

Bosham Parish

Neighbourhood Plan 2014– 2029



Basic Conditions Statement

Submission copy

Bosham Parish Neighbourhood Plan

BASIC CONDITIONS STATEMENT

Table of Contents

1. Introduction
2. Legal Requirements
3. Basic Conditions
4. Conformity with National Planning Policy
5. Contribution to Achieving Sustainable Development
6. General conformity with the strategic Policies of the Chichester development plan
7. Compatibility with EU Obligations and legislation
8. Conclusions

1 Introduction

- 1.1 This Basic Conditions Statement (“the Statement”) sets out how, in producing the Bosham Neighbourhood Development Plan (“the Neighbourhood Plan”), Bosham Parish Council (the “Parish Council”) has complied with the basic conditions and legal requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by sections 38A and B of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Statement has been prepared by Bosham Parish Council to accompany its submission to the local planning authority, Chichester District Council, of the Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

2 Legal Requirements

The legal requirements are as set out below:

2.1 The Neighbourhood Plan is submitted by a qualifying body

The Parish Council is a qualifying body as defined by section 61G (2) of the 1990 Act (inserted by paragraph 2 of Schedule 9 to the Localism Act 2011 (c.20)).

2.2 Designated Area

Bosham Parish was designated as a Designated Area by Chichester District Council on 18 March 2013 (see Appendix 1 for the Chichester District Council designation letter and Appendix 2 for a map of the Designated Area). The Neighbourhood Plan relates to the Designated Area only and there are no other neighbourhood development plans in place within the Designated Area.

2.3 Plan Period

The plan period of the Neighbourhood Plan is 2014 to 2029 so that it aligns with the Chichester Local Plan 2014 - 2029 (the “Chichester Local Plan”).

2.4 The Neighbourhood Plan sets out policies relating to the use and development of land

The Neighbourhood Plan contains policies for the use and development of land within the Designated Area which are for use in determining planning applications. It has been prepared in accordance with the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Regulations.

2.5 Excluded Policies

The Neighbourhood Plan does not contain policies relating to excluded development in accordance with the Localism Act 2011.

3 Basic Conditions

3.1 The Neighbourhood Plan must comply with the basic conditions 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. These 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 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; and
- prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

3.2 This Statement explains how the Neighbourhood Plan complies with each of the basic conditions.

4 Conformity with National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans. Table 1 sets out how each NP policy conforms to the NPPF policies.

Table 1: Conformity of Neighbourhood Plan policies with the NPPF policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>NPPF Policy Section</i>	<i>Comment on conformity where relevant</i>
1	The Settlement Boundary	14	Complies and adds local detail
2	Housing Allocations	14, 47, 48, 50, 54, 55, 58, 60, 61, 64, 111	In AONB but prioritising brownfield sites and less environmentally sensitive areas
3	Criteria for Housing Development	14, 47, 48, 50, 54, 55, 58, 60, 61, 64, 111	Requirement for affordable housing within AONB is 10% higher than that applying outside AONB

4	Commercial and Economic Development	14, 17, 18-21, 28	Possible proposal to convert existing office and B1 units to residential is considered acceptable
5	Community Facilities	14, 28, 70	Complies and adds local detail
6	Conservation of the Historic Environment	6, 14, 58, 60, 61, 64, 126, 132	Complies and adds local detail
7	Landscape and the Environment	14	84% of Parish in AONB
8	Ecology, Wildlife and Biodiversity	14, 103 - 125	84% of Parish in AONB
9	Flooding and Drainage	100-104	Infrastructure must be exceptionally robust to reduce flooding and improve drainage
10	Transport and Highways	100-104	Aim to improve pedestrian and cyclist safety

5. Contribution to Achieving Sustainable Development

5.1 Paragraph 14 of the NPPF states that:

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.”*

Paragraph 16 states that:

The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- *plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.*

5.2 The strategic objectives of the Neighbourhood Plan are to ensure the sustainable development of Bosham Parish for the Plan period in line with the NPPF and the Chichester District Local Plan. The social, economic and environmental elements of the Plan need to be very carefully balanced due to the Parish’s location within the Chichester Harbour AONB, the South Downs National Park boundary being less than 1km from the Parish boundary and its economic reliance on tourism, agriculture and other local businesses.

5.3 Table 2 below assesses the Neighbourhood Plan policies in terms of the economic, social and environmental aspects of sustainability. It shows that the Plan’s policies are balanced across the three aspects and all policies include positive elements for at least one aspect.

Table 2: Assessment of sustainability of Neighbourhood Plan policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>Economic factors</i>	<i>Social factors</i>	<i>Environmental factors</i>	<i>Comments</i>
1	The Settlement Boundary	*	*	*	
2	Housing Allocations	*	**	*	Development will enhance redundant sites and mitigation measures in AONB will increase habitat values of land
3	Criteria for Housing Development	*	**	*	Affordable housing requirement seeks to balance sustainable development
4	Commercial and Economic Development	**	*	*	Adds local detail
5	Community Facilities	*	*	*	No reduction in existing facilities
6	Conservation of the Historic Environment	*	**	**	Maintains and enhances Historic Environment
7	Landscape and the Environment	*	*	**	Proposals respect and enhance the landscape
8	Ecology, Wildlife and Biodiversity	-	*	**	Proposals respect and enhance the ecology, wildlife and biodiversity
9	Flooding and Drainage	*	*	**	Proposals must ensure flooding does not increase and drainage is improved
10	Transport and Highways	**	**	**	Proposals aim to improve safer pedestrian and cycle routes

** very positive * positive - neutral x negative

6. General conformity with the strategic Policies of the Chichester Local Plan

6.1 The Neighbourhood Plan has been written to support the strategic development aims of the Chichester Local Plan, including for housing and economic development, and to plan positively taking into account the local challenges of Bosham Parish.

6.2 Table 3 below sets out how each policy is in general conformity with the Chichester Local Plan 1999 and the Chichester Local Plan.

Table 3: Conformity of Neighbourhood Plan policies with the Chichester Local Plan policies

<i>Policy Number</i>	<i>Policy Title</i>	<i>Relevant Local Plan 1999 policy</i>	<i>Relevant Local Plan 2014 policy</i>	<i>Comment on conformity where relevant</i>
1	The Settlement Boundary	BE1	2	Will be reviewed to meet new housing allocations
2	Housing Allocations	BE1 BE11, BE13, RE1 H4, H8	21, 2, 5, 6 29, 33, 34 40, 43, 45, 46, 47	CDC agreed to 40% affordable housing in AONB CDC agreed that sites of fewer than 6 houses count towards numbers
3	Criteria for Housing Development	BE11, BE13, RE1 H4, H8	5, 30, 33 47, 1, 2, 5, 6 29, 33, 34 40, 43, 45, 46, 47	CDC agreed to 40% affordable housing in AONB. CDC agreed that sites of fewer than 6 houses count towards numbers
4	Commercial and Economic Development	B5, B6, B8	3, 26, 29, 30, 38, 46	Complies and adds local detail
5	Community Facilities	BE2, TR8 H6	38, 54	Complies and adds local detail
6	Conservation of the Historic Environment	BE3, BE4, BE6	40, 43, 47, 48, 49, 52	Complies and adds local detail
7	Landscape and the Environment	BE14 RE4, RE7, RE8	30, 43	Complies and adds local detail, AONB will be enhanced
8	Ecology, Wildlife and Biodiversity	BE14 RE7, RE8	40, 43, 45, 49, 50	Complies and adds local detail
9	Flooding and Drainage		7, 9 42	Complies and adds local detail due to critical risk
10	Transport and Highways	TR6, TR8	7, 8, 9, 39	Complies and adds local detail

7. Compatibility with EU Obligations and legislation

7.1 A neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:

- **Directive 2001/42/EC** on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).

A screening determination has been issued by Chichester District Council (see Appendix 3) which advises that a Strategic Environmental Assessment (SEA) of the Bosham Neighbourhood Plan is not required. There have been no adverse comments from the Statutory Bodies and the reasons for this opinion are set out in the Criteria and response of screening (see Appendix 3 Strategic Environmental Assessment (SEA) Opinion Screening Determination)

- **Directive 2011/92/EU** on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).

Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

The Parish Council has considered this Directive but does not believe that any proposed development envisaged by the Neighbourhood Plan would be of a significant enough scale so as to merit an Environmental Impact Assessment.

- **Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds** (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to neighbourhood plans.

The Neighbourhood Plan Area includes a small part of the Chichester & Langstone Harbours Special Protection Area (SPA), a European designated nature site. A Habitats Regulations Assessment (HRA; under the Conservation of Habitats and Species Regulations 2010 (as amended)) was not considered to be required due the scope of development proposed by the BPNP being within the parameters assessed by the HRA for the higher-tier plan (i.e. the Chichester Local Plan: Key Policies Pre Submission 2014-29).

Chichester and Langstone Harbours are designated UK Ramsar sites UK 11013. Ramsar sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention). They are also Special Protection Areas UK9011011. Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC) as codified by **Directive 2009/147/EC**. The Parish Council considers that the Neighbourhood Plan is compatible with the essential protection for relevant sites within the Parish.

- **Other European directives**, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC). The Parish Council has considered these matters when drafting the neighbourhood plan, and does not consider that any of these are relevant at the time of writing the Plan.

7.2 The Neighbourhood Plan has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

8. Conclusions

The Neighbourhood Plan has been carefully drafted to comply both with the legal requirements and the basic conditions. This Statement has demonstrated that prescribed conditions have been met and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

APPENDICES

1. CDC Area Designation letter
2. Map of Designated Area
3. CDC Screening Determination Letter

Chichester District Council



Sue Payne
01243 534722
spayne@chichester.gov.uk

SP/AJ/NP

18th March 2013

Dear Parish Clerk

Notification of Decision regarding the application for designation of Bosham Neighbourhood Area under Section 61G of the Town and Country Planning Act 1990 as amended:

Applicant:
Bosham Parish Council.

Application:
Designation of Bosham Neighbourhood Area

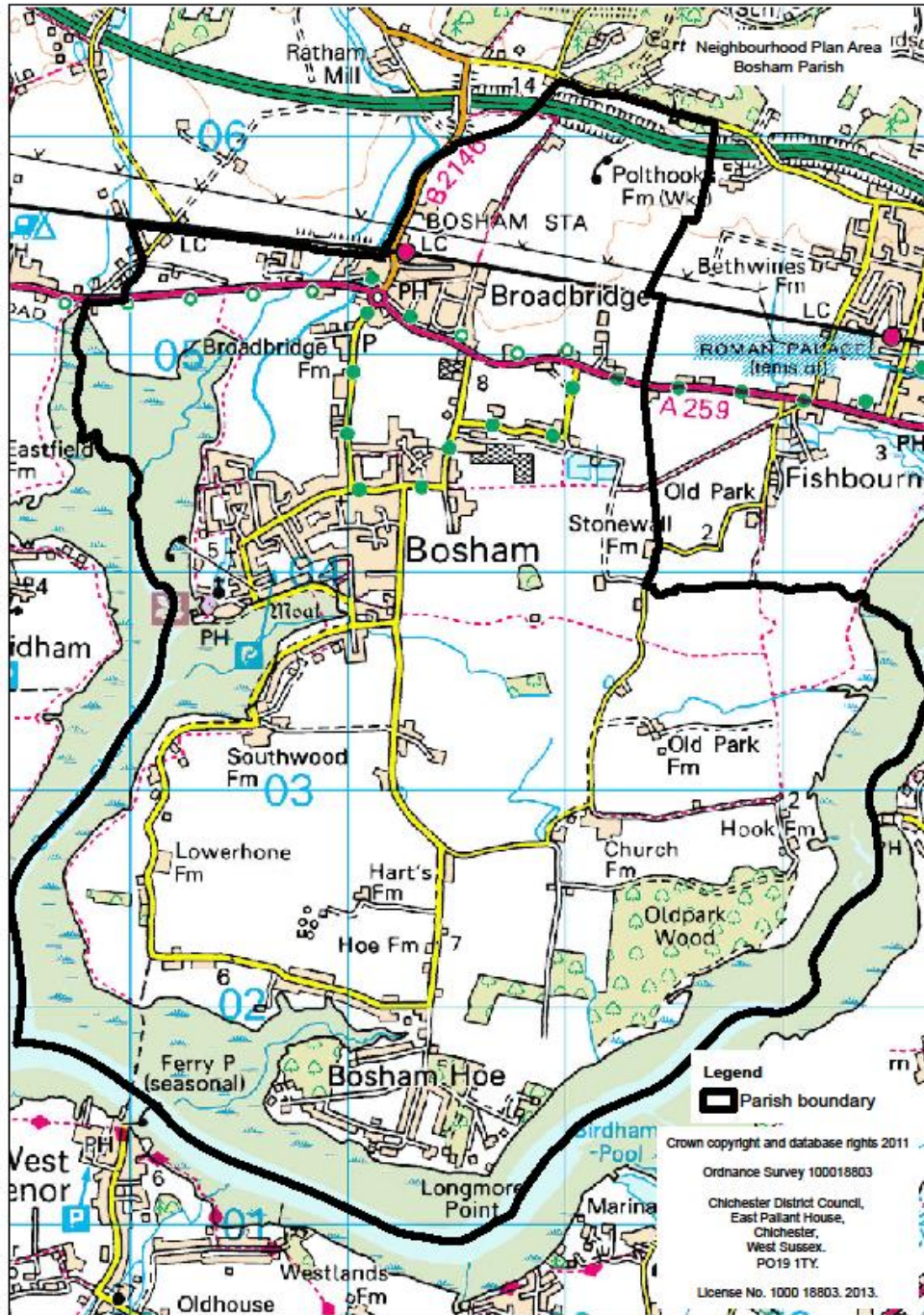
Decision:
The Designation of Bosham Neighbourhood Area is approved in accordance with the Neighbourhood Planning (General) Regulations 2012 and with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Sue Payne'.

Sue Payne
Planning Policy Officer

Lisa Roberts
Clerk to Bosham Parish Council
The Bosham Centre, Recreation Ground
Walton Lane
Bosham
PO18 8QF



Chichester District Council



Mrs Lisa Roberts
 Parish Clerk to Bosham Parish Council
 Bosham Centre
 Recreation Ground
 Walton Lane
 Bosham
 W Sussex PO18 8QF

If calling please ask for: Andrew Frost
 01243 534892
 afrost@chichester.gov.uk

Our ref:

Your ref:

5 August 2015

Dear Mrs Roberts,

Bosham Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

This letter addresses the issue of whether or not there is a need for environmental assessment of the Bosham Neighbourhood Plan, as modified by changes made to the Plan as a result of the Pre Submission consultation, and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan as proposed for amendment that will be the subject of a submission consultation and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Bosham Neighbourhood Plan is not required** due to there being no adverse comments from the Statutory Bodies and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Bosham Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

Andrew Frost
 Head of Planning Services

East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY
 Telephone: (01243) 785166 Fax: (01243) 776766 www.chichester.gov.uk DX30340 Chichester
 Office opening hours at East Pallant House are: Monday – Thursday 8.45am – 5.10pm, Friday 8.45am – 5pm

Screening Report for the Bosham Neighbourhood Plan

Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	<p>The Bosham Neighbourhood Plan (NP) would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Bosham village and surrounding environs.</p> <p>The NP is prepared for town and country planning and land use and sets out a framework for future development in Bosham parish. The nature of the NP includes housing, open space, infrastructure and employment.</p>
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	<p>The NP is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p>
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>Policy 2 of the NP seeks to allocate sites for some 63 dwellings.</p> <p>Policy 6 states it will be necessary for proposals to conserve, enhance and seek to better reveal the local distinctiveness and character of the historic environment and its designated and non-designated assets and their setting.</p> <p>Policy 7 requires new development to demonstrate that the natural beauty and locally distinctive features of the AONB are conserved and enhanced, that development reinforces and responds to rather than detracts from the distinctive character and special qualities of the AONB and the integrity of the predominantly open and undeveloped rural character of the AONB and wider parish is not undermined.</p> <p>Policy 8 requires development proposals to demonstrate that the biodiversity value of the site will be protected and enhanced.</p> <p>Policy 10 seeks to, amongst other things, minimise additional traffic generation and</p>

	movement and encourage sustainable modes of transport through the maintenance, upgrading and creation of footpaths and cycleways.
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	This NP has no relevance to the implementation of Community legislation. The NP is a land-use plan and sets the framework for future development consents within the Bosham NP area.
Characteristics of the effects and of the area likely to be affected,	
(a) the probability, duration, frequency and reversibility of the effects;	The impact of the proposals for development in the Bosham NP is not anticipated to produce any significant effects on Air Quality, Biodiversity, Flora, Fauna, Landscape, Material Assets, Cultural Heritage, Population, Health, Soils, Climate Change and Water in the Bosham Parish.
(b) the cumulative nature of the effects;	The Proposals are in keeping with the objectives of the Chichester Local Plan: Key Policies 2014-2029. No cumulative effects are expected as a result.
(c) the transboundary nature of the effects;	The majority of the effects within Bosham Parish will be localised, however due to the nationally important natural and historic assets, effects on these features may occur beyond the area of the Parish.
(d) the risks to human health or the environment (for example, due to accidents);	Bosham does not currently have any AQMAs but there are three in Chichester City. The NP may increase traffic levels but not to an extent that is anticipated to cause significant effects on human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Bosham is the largest settlement in the Parish. It is linked by the A259 which acts as a commuter route to Chichester City and the wider environs via the A27. Due to minimal employment opportunities within Bosham Parish, residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.

<p>(f) the value and vulnerability of the area likely to be affected due to:</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use; and</p>	<p>(i) The majority of land area of Bosham Parish is located within the Chichester Harbour AONB. Although Policy 2 identifies allocations in the AONB, with the implementation of Policies 6 and 7 both the natural and cultural heritage of the area should be retained.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The majority of land area of Bosham Parish is located within the Chichester Harbour AONB. Policy 2 sets out relatively small scale allocations in the AONB but Policy 7 requires proposals conserve, enhance, reinforce and respond to locally distinctive features in the AONB.</p>

**Bosham Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment (SEA)**

Note: An initial screening process for SEA of the Bosham Neighbourhood Plan was undertaken in Autumn 2014. As further work continued on the evolving Neighbourhood Plan no determination was made at that time. Subsequently, with the revisions made to the document, a further screening opinion was sought from Historic England, the Environment Agency and Natural England in June 2015. This has resulted in this SEA determination letter. For completeness, the comments below are shown for each screening process.

Statutory Consultee	Summary of Comments
Historic England (previously English Heritage)	
English Heritage – Reply – 14 October 2014	<p>EH recognised that Bosham is rich in heritage assets, and therefore has a sensitive historic environment. The emerging Local Plan allocated a minimum of 50 dwellings to the Parish, sites for these dwellings to be identified in the Neighbourhood Plan. Initial concern that there is the potential for the consequent site allocations to have a significant effect on the historic environment.</p> <p>The nature and level of these potential environmental effects will depend on location of sites and at this stage rigorous assessment of the environmental impacts of the sites was not complete. On this basis it was EH's view that the Bosham Neighbourhood Plan should be subject to a Strategic Environmental Assessment.</p>
Historic England (HE) (formerly English Heritage) (EH) – Reply – 30 June and 28 July 2015	<p>Since previous comments were made the Pre-Submission Neighbourhood Plan was published that identified four proposed housing allocation sites. In November 2014 EH advised that the development of these sites would not have any significant effects on designated heritage assets, but explained that the sites may have non-scheduled archaeological remains.</p> <p>Subject to the Parish Council confirming that the Historic Environment Record had been consulted in its site assessments, and if the adverse effects identified for Bullock Barns extension and Swan Field are because of their landscape rather than heritage impacts, EH advised that it would be satisfied that the development of the proposed sites would not have significant environmental impacts on the historic environment and would be happy to withdraw the opinion that a SEA was required.</p> <p>The revised version of the Neighbourhood Plan now includes a new site, Burnes Shipyard. HE do not consider that its redevelopment for two houses as proposed would be likely to have any significant effects on the Conservation Area although the Historic Environmental Record should be consulted for any archaeological find records.</p>

	<p>Following confirmation and comments from CDC's Archaeology Officer that the relevant Historic Environment Record has considered all relevant sites, HE is now of the view that it does not consider that the Bosham Neighbourhood Plan need be subject to a formal Strategic Environmental Assessment.</p> <p>HE continues to consider, however, that the Plan should include requirements that an archaeological investigation of the Bullock Barns and Burnes Shipyard sites be undertaken prior to development.</p> <p>The Neighbourhood Plan has now addressed this issue and made amendments accordingly.</p>
Environment Agency	
Environment Agency – reply – 22 October 2014	<p>Areas within Bosham lie within Flood Zones 2 and 3. We would wish to see any proposed site allocations to be outside of these areas.</p> <p>EA consider that the scale of development proposed through the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.</p>
Environment Agency – reply – 20 July 2015	<p>EA consider that the previous comments still stand and that the scale of development proposed through the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.</p> <p>EA noted that the Burns Shipyard site has now been included but although the EA had some concerns regarding this, due to the flood risk, these would not affect whether an SEA is required.</p>
Natural England	
Natural England – reply – 16 October 2014	<p>If SA/SEA of the Local Plan, was based on 50 dwellings in Bosham, NE is of the view that further work (relating to SA/SEA) will not be needed unless the environmental context demonstrably changes, provided:</p> <ul style="list-style-type: none"> • The site selection process is a matter of close consultation with the Chichester Harbour AONB Unit; <p>There are clear linkages between the NP and the “Interim Policy Statement on Development and Disturbance of Birds in Special Protection Areas and identified Compensatory Habitats (Effective April 2014)”, to provide some clarity on how development proposals will be considered in the period up to adoption of a new Local Plan.</p>

<p>Natural England – reply – 6 July 2015</p>	<p>Note that the emerging Local Plan gives the Parish a minimum of 50 dwellings, whilst the Neighbourhood Plan (NP) process has identified sites with capacity for some 60 homes.</p> <p>NE remain of the view that further work (relating to SA/SEA) will not be needed, unless the environmental context demonstrably changes and:</p> <ul style="list-style-type: none">• provided the site selection process has been a matter of close consultation with the Chichester Harbour AONB Unit and• given clear linkages with the “Interim Policy Statement on Development and Disturbance of Birds in Special Protection Areas and identified Compensatory Habitats (Effective April 2014)”, and the related Local Plan Policy 50.
--	--