation of a Working Group made up of local residents and Parish Councillors.
- 2.2 The key motivations for preparing the NDP was to ensure that the Parish Council, with support from the community, was able to retain influence over the future development of the Parish. Importantly, the Working Group was keen to create a Neighbourhood Development Plan reflecting what the community had told them in a way that meets the requirements of the Neighbourhood Plan process.

- 2.3** The NDP has been prepared to be in general conformity with the relevant development plan policies. The Test Valley Revised Local Plan (2011-2029) was adopted by the Borough Council in January 2016 and includes strategic policies and a number of allocations as well as development management policies. Hampshire County Council's Minerals and Waste Plan 2013 is also part of the Development Plan and contains planning policies for minerals and waste development in Hampshire. This plan does not contain any policies directly relevant to the Chilbolton NDP.
- 2.4** A screening opinion request was made to Test Valley Borough Council as to whether Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA) and or Habitats Regulations Assessment (HRA) were required. Test Valley Borough Council confirmed, following consultation with Natural England, Environment Agency and Historic England, that Chilbolton NDP would not be likely to have significant environmental effects. With regards to the Habitats Regulations Assessment and whether an Appropriate Assessment is required, the Council concluded that the proposed Neighbourhood Plan is not likely to have a significant effect on European designations. This is supported by the response from Natural England. Further details with respect to this are set out in section 7 of this document.

### **3.0 Legal Compliance Requirements**

- 3.1** The NDP relates to the area that was designated by Test Valley Borough Council as a Neighbourhood Area on 1st December 2014. The NDP relates only to this Area, which is the Parish of Chilbolton. No other Neighbourhood Development Plan has or is being made for the Area.
- 3.2** Chilbolton Parish Council is the qualifying body.
- 3.3** The NDP is a plan which sets out policies in relation to the development and use of land in the Neighbourhood Area and which has been prepared in accordance with the statutory provisions.
- 3.4** The NDP specifies the period for which it is to have effect, which is 2019-2029.
- 3.5** The NDP does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990.

## **4.0 Conformity with National Policies and Guidance**

- 4.1** National planning policy is set out in the National Planning Policy Framework (NPPF). The original NPPF was published in March 2012. It was replaced in July 2018 by a revised and updated version and again in February 2019. The NPPF paragraph numbers refer to the February 2019 NPPF Guidance document.
- 4.2** This NDP has been prepared with the policies and guidance contained within the National Planning Policy Framework (NPPF) at its core.
- 4.3** The NPPF sets out more specific guidance on neighbourhood plans and in particular:
- In line with NPPF paragraph 11, the NDP shapes and directs sustainable development in the Neighbourhood Area, through the provision of a balanced set of objectives and policies which deal with social, economic and environmental matters.
  - NPPF paragraph 29 gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Chilbolton Parish Council has used its neighbourhood planning powers to develop a vision for the Neighbourhood Area and to set planning policies in the NDP.
  - In relation to NPPF paragraph 37, the NDP is in general conformity with the strategic policies of the Adopted Test Valley Local Plan 2011-2029.<sup>2</sup> The NDP reflects the strategic policies and positively supports them. The general conformity of the NDP with the strategic policies of the Adopted Local Plan is set out in more detail in section 5 below.
- 4.4** Set out below are the policies contained within the Chilbolton Submission NDP, cross referenced to national policies and guidance, to demonstrate how they have had regard to this. It should be noted that the table below is not exhaustive and there may be other cross-references that are not included in the table below:

**Table 1: Conformity with National Policies and Guidance**

Chilbolton NDP		National policies and guidance (NPPF 20122018)	Chilbolton NDP	National policies and guidance (NPPF 20122018)
Policy No.	Policy Title	References	Comments on conformity Inline with adjacent NPPF Policies:	
Policy EN1	Protecting Views	170,171,172, 174,175,176,177	This policy seeks to protect the most important views of the surrounding chalk downland landscape and heritage of the Parish. To ensure the character and sense of place of the Parish is retained for the enjoyment of residents and visitors. Development proposals must protect and where possible positively contribute to the views, especially where these views are from public rights of way.	
Policy EN2	Trees and hedgerows	174, 175, 176, 177	Trees and hedgerows play an important visual, amenity, ecological and heritage role within the Parish. This policy seeks to ensure trees and hedgerows of value are conserved and enhanced and that any new planting comprises native species appropriate to the character of Chilbolton. Development proposals should also conserve these. Loss of trees and hedges will not be supported.	
Policy EN3	Local Green Spaces	99,100,101 175,176,177	This policy protects Local Green Spaces that comply with NPPF criteria and are demonstrably special and hold a significance for the local community. Every green space lying within and adjacent to the Settlement Boundary is important to the CNDP.	
Policy EN4	Flooding	148,149,150	There have a number of flooding issues in the Parish and this policy seeks appropriate flood management measures, including detailed flood management measures where any development proposals are made within the area and in particular in the Conservation Area.	

Chilbolton NDP		National policies and guidance (NPPF 2012-2018)	Chilbolton NDP	National policies and guidance (NPPF 2012-2018)
Policy No.	Policy Title	References	Comments on conformity In line with adjacent NPPF Policies:	
Policy EN5	Noise and light pollution	91b, 95b	Any development proposals should support “dark skies” between 12 midnight and 6 am save for any reasonable sensor activated lights for security purposes.	
Policy EN6	Utilities and infrastructure	151,152,153,154	Solar energy renewables will be supported providing they are well screened and are not detrimental to the landscape and do not result in increased volume of traffic. Large wind farms would not be supported.	
Policy H1	Conservation area	170,171,172,184,185,186, 187,188	This policy seeks to preserve and enhance the locally distinctive features of the Chilbolton Conservation Area that give it its special character and appearance. To preserve and enhance any natural features identified in the Conservation Area Appraisal and Village Design Statement (2003).	
Policy H2	Parish Assets of Community value	189 through 202	A number of buildings and features which are of local heritage value to the community are protected by this policy. Any harm of significance will be resisted and will need to be robustly justified.	
Policy HD1	Housing scale and mix	122,123	To facilitate the rebalancing of the housing stock. Proposed development must not lead to the total number of housing units identified in the housing survey being exceeded.	
Policy HD2	New Residential Development	122,123,124 through 132 108,109,110,111	Chilbolton is identified as a Rural Village in the Adopted Local Plan settlement hierarchy. This policy supports and endorses the strategic approach to the location and nature of development by supporting development within the settlement boundary. It ensures that development remains small scale and provides smaller homes of 3 bedrooms or less.	

Chilbolton NDP		National policies and guidance (NPPF 2012-2018)	Chilbolton NDP	National policies and guidance (NPPF 2012-2018)
Policy No.	Policy Title	References	Comments on conformity In line with adjacent NPPF Policies:	
Policy HD3	Supporting independent living and sheltered housing	122,123	Chilbolton has an ageing population and this policy seeks to ensure that those that wish to remain in the village can do so through the provision of suitable accommodation that meets their specific needs.	
Policy HD4	New Development, replacement and extension of existing dwellings	189 through 202	The main settlement of Chilbolton has a limited stock of smaller properties. This policy seeks to retain the smaller and more affordable accommodation. Any development must respect the architectural character of the immediate area particularly adjoining the conservation area.	
Policy HD5	Sub-division of Residential Gardens	97,99,100,101	This policy seeks to protect the low-density character of Chilbolton and ensure that new development provides a good standard of amenity for all existing and future occupants of new housing development.	
Policy HD6	Design of New Development	124,125,126,127 108,109,110,111	This policy ensures that new development proposals are of high-quality design. The policy incorporates reference to the design principles of the Chilbolton Village Design Statement providing locally-relevant design guidance. The CNDP will support development that respects, conserves and enhances the locality.	
Policy HD7	Parking within the Curtilage	105,106,107	The narrow lanes of the Parish cannot accommodate additional on road parking. This creates difficulties for resident in some areas. This policy seeks to ensure that all new development provides sufficient resident and visitor car parking spaces.	
Policy HD8	Outdoor Space	98,99,100,101	Development proposals should include high quality outdoor amenity space appropriate to the development and must enhance and contribute to the local area.	



Chilbolton NDP		National policies and guidance (NPPF 2012-2018)	Chilbolton NDP	National policies and guidance (NPPF 2012-2018)
Policy No.	Policy Title	References	Comments on conformity In line with adjacent NPPF Policies:	
Policy CI1	Protection of existing community facilities	184 through 192 193 through 202	The existing community facilities in the Parish are highly valued and provide an important social role to the sustainability of the area. This policy seeks to protect existing facilities or permit an alternative to be provided if the need clearly outweighs the loss.	
Policy CI2	Provision of new Community Facilities	184 through 192 93 through 202,110e	This policy encourages the creation of new community facilities to maintain the sustainability of the Parish providing their design and scale are in keeping with local character.	
Policy CI3	Telecommunication services	112,113	Installation of telecommunication masts will be supported provided they do not conflict with other policies in the CNDP, have limited impact on visual amenity and views and protect Chilbolton Observatory safeguarding requirements	
Policy CI4	Travel and Safety	109,110	Development proposals that result in improvements to pedestrian, cycling and vehicular safety in the Parish will be supported.	
Policy CI5	Accessible Countryside	108,109, 110,111,117	This policy seeks to maintain the existing green infrastructure networks in the Parish as well as creating and strengthening new green networks that also improve access to the countryside.	
Policy EC1	Business Areas	118,119,120,121	Stonefield Park built on the old Chilbolton Airfield is the main focus of economic activity in the Parish and makes a significant contribution to the local economy and employment opportunities. Small scale development within the area will be supported provided they protect the countryside, and give preference to small and artisan type businesses.	

Policy No.	Policy Title	References	Comments on conformity In line with adjacent NPPF Policies:
Policy EC2	Farming and Agriculture	83,84,118,119	Development within the agricultural areas will be supported provided they support farming and employment, improve agricultural buildings and fit with the surrounding area.
Policy EC3	Chilbolton Airfield Stonefield Park	83,84	The plan supports the continuation of recreational flying from Chilbolton airfield long as the existing agreement of not overflying the village is maintained.

## 5.0 Contribution to Sustainable Development

- 5.1. Sustainable development is defined as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 5.2. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

**ECONOMIC ROLE** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

**SOCIAL ROLE** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

**ENVIRONMENTAL ROLE** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### **Economic**

- 5.3 The Parish contains a variety of industrial, storage and business uses as well as areas of agricultural activity. These uses are an important part of the local economy and provide the opportunity for people to work in the local area. The Chilbolton Neighbourhood Plan has the economic objective of promoting a strong economy by maintaining and enhancing, where possible, existing employment uses.
- 5.4 The key employment areas are Stonefield Park and Chilbolton Down farm that currently contain some 20 small businesses. There are also a number of homeworkers that either work from or run small businesses from their home. Most of the agricultural activity is based on Manor farm and Chilbolton Down farm. The Test Valley Local Plan contains a range of policies relating to the use and re-use of employment premises. These are therefore not repeated in the Neighbourhood Plan to avoid duplication as they will apply to any relevant planning applications. Instead the Chilbolton NDP aims to recognise the importance of small businesses to the Parish both at a local level and contains specific policies.

## **Social**

- 5.5. Chilbolton Parish, especially the village, has a strong community spirit with many community events running throughout the year. However, the Parish has a relatively limited range of community facilities. The risk of losing these is therefore a key consideration of the Chilbolton NDP.
- 5.6. The social objectives include: supporting small scale residential development within the settlement boundary where it meets the need for smaller homes; ensuring that new development provides an appropriate mix of housing which meet the needs of the community, including the ageing population and young families; seeking improvements to infrastructure; protecting and where possible enhancing existing community and recreational facilities; and pursuing improvements to public/pedestrian safety, especially highways and road junctions.
- 5.7. The plan also through some of its environmental objectives seeks to protect the distinctive character of the Parish aiding a sense of place and fostering community identity. The NDP, in addition, designates and protects Local Green Spaces which provide visual amenity and recreational value and also safeguards public rights of way which contribute to health and well-being.

## **Environmental**

- 5.8. The first part of the Vision of the NDP is that by 2029 the diverse landscape and heritage of the Parish will have been conserved and enhanced. Its rural feel and character will remain. Key objectives include: seeking to preserve the Test Valley, Chilbolton Down and Chilbolton Wooded Downs in accordance with The Test Valley landscape Character Assessment recommendations and key views; conserving a sense of remoteness and tranquility; retaining the distinctive settlement pattern; protecting flora, wildlife habitats and biodiversity, especially the river Test and West Down ; protecting important areas of open space and designating Local Green Spaces and important Views; protecting trees and hedgerows and promoting native planting; and mitigating the impacts of air, light, noise and water pollution; providing for the conservation and enhancement of heritage assets and Ancient Monuments and requiring proposals to be of a high quality design.
- 5.9. Other NDP policies support the environmental role indirectly. Policies addressing the social role help to protect important open spaces for formal and informal recreation. Policies addressing the economic role support the continued delivery of goods and services locally, reducing the need to travel.

## **6.0 General Conformity with the Strategic Policies in the Development Plan**

- 6.1 The Neighbourhood Plan needs to be in general conformity with the strategic policies of the development plan. As the Parish is located within Test Valley Borough the development plan consists of:

- The Test Valley Revised Local Plan (2011-2029). The Local Plan was adopted by the Borough Council in January 2016 and includes strategic policies and a number of allocations as well as development management policies. This NDP has had due regard to relevant policies and evidence supporting the Test Valley Local Plan.
- The Hampshire Minerals and Waste Plan 2013. This Plan contains planning policy for minerals and waste development in Hampshire and therefore is not of direct relevance to the Chilbolton NDP.

**6.2** When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.

**6.3** Paragraph 156 of the National Planning Policy Framework sets out the strategic matters which local planning authorities are expected to include policies in their Local Plans. Strategic policies aim to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

**6.4** The table below explains how the Chilbolton NDP is in general conformity with the strategic policies of the Test Valley Local Plan 2011-2019. The strategic policies are identified in Annex A to the Adopted Local Plan. The NDP also supports the delivery of other non-strategic adopted Local Plan Policies. Table 2 explains how each of the NDP's policies align with the strategic and other policies of the Local Plan. :

**6.5** The CNDP Objectives, CNDP Policies and Local Plan Strategic Policies The objectives increase strengths, overcome weaknesses, realise opportunities and avoid or mitigate threats that were identified in the various Parish surveys. The Policies are designed to meet the Objectives and to comply with Local Plan Strategic Policies. The Local Plan Strategic and Non-Strategic Policies are listed in

**Table 2 - General Conformity with Strategic Local Development Plan Policies**

<b>CNDP Objective</b>	<b>Description of Objective</b>	<b>Chilbolton NDP Policy</b>	<b>TVBC Policy (Non-Strategic)</b>
<b>Landscape and Environment Objectives</b>			
LE01	Preserve and enhance landscape, especially Cow Common, West Down, Test River valley, etc.	EN1, EN2, EN3, EN4, EN5, EN6, H1	LHW1, E2, E5, E7
LE02:	Conserve tranquillity	EN5, EN6, H3	LHW1, E5
LE03	Protect views and open spaces in accord with TVBC Landscape Character Assessment	EN1, EN3, EN6, H1, HD8	LHW1, E2, E5
LE04	Retain and control development pattern	EN1, EN3, EN4, H1, HD8, EC1, EC2	E6
LE05:	Protect and enhance flora and fauna wildlife habitat and biodiversity	EN2, EN4, EN5, EN6	E2, E5
LE06	Retain and protect open spaces and identify and designate Local Green Spaces	EN1, EN3, H1, HD8	E6, E2, E3, E5, LHW1
LE07:	Promote planting of indigenous trees and hedgerow. Manage existing trees and replace if they are diseased or unsafe	EN1, EN2, EN3	E5,
<b>Heritage Objectives</b>			
HE01:	Identify, conserve, protect and enhance distinctive and historic buildings and features	EN4, H1, H2, HD6	E2, E9
HE02:	Preserve archaeology	EN4, H3	E9
HE03:	Protect Conservation Area	EN4, EN5, EN6, H1, HD6	E2, E5, E9
HE04	Protect Chilbolton Airfield and Chilbolton Observatory	H2, H3	E9
<b>Housing Objectives</b>			
HO01:	Support small scale residential development of 1-3-bedroom homes within Settlement Boundary	HD1, HD2, HD3, HD5, HD7, HD8	COM1, COM7, COM2,
HO02	Protect distinctive qualities of built environment	EN5, HD1, , HD2, HD4, HD5, HD6, HD7, HD8	E1,(LHW4)
HO03	Ensure adequate parking and forward exit of vehicles from new developments and for extensions	HD3, HD4, HD5, HD6, HD7	T2
HO04	No requirement for development outside Settlement Boundary	HD2, HD3, HD4, HD5	COM1

HO05:	Establish and improve relationship with Affordable housing providers and, if possible, formal arrangements to ensure that local people have preference	HD3	COM7, (COM11) (COM12)
<b>Community &amp; Infrastructure Objectives</b>			
CIO01:	Protect existing facilities and their secure long-term future	EN3, EN4, CI1, CI2	LHW1
CIO02:	Improve outdoor recreation facilities	CI1	LHW1, (LHW4)
CIO03:	Maximise benefit of S106 and CIL monies for Parish	CI1	COM14, COM15, (LHW4)
CIO04:	Maintain and improve footpath network	CI4, CI5	COM15, T1
CIO05:	Ensure proper trimming of hedges to keep footpaths and highways safe	CI4, CI5	LHW1
CIO06:	Seek to minimise on-street parking	HD7, CI4	T2, (CS1)
CIO07:	Seek to limit speeding	CI4	T1, (CS1)
CIO08:	New developments to include impact assessment on infrastructure and traffic and provide appropriate mitigation measures	CI4	COM15, T1
CIO09:	Improvements to sewerage and drainage systems	EN4	E7
CIO10:	Maintenance of infrastructure	CI2	COM15
CIO11:	Improve junctions at allotments and the Mayfly Pub corner	CI4	COM15, T1, (CS1)
CIO12:	Mobile and broadband improvements	CI3	COM15, COM14
CIO13:	Improve local public transport	CI4, CI5	T1
CIO14:	Encourage solar panels where appropriate	EN6	COM15, E6
CIO15:	Improve vehicular access and ensure safe pedestrian access to Memorial : Playing Field	CI4, CI5	T1, LHW1
CIO16:	Consider charging points/connection provision on all new developments and extensions	CI2	E6, COM15, (E8)
<b>Economic Objectives</b>			
EO01:	Maintain and support business	EN6, CI2, EC1, EC2, H3	LE10, (LE17)
EO02:	Maintain and support agriculture and farming	EN6, EC1, EC2	LE10, (LE17)
EO03:	Establish and improve relationship with Chilbolton Observatory		LE10, (LE17)

## Compatibility with European Union Regulations

### Strategic Environmental Directive and Habitats Directives

**7.0** In January 2018 Chilbolton Parish Council made a request to Test Valley Borough Council as the responsible authority to determine whether or not a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) were required for the NDP. A Briefing note was provided to the Borough Council in support of this request. Natural England, Historic England and the Environment Agency were consulted in accordance with the regulations. The Borough Council concluded that:

- The NDP would not be likely to have significant environmental effects and that on this basis SEA would not be required;
- The proposed NDP is not likely to have a significant effect on European designations and therefore HRA would not be required.

A statement has been prepared by the Borough Council setting out its reasons for the determination, in accordance with the regulations. The full Statement with Annexes which include the Briefing Note provided to the Borough Council may be seen at

<https://www.testvalley.gov.uk/planning-and-building/planningpolicy/neighbourhood-planning/chilbolton-neighbourhood-plan>

- 7.1** The requirements of the SEA and Habitats Directives are considered therefore to have been met.

### Water Framework Directive

- 7.2** Adopted Local Plan policy E7 requires that development proposals do not result in the deterioration of, and where possible assist in improving water quality and be planned to support the attainment of the requirements of the Water Framework Directive. Local detail is added to this strategic policy by NDP policy EN5 . This supports the achievement of ecological status objectives for the River Test, as set out in the Environment Agency's South East River Basin Management Plan 2015 in furtherance of the Water Framework Directive.
- 7.3** The NDP will support the attainment of relevant environmental objectives and is considered therefore to be compatible with the Water Framework Directive.

### Human Rights

- 7.4** The NDP is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and Borough-level strategic planning policies. In accordance with established process, its preparation has included consultation with the local community and it is subject to independent examination. The policies within the Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.



## ANNEXURE A

### Strategic Local Plan Policies

The following policies are the relevant Strategic Local Plan Policies that the Neighbourhood Plan needs to be in conformity with:

- Policy COM1: Housing Provision 2011 – 2029
- Policy COM2: Settlement Hierarchy
- Policy COM7: Affordable Housing
- Policy COM8: Rural Exception Affordable Housing
- Policy COM14: Community Services
- Policy COM15: Infrastructure
- Policy LE10: Retention of employment land and strategic employment sites
- Policy E1: High Quality Development in the Borough
- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
- Policy E3: Local Gaps
- Policy E5: Biodiversity
- Policy E6: Green Infrastructure
- Policy E7: Water Management
- Policy E9: Heritage
- Policy LHW1: Public Open Space
- Policy T1: Managing Movement
- Policy T2: Parking Standards

The Local Plan also contains other non strategic policies which may be relevant to the CNP. These include:

- Policy COM9: Community Led Development
- Policy COM10: Occupational Accommodation for Rural Workers in the Countryside
- Policy COM11: Existing Dwellings and Ancillary Domestic Buildings in the Countryside
- Policy COM12: Replacement Dwellings in the Countryside
- Policy COM13: Gypsies, Travellers and Travelling Showpeople
- Policy LE16: Re-Use of Buildings in the Countryside
- Policy LE17: Employment Sites in the Countryside
- Policy LE18: Tourism
- Policy E8: Pollution
- Policy LHW4: Amenity
- Policy CS1: Community Safety
- Policy ST1: Skills and Training