

Newington Neighbourhood Plan

Basic Conditions Statement

July 2022

Produced on behalf of Newington Neighbourhood Forum

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1. LEGAL REQUIREMENTS

This statement has been prepared on behalf of Newington Neighbourhood Forum to accompany its submission to the local planning authority, Hull City Council (HCC) of the Newington Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan has been prepared by Newington Neighbourhood Forum, a qualifying body, for the Neighbourhood Area, as designated by HCC on July 2015.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of 2032 and it does not contain policies relating to excluded development in accordance with the Regulations.

This statement addresses each of the five ‘basic conditions’ required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

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

- Having regard to national policies and advice contained in the guidance issued by the Secretary of State, 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 is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- The making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.¹

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On 28 December 2018, the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amended the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the Neighbourhood Plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or project.

2. INTRODUCTION & BACKGROUND

In 2015 the Newington Neighbourhood Plan area was formally designated by HCC. In 2015 the Newington Neighbourhood Forum started work on the plan. The purpose of producing a NDP is to help positively shape and influence new development and to support the aims of the local community.

A series of engagement and consultation events and activities were undertaken to help inform the scope and content of the Plan. The plan has been produced working closely with officers at HCC with several drafts of the document being shared with HCC for comment before pre-submission consultation to ensure the Plan and its content are considered appropriate. Where required amendments were made in response to comments received and additional pieces of evidence gathering were undertaken.

The key engagement and consultation stages were:

- Public surveys
- Public drop-in events
- Sharing of drafts with HCC
- SEA & HRA screening opinions
- Regulation 14 Consultation

Following a series of amendments the Pre-Submission Draft Neighbourhood Plan was produced during 2019 and a Regulation 14 consultation undertaken from Monday 2nd September 2019 to Monday 14th October 2019. Responses received from pre-submission consultation have been considered, and amendments were made to the policies, evidence and supporting text in the Neighbourhood Plan.

It is now considered suitable to be submitted to HCC, the Local Planning Authority, for further publicity and independent examination.

3. REGARD TO NATIONAL PLANNING POLICY

The Neighbourhood Plan has been prepared with regard to national planning policies as set out in the National Planning Policy Framework (NPPF) of July 2021 and to guidance subsequently issued by the Secretary of State. It is also mindful of the National Planning Practice Guidance (NPPG), updated by the government in July 2021 in respect of preparing Neighbourhood Plans.

Table 1 below, is a summary of how each Newington Neighbourhood Plan policy has regard to the policies of the NPPF. The paragraphs referred to in the table are those considered the most relevant and appropriate to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
GP1 Design Guidance	124, 125, 128, 127, 129, 130	<ul style="list-style-type: none"> • The setting out of key design principles in policy HNDP1 in relation to new development is in line with: • para 124 (achieving appropriate densities d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.) • para 125 (design guides and codes) • para 127 (re clear design vision and expectations and grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood Plans can play an important role in identifying special qualities of each area and explaining how this should be reflected in development) • para 128 (re To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes) • para 129 (. Design guides and codes can be prepared at an area-wide, neighbourhood or sitespecific scale) • para 130 Planning policies and decisions should ensure that developments: (re b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. • para 130 (re improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development).

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Para-graph	Comment on regard to policies
GP2 Encouraging Maintenance and Repair	92	GP2 seeks to encourage the repair and/or maintenance of vacant or poorly managed properties in the area. This aligns with NPPF para 92 - Promoting healthy and safe communities.
GP3 Improving security	92	GP3 supports improvements to local security measures for both business or residential properties. This aligns with NPPF para 92(b) - 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'
GP4 New Housing Sites	120	d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Whilst GP4 does not allocate sites, it has identified 3 sites that could accommodate housing and supports the development of housing on these sites.
GP5 House type and tenure	62	Para 62 NPPF - the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
GP6 Locally important buildings	93, 190	<p>GP6 supports the retention and reuse of locally important buildings.</p> <p>Para 93 - c) guard against the unnecessary loss of valued facilities and services</p> <p>para 190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats</p>
GP7 discourage further sub-division	62	NPPF para 62 - the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies
GP8 parking provision at new premises	112	<p>GP8 sets expectations for parking provision in line with para 112 of the NPPF -</p> <p>c) - create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards</p>
GP9 small-scale green spaces, planting and public realm	120	<p>This policy supports the creation of small scale green spaces and planting within the public realm</p> <p>Para 120 b) - recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p>
GP10 Retention of existing open spaces	99	<p>This policy seeks to retain existing open spaces -</p> <p>Para 99 NPPF - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on</p>

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
GP11 Mixed use sites - housing and/or commercial	130	<p>GP11 gives support to mixed use development on key sites</p> <p>NPPF para 130 e) - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks</p>
GP12 - Encourage walking and cycling routes or facilities	92	<p>GP12 encourages enhanced walking and cycling routes -</p> <p>NPPF para 92 - c) c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p>
GP13 - Retain existing, and encourage new employment opportunities	81	<p>GP13 seeks to retain existing and encourage new employment spaces</p> <p>Para 81 NPPF - Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development</p>
GP14 - Road safety and traffic management	104	<p>GP15 requires new development within the plan area to demonstrate how the proposals will lead to no adverse impacts on road safety or traffic management and where necessary measures have been taken to mitigate any adverse impacts.</p> <p>NPPF para 104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that a) the potential impacts of development on transport networks can be addressed;</p>

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
GP15 Legacy public art	93	<p>GP15 encourages artistic and cultural public art throughout the plan area which conforms with national planning policy</p> <p>para 93 NPPF - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community</p>
WP1 Railway triangle	98	<p>WP1 supports biodiversity and other enhancements on a key green space.</p> <p>para 98 NPPF - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.</p>
WP2 Mixed use-space	81	<p>WP2 encourages greater use of a key site within the plan area which at present is only used sporadically for temporary events. This seeks to introduce new uses to contribute to the local economy and provide social and recreational opportunities to the local community.</p> <p>para 81 NPPF - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt</p>
WP3 - parking and access	104	<p>This policy supports proposals for the development of the MKM stadium providing adequate parking and access arrangements are provided.</p> <p>Para 104 NPPF - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that , d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects</p>
WP4 - Planting and landscaping		<p>WP4 encourages light-touch redevelopment of the space identified as “Mixed use space” including hard and soft landscaping, and planting. The space is prone to flooding and the inclusion of SUDS is supported to address this, as is the addition of planting.</p> <p>para 174 NPPF - Planning policies and decisions should contribute to and enhance the natural and local environment by: f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate</p>

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
WP5 - existing buildings and management	98	Retention and enhancement of buildings that contribute to environmental quality and public wellbeing. para 98 NPPF - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities
AR1 - Hot-food takeaways	92	AR1 seeks to better regulate the proliferation of A5 uses on Anlaby Road. Hot Food Takeaways are widely recognised as contributing to obesity and other health problems. para 92 c) NPPF - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling
AR2 Reuse of buildings	190	AR2 encourages the reuse of local landmark buildings Para 190 - NPPF Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats
AR3 - Accommodation above shops	86	AR3 encourages accommodation above shops on the Anlaby Road area para 86 NPPF - f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

3. REGARD TO NATIONAL PLANNING POLICY

Table 1 - Neighbourhood Plan Policies' regard to NPPF Policies

NDP Policy	NPPF Paragraph	Comment on regard to policies
CH1 Goatland street car park	97	<p>Policy CH1 aims to improve physical appearance and safety of car park through encouraging improvements.</p> <p>NPPF para 97 - Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:</p> <p>a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security</p>
CH2 Walton Street Leisure Centre	93	<p>Policy CH2 encourages retention and reuse of building for community uses including leisure and recreation to contribute to healthy and active communities.</p> <p>Para 93 NPPF - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs</p>

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

The development plan for Newington comprises of the Hull CC Local Plan 2017.

The Neighbourhood Plan has been prepared to ensure its general conformity with the above applicable components of the adopted development plan.

Table 2 below sets out how each Neighbourhood Plan policy is in general conformity with the development plan.

NDP Policy	Development Plan Policy	Comments on Conformity
GP1 Design	14, 15, 21	GP1 refers to the design guidance in the plan which provides locally specific guidance relating to the built environment within the plan area. It builds upon the principles contained in HCC policies 14, 15 & 21 by providing examples of local character and outlining best practice for development.
GP2 maintenance and repair	12	GP2 supports the revitalisation and reuse of vacant units. This adds to HCC policy 12 by encouraging vacant units back into use in the local centre.
GP3 Security	14	GP3 is in conformity with HCC policy 14 which states that design should promote public safety and minimise the risk of crime.
GP4 potential housing sites	4	GP4 conforms with HCC policy 4 relating to housing regeneration and brownfield land. The policy encourages residential development on 4 identified sites which are all brownfield.
GP5 House type and tenure	5	GP5 conforms with HCC policy 5 by requiring a mix of house types and tenures to meet the need of the local community.
GP6 Locally important buildings	16	GP6 identifies locally listed buildings within the plan area and promotes their retention and reuse for a mix of uses. This is in general conformity with HCC policy 16 which promotes the safeguarding of heritage buildings.
GP7 discourage further sub-division	6	This policy is in conformity with HCC policy 6 and adds value by ensuring that waste disposal and general amenity is adequate for potential occupiers and the sub-division causes no adverse effects on neighbours.
GP8 parking provision at new premises	32	This policy is in conformity with HCC policy 32 by requiring adequate parking provision and a demonstration that no adverse effects will arise relating to highways issues.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

NDP Policy	Development Plan Policy	Comments on Conformity
GP9 small-scale green spaces, planting and public realm	42, 43	GP9 supports small-scale green spaces and planting within the plan area. This is in general conformity with HCC policies 42 & 43 which supports enhancements to the green network and green spaces.
GP10 Retention of existing open spaces	13	GP11 is in conformity with HCC policy 13 (8) and adds value by using the more specific term 'open spaces' rather than the HCC policy 'community facilities'.
GP11 Mixed use sites - housing and/or commercial	12	GP12 supports the development of residential and/or commercial uses
GP12 Encourage walking and cycling routes or facilities	25	This policy is in conformity with HCC policy 25 which requires development to include provision of walking & cycling infrastructure to promote sustainable transport methods.
GP13 - Retain existing, and encourage new employment opportunities	1, 12	GP13 is in conformity with HCC policies 1 & 12 by seeking to retain employment opportunities and encourage new spaces to facilitate job creation and economic growth.
GP14 - Road safety and traffic management	27	This policy is in general conformity with HCC policy 27 requiring applications for new development to demonstrate that there will be no additional road safety and traffic issues arising from said development.
GP15 Legacy public art	15	GP10 encourages public art throughout the Plan area in line with Policy 15 - Local Distinctiveness
WP1 Railway triangle	42	WP1 conforms with HCC policy 42 which relates to the provision of open spaces. This policy seeks to designate a parcel of land as a local green space for recreational, leisure, food growing and biodiversity enhancements.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

Table 2 - Conformity with development plan policies

NDP Policy	Development Plan Policy	Comments on Conformity
WP2 Mixed use-space	1, 13	WP2 encourages greater use of a key site within the plan area which at present is only used sporadically for temporary events. This seeks to introduce new uses to contribute to the local economy and provide social and recreational opportunities to the local community.
WP3 - parking and access	25, 26	WP3 seeks to ensure new proposals at the MKM stadium has no adverse impact on the local area relating to car and coach parking and access. This contributes to creating a high quality built environment and healthy communities.
WP4 - Planting and landscaping	39, 44, 45	WP4 encourages planting and landscape enhancements to improve existing issues with surface water and to create a more pleasant and green environment on a featureless area of hard surfacing
WP5 - existing buildings and management	13, 44	WP5 gives support for uses that would add social and environmental benefits within the recreational area of West Park
AR1 - Hot-food takeaways	12	AR1 builds on HCC policy 12 by seeking to prevent concentrations of hot food takeaways on Anlaby Road within the defined threshold set at the strategic level.
AR2 Reuse of buildings	32	AR3 conforms with HCC Local Plan policy 32 by ensuring adequate parking provision is provided.
AR3 - Accommodation above shops	6	This policy supports the principle of residential accommodation above retail units where the proposal would provide adequate amenity space and would not impact on the existing residential amenity of neighbours including car parking and refuse disposal. The policy conforms with HCC Local Plan policy 6.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

Table 2 - Conformity with development plan policies

NDP Policy	Development Plan Policy	Comments on Conformity
CH1 Goatland street car park	14	CH1 is in conformity with HCC policy 14 which states that design should promote public safety and minimise the risk of crime.
CH2 Walton Street Leisure Centre	13	This policy conforms with HCC Local Plan policy 13 by promoting the retention and refurbishment of a leisure centre to better deliver services to the local community which contribute to healthy and active lifestyles.

5. CONTRIBUTION TO ACHIEVING SUSTAINABLE DEVELOPMENT

Although a formal sustainability appraisal is not required for a Neighbourhood Plan, an informal sustainability assessment has been undertaken for the purposes of this Basic Conditions Statement to assess the Neighbourhood Plan's contribution to achieving sustainable development.

The policies included in the plan are in response to local issues raised at engagement, and seeks to achieve local aspirations for the future of Newington. The policies relate to the overall vision for the Neighbourhood Plan and seek to achieve the aims and objectives stated in the Neighbourhood Plan. There is an emphasis on sustainability throughout the Neighbourhood Plan such as conserving the natural and local built environment and enhancing biodiversity and the landscape, where possible.

The sustainability assessment grades each policy in the Neighbourhood Plan against benchmark criteria and covering three dimensions of sustainability, environmental, social and economic. The assessment grades the impact of each policy against the criteria. The grades are:

- Significant positive impact (++) 
- Some positive impact (+) 
- No overall impact / Not applicable (0) 
- Some negative impact (-) 
- Significant negative effects (--)
- Uncertain of the impact / effects (?) 

The sustainability assessment on the next page summarises:

- The impact/contribution of policies as a whole in relation to the twelve individual benchmark criteria;
- The impact/contribution of policies on sustainability/benchmark criteria as a whole.

5. CONTRIBUTION TO ACHIEVING SUSTAINABLE DEVELOPMENT

Table 3. Sustainability Assessment

Benchmark Criterion	NEWINGTON NEIGHBOURHOOD PLAN POLICY NUMBERS																								Impact on benchmark	
	GP 1	GP 2	GP 3	GP 4	GP 5	GP 6	GP 7	GP 8	GP 9	GP 10	GP 11	GP 12	GP 13	GP 14	GP 15	WP 1	WP 2	WP 3	WP 4	WP 5	AR 1	AR 2	AR 3	CH 1		CH 2
Biodiversity	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0	+
Landscape	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0	+
Heritage	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
Natural Resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Movement	+	0	0	0	0	0	0	+	0	0	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0	+
Open Spaces	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	+	+	0	+	0	0	0	0	0	0	+
Community	0	0	+	0	0	+	0	0	0	+	0	0	0	0	+	+	+	+	+	+	+	+	+	0	0	+
Housing type & quality	+	+	0	+	+	0	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
Safety / Security	+	+	+	0	0	0	0	+	0	0	0	+	0	+	0	0	0	+	0	0	0	0	0	+	0	+
Social Inclusion	0	0	+	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	0	0	0	+	+
Business	0	0	0	0	0	+	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0
Jobs / Skills	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0
Summary impact of policy	+	0	+	0	0	0	0	0	+	+	0	0	0	0	+	0	0	0								

6. COMPATIBILITY WITH EU OBLIGATIONS AND LEGISLATION

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

SEA & HRA screening opinions were sought from Natural England, Historic England and the Environment Agency in May 2019. All 3 statutory bodies agreed with the conclusion of the SEA/HRA report that the plan is unlikely to lead to any likely significant environmental effects.

7. CONCLUSIONS

This Newington Neighbourhood Development Plan Basic Conditions Statement addresses each of the four basic conditions required by the Regulations and demonstrates that the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

In line with the Regulations, this Basic Conditions Statement explains how the Newington Neighbourhood Plan:-

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Is in general conformity with the strategic policies contained in the development plan for Hull;
- Contributes to the achievement of sustainable development;
- Does not breach and is otherwise compatible with EU obligations.
- Does not include policies which relate to excluded development
- Only covers the Newington Neighbourhood Plan Area, which does not currently have an adopted Neighbourhood Plan in place

It is therefore respectfully suggested that the Newington Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act and subject to Examination, can proceed to a Referendum.