



Langdon Neighbourhood Development Plan 2023 to 2040



Basic Conditions Statement

May 2025

**Prepared by the Langdon Neighbourhood Plan
Steering Group on behalf of Langdon Parish Council**

Contents

1.	Introduction	3
2.	Basic condition (i) - conformity with national planning policy.....	6
3.	Basic condition (iv) - contribution to sustainable development	14
4	Basic condition (v) - general conformity with the strategic policies of the development plan	18
5	Basic Condition (vi) - conformity with retained EU obligations	23
6	Basic condition (vii) - conformity with the prescribed conditions	23
7	Conclusion	24

1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Langdon Neighbourhood Plan (LNP).
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:
 - i. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - ii. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - iii. 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);
 - iv. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, (retained) EU obligations; and
 - v. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.
- 1.5. This document sets out how the LNP meets the Basic Conditions.

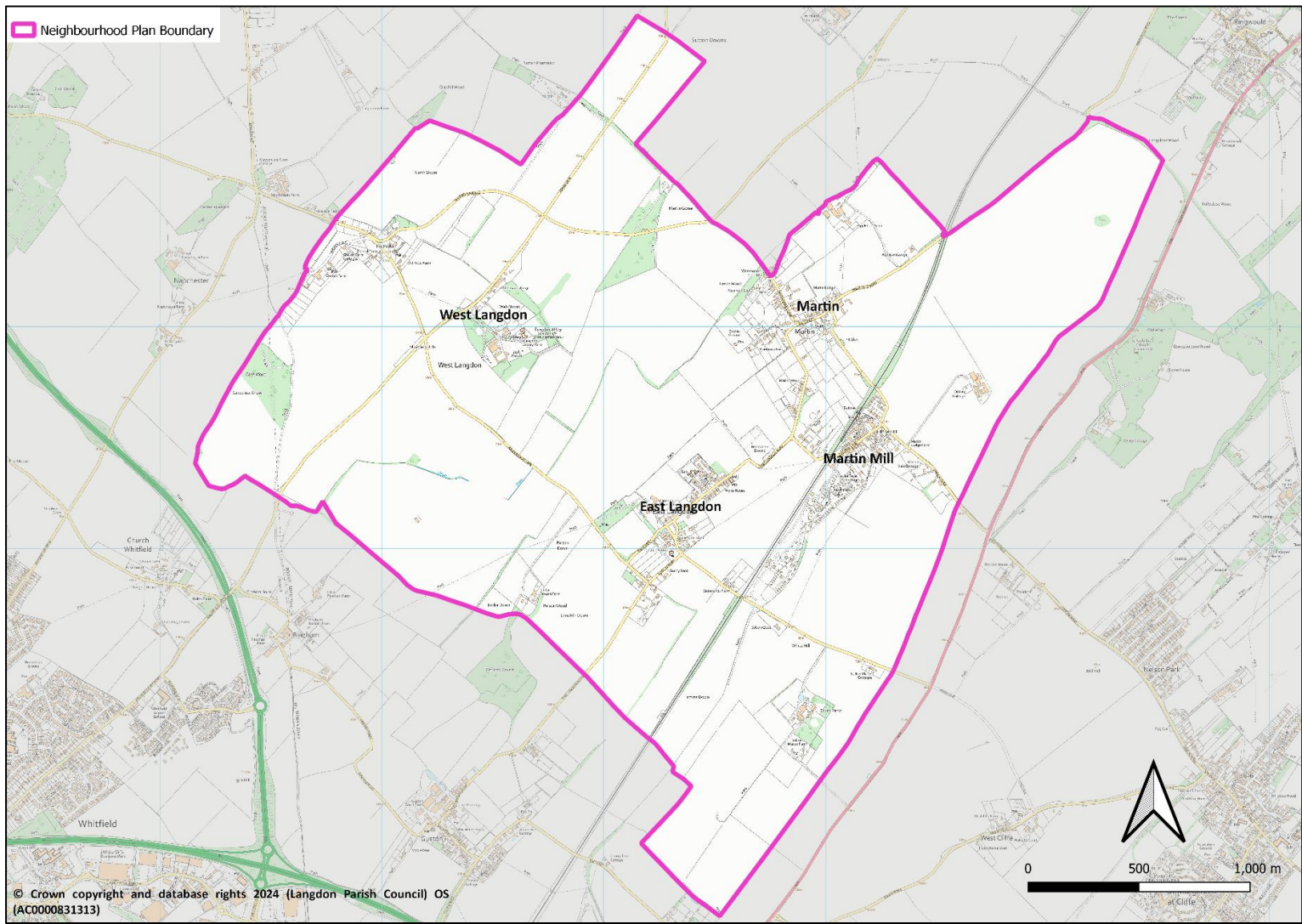
Supporting documents and evidence

- 1.6. The Submission Version LNP, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. It has also been subject to a Screening, organised by Dover District Council (DDC), to ascertain whether it requires a Strategic Environmental Assessment and/or a Habitat Regulations Assessment, and the Determination Statement is included as part of the accompanying documentation.
- 1.7. Alongside the planning policies, the LNP contains a series of projects which fall outside planning policy. These are intended to contribute towards the achievement of the Plan's vision and could form the basis of the principles for the use of any developer funding and other monies arising from other planning obligations. They complement the Neighbourhood Plan document but are not a formal part of the Development Plan.

Key statements

- 1.8. The Neighbourhood Area shares its boundary with that of the Langdon Parish (*Figure 1*).
- 1.9. DDC designated the Langdon Neighbourhood Area on 20 October 2020.
- 1.10. The LNP sets out planning policies that relate to the development and use of land within the Langdon Neighbourhood Area only.
- 1.11. The LNP refers only to the administrative boundary of the parish. There are no other adopted Neighbourhood Plans that cover all or part of the Langdon Neighbourhood Area.
- 1.12. The Neighbourhood Plan Steering Group has prepared the LNP to establish a vision for the future of the parish. It has engaged with the community to set out how the vision will be realised through planning and controlling land use and development change over the plan period 2024 to 2040.
- 1.13. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

Figure 1: Langdon Neighbourhood Development Plan designated area



2. Basic condition (i) - conformity with national planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the LNP has regard to national planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2024.

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- 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
 - Facilitating the sustainable use of minerals
- 2.4. This Basic Conditions statement explains how the LNP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The LNP vision is:

“Langdon in 2040 will have retained and, where possible, enhanced its important cultural, heritage and community facilities, including a thriving school, café, pub and a shop. All four villages will have kept their individual identities and sense of separation, but will be linked by a network of safe pedestrian, cycle and horse riding routes, including to the railway station. New houses will blend with the existing character of the area. Wildlife, landscapes and dark skies will be protected and enhanced and rural and agricultural enterprises will flourish. Langdon will be green, rural and accessible. Where possible, we will have worked with partners to enable well maintained roads and verges, speed restrictions (20 mph), good pavements, public transport and clean air.”

- 2.6. There are five objectives, which collectively seek to contribute to the overall vision. These are

shown in *Table 1* alongside the corresponding NPPF objective or objectives that each one seeks to address.

- 2.7. *Table 2* provides further detail by setting out the nine policies of the LNP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 1: Assessment of the LNP ambitions against NPPF (2024) goals

LNP ambition	Relevant NPPF goal
Objective 1: Sustainable development and housing: New homes are well-designed homes and directed to the most sustainable locations. They will meet the needs of the local community and allow growth and adaptation to serve all phases of life, promoting health and wellbeing. Opportunities for local employment are supported, including homeworking.	<ul style="list-style-type: none"> • Making effective use of land Conserving and enhancing the natural environment • Promoting healthy and safe communities
Objective 2: High quality design: The individual identities of the four settlements and their sense of separation from each other within the countryside is maintained. New homes and businesses will blend with the existing character of the area. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the historic environment • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change
Objective 3: Protecting the natural and built/historic environment: The natural environment is protected and celebrated. Green spaces that are important to the community are safeguarded and opportunities for biodiversity improvements are sought. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. The value of the parish's dark skies is recognised. The parish's heritage assets are protected, conserved and celebrated.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Meeting the challenge of climate change, flooding and coastal change
Objective 4: Safe and active travel: Opportunities to encourage walking, cycling and equestrian are optimised to encourage active travel for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
Objective 5: Connected and supported communities: The existing amenities in the parish are safeguarded and, where necessary improved and expanded, to serve all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces.	<ul style="list-style-type: none"> • Promoting healthy and safe communities

Table 2: Assessment of how each policy in the LNP conforms to the NPPF

Policy Title and Reference	NPPF Ref.	Commentary
POLICY L1: LOCATION OF DEVELOPMENT	7, 8, 29, 61, 73, 82, 83, 84, 98, 111, 124, 125, 126, 129, 135, 187	<p>The principle of sustainable development lies at the heart of national planning policy. It should be noted that the LNP does not allocate sites for development. The potential to allocate sites was discussed by the Steering Group with the community. It was considered that the (at the time) emerging Dover District Local Plan Review would be adequately addressing housing need via strategic housing allocations (including one in the parish) and additional neighbourhood plan allocations were not required at this time. This is a decision that was agreed with DDC officers but is subject to review.</p> <p>Therefore, Policy L1 is an important overarching policy that seeks to embed a series of principles that will inform sustainable development in the parish. All development proposals should carefully consider how they are meeting these principles.</p>
POLICY L2: MEETING LOCAL HOUSING NEEDS	61-67, 71, 73, 74, 76, 82-84	<p>The NPPF sets out that the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Whilst the LNP does not seek to allocate housing sites, a position agreed with DDC, it does include Policy L2 to influence the type and mix of housing to be delivered should sites come forward. The evidence base and local engagement revealed an ageing population, with a predominance of larger-sized homes within a price band well above the average for the wider geographic area and largely out of reach financially for individuals and couples on lower quartile or even median local salaries.</p> <p>The needs of the rural parish are more defined than those set out of the wider local authority areas as a whole, which includes some more urbanised areas. The Policy seeks to ensure that all residential development proposals are adequately informed by the locally specific Housing Needs Assessment prepared for the parish that drills down to the local level as opposed to relying solely on data prepared at the strategic levels. In addition to the HNA, a Housing Needs</p>

		Survey was also developed as a snapshot of current housing need. This could be used to inform the development of a Rural Exception Site, which would be brought forward outside the neighbourhood plan process.
POLICY L3: CHARACTER AND DESIGN OF DEVELOPMENT	96, 109, 129-140	<p>National policy encourages neighbourhood planning groups to develop policies that achieve well-designed places that reflect local aspirations and which are grounded in an understanding and evaluation of the area's defining characteristics. Policy L3 contributes to this aim by ensuring that development in the parish is designed to respect and contribute positively to local character of the individual community in which it is located.</p> <p>Underpinning the policy is the Langdon Parish Design Guidance and Codes, which provides detailed guidance tailored to the local circumstances. This document is an integral part of the neighbourhood plan and will inform the development of any sites allocated in the emerging Local Plan as well as windfall development, extensions and speculative applications.</p> <p>The policy takes a landscape- and, where relevant, heritage-led approach to development so that it contributes positively to the local area, but without stifling innovative and sustainable design.</p>
POLICY L4: ENERGY EFFICIENCY AND DESIGN	161-169, 182, 203, 212-216	<p>Policy L4 supports the national policy directive of designing development to mitigate the impacts of climate change. Notwithstanding the fact that such matters are largely controlled by the Building Regulations, the policy (supported by the Langdon Parish Design Guidance and Codes) identifies a series of design features which would be strongly supported where they are incorporated into development. This includes features aimed at reducing carbon emissions, energy consumption and energy loss that should be incorporated into both new development and installed retrospectively into existing, often historic buildings.</p> <p>The policy also provides support for the sympathetic retrofitting of existing buildings (including heritage assets).</p>
POLICY L5:	105,	In the context of a national drive for renewable energy generation, Policy L5 takes a proactive

RENEWABLE AND COMMUNITY ENERGY	131, 161-169	approach to shaping how such proposals should be considered locally, to ensure that they can contribute positively to the local community, environment and heritage.
POLICY L6: CONSERVING HERITAGE ASSETS	135, 202, 203, 207, 208, 212-217	<p>Conserving and enhancing the historic environment is a key aim of national policy. Langdon parish has a wealth of heritage assets, some of which are already protected by way of formal designation. This includes Scheduled Monuments, listed buildings and two conservation areas. Policy L6 plans positively for the conservation and enjoyment of this heritage. It identifies six non-designated heritage assets that are considered to have heritage significance at the community level. Each have been described in terms of why they are important from a heritage/ architectural perspective, with photographs.</p> <p>The policy takes a proactive approach to supporting development proposals in the two Conservation Areas, requiring the use of the Langdon Design Guidance and Codes to inform development proposals here. This is particularly important in the absence of Conservation Area Appraisals.</p>
POLICY L7: SUPPORTING FLEXIBLE WORKSPACES AND OPPORTUNITIES FOR HOMEWORKING	86, 89	National policy sets out that planning policies should be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances. Policy L7 seeks to achieve this, recognising the limited opportunities for large scale employment in the parish and the large percentage of residents working from home. In line with Policy L1, it would support previously developed (brownfield) sites and redundant agricultural buildings being brought back into employment use, for instance as workshops and business start-up units.
POLICY L8: THE NATURAL ENVIRONMENT AND BIODIVERSITY	135, 136, 187-195	This policy supports the national objective of ensuring that development contributes to and enhances the natural environment and biodiversity. It maps out, at the parish level, components of wildlife-rich habitats and wider ecological networks, including the hierarchy of national and locally designated sites of importance for biodiversity. The parish sits just outside

		<p>the Kent Downs National Landscape, contributing to its setting.</p> <p>In line with the Environment Act, the policy requires developments to deliver a biodiversity net gain of at least 10%, although at least 20% is encouraged in line with advice from the Wildlife Trusts. Where this cannot be achieved on-site, there is a desire for it to be delivered within the Parish in the first instance.</p> <p>The policy identifies, at a local level, the significant landscape features, such as trees, woodland and hedgerows that are particularly important within the parish context. These features should be retained and, where possible enhanced.</p>
POLICY L9: LOCAL GREEN SPACE	106-108, 153 to 160	<p>The NPPF enables communities to designate spaces that are demonstrably special to them as Local Green Space. The policy identifies nine such spaces in the parish. It provides the justification as to how each meets the NPPF criteria. This will ensure that these spaces are safeguarded against inappropriate development.</p>
POLICY L10: LOCALLY SIGNIFICANT VIEWS	131 to 135, 187	<p>The NPPF states that neighbourhood planning groups can play an important role in identifying the special qualities of their area and explaining how these should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>Whilst there are many significant views in and across the parish, this policy identifies seven that are considered by the community to be particularly locally distinctive – either because they encompass a local/important landmark or notable landscape, including long-distance views of to the sea. The policy seeks to ensure that any development that takes place within the view ‘arcs’ limits its impact on the view itself and, where possible, enhances it.</p>
POLICY L11: DARK SKIES	198	<p>The NPPF recognises the impacts that light pollution from artificial light can have on local amenity, intrinsically dark landscapes and nature conservation. Despite its proximity to Dover town and other built up areas, large swathes of the parish have remained largely free from significant light pollution. This is very much valued by the local community and brings benefits</p>

		to local wildlife too. The policy seeks to embed dark skies principles into development proposals.
POLICY L12: WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES	96, 103, 105, 109-111, 115-117, 118, 135	<p>Policy L12 supports the NPPF objective of encouraging sustainable modes of transport by supporting the improvement of movement routes within the parish that would enable people to access local facilities and the wider countryside more easily and directly by foot (and, to a lesser extent by bike), rather than relying on less sustainable modes of transport. It follows the 'walkable' neighbourhood concept, as promoted by a number of national bodies including the Town and Country Planning Association.</p> <p>This is fairly challenging in a rural parish such as Langdon, and the policy is supported by a series of intervention projects that would improve the network and which could be discussed with the Highways Authority and landowners. These have been informed through the community consultation and also link across to similar aspirations contained in the neighbourhood plans of neighbouring parishes.</p> <p>The policy specifically recognises the importance of the rural lanes that criss-cross the parish and seeks to safeguard these where possible.</p>
POLICY L13: IMPORTANT COMMUNITY AND EDUCATION FACILITIES	96, 98, 100, 103, 104, 135	<p>The NPPF encourages policies that contribute to healthy, inclusive communities. The parish benefits from a limited range of local facilities, which are highly valued by the community. An audit of the local facilities has been undertaken with a commentary provided as to how each might be improved. The policy supports the provision of new/improved facilities as evidenced by the community engagement. These could form the basis of an infrastructure improvement plan for the parish.</p>

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *'the purpose of the planning system is to contribute to the achievement of sustainable development.'*
- 3.2. For the LNP, sustainable development has provided the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *'sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions'* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. Table 3 summarises how the overarching ambitions and policies in the LNP contribute towards economic, social and environmental sustainable development, as defined in the NPPF. Many of the ambitions of the LNP overlap the three strands of sustainability.

Table 3: Assessment of the LNP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – ‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’
LNP Objectives: Objective 1: Sustainable development and housing: New homes are well-designed homes and directed to the most sustainable locations. They will meet the needs of the local community and allow growth and adaptation to serve all phases of life, promoting health and wellbeing. Opportunities for local employment are supported, including homeworking.
NP Policies: Policy L7: Supporting flexible workspaces and opportunities for homeworking
Commentary: <p>The rural lane network in the parish makes it quite inaccessible from the main route network. This means that the parish is fairly limited in its ability to identify land for major employment. Much of the rural land in the parish is farmed and there are a number of vacant agricultural buildings that could lend themselves to providing local employment/start-up space where this can be done sympathetically within the landscape. The policy would support this as well as other opportunities to enhance arrangements for those wishing to work more flexible, including from home locally.</p> <p>In these ways, the Plan aims to support economic sustainability.</p>

Deliver social sustainability
<p>NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’</p>
<p>LNP Objectives:</p> <p>Objective 1: Sustainable development and housing: New homes are well-designed homes and directed to the most sustainable locations. They will meet the needs of the local community and allow growth and adaptation to serve all phases of life, promoting health and wellbeing. Opportunities for local employment are supported, including homeworking.</p> <p>Objective 4: Safe and active travel: Opportunities to encourage walking, cycling and equestrian are optimised to encourage active travel for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle.</p> <p>Objective 5: Connected and supported communities: The existing amenities in the parish are safeguarded and, where necessary improved and expanded, to serve all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces.</p>
<p>NP Policies:</p> <p>Policy L1: Location of development</p> <p>Policy L2: Meeting local housing needs</p> <p>Policy L12: Improving walking, cycling and equestrian opportunities</p> <p>Policy L13: Improving community and educational facilities</p>
<p>Commentary:</p> <p>The NPPF underlines the importance of supporting strong, vibrant, inclusive and healthy communities by providing the supply of housing required to meet the needs of 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.</p> <p>The LNP has been developed following community engagement to understand local priorities to contribute to this national objective. Whilst the Plan does not seek to allocate homes at this time, it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the parish, based on the findings of the local housing needs assessment and housing needs survey, which offers a more nuanced picture compared to the wider strategic area.</p> <p>The Plan includes a policy to safeguard identified important community facilities against loss.</p> <p>A key principle of the LNP is to support the sustainable location of new development. It supports, where achievable, active travel principles, whereby residents and visitors should have the opportunity to walk, cycle and ride safely if they choose. This will support healthier lifestyles and could also help to reduce local traffic on the roads.</p> <p>In these ways, the Plan aims to support social sustainability.</p>

Deliver environmental sustainability
<p>NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’</p>
<p>LNP Objectives:</p> <p>Objective 2: High quality design: The individual identities of the four settlements and their sense of separation from each other within the countryside is maintained. New homes and businesses will blend with the existing character of the area. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.</p> <p>Objective 3: Protecting the natural and built/historic environment: The natural environment is protected and celebrated. Green spaces that are important to the community are safeguarded and opportunities for biodiversity improvements are sought. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. The value of the parish’s dark skies is recognised. The parish’s heritage assets are protected, conserved and celebrated.</p>
<p>NP Policies:</p> <p>Policy L3: Character and Design of development</p> <p>Policy L4: Energy efficiency and design</p> <p>Policy L5: Community and renewable energy</p> <p>Policy L6: Conserving heritage assets</p> <p>Policy L8: The natural environment and biodiversity</p> <p>Policy L9: Local Green Space</p> <p>Policy L10: Locally significant views</p> <p>Policy L11: Dark skies</p>
<p>Commentary:</p> <p>Policies to celebrate, protect and enhance the natural and built environment of the parish are an important element of the LNP and conform to the national aims set out in the NPPF. The Langdon Parish Design Guidance and Codes has been developed and forms an integral part of the LNP, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations.</p> <p>In terms of local character, the plan seeks to consolidate all those elements that make the parish – and its individual communities distinctive. Alongside existing designations, this includes the identification of non-designated heritage assets and locally important views and viewpoints. Natural features – both designated and not - distinctive to the parish are identified, to encourage their protection and for inclusion in the design of new development. In addition, none Local Green Spaces, considered to be demonstrably special to the community, are designated. The dark skies, which contribute not only to the enjoyment of the area but also the wellbeing of some native animals, are a focus for protection against light pollution.</p> <p>The Plan emphasises the need to promote more sustainable modes of transport in order to reduce traffic congestion and carbon emissions, while supporting healthy lifestyles.</p> <p>In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the neighbourhood area.</p>

- 3.4. As demonstrated in *Table 3*, the strategic objectives of the Plan are considered to comprise a balance of social, economic, and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

- 4.1. The policies of the LNP must be in general conformity with the strategic policies of the adopted Development Plan for DDC, excluding other Neighbourhood Plans.
- 4.2. The Langdon Neighbourhood Plan policies must be in conformity with the adopted strategic policies of the Dover District Local Plan to 2040 (2024) (DDLPP).
- 4.3. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the LNP.
- 4.4. *Table 4* sets out which adopted Local Plan/ Core Strategy policies each LNP policy conforms to. Strategic policies in the DDLPP are prefixed with the letters 'SP'.

Table 4: Relevant strategic policies

Policy Title and Reference	DDL (adopted 2024)	Commentary
POLICY L1: LOCATION OF DEVELOPMENT	SP2, SP3, SP4, SP15, SAP46, HE1	The DDL sets out the broad spatial strategy for the district and Policy L1 complements this at the local parish level, setting out principles that would support sustainable development in Langdon. This includes retaining the separate identities of the individual settlements/communities locally. It also supports the optimal reuse of both previously developed land and redundant agricultural buildings, which could contribute positively locally.
POLICY L2: MEETING LOCAL HOUSING NEEDS	SP5, H1, H2	The DDL sets out broad housing mix requirements but states that development proposals should be informed by evidence including any relevant local housing survey data, for example any local needs assessments or Neighbourhood Plans. Such evidence has been compiled for Langdon Parish and is set out in Policy L2.
POLICY L3: CHARACTER AND DESIGN OF DEVELOPMENT	SP1, SP2, PM1, TI3	The DDL states that all development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the following principles in an integrated and coherent way. Policy L3 applies additional local detail to this by way of the Design Guidance and Codes that have been prepared to set out, more definitely, the characteristics of the parish (and individual character areas) that development proposals should be informed by.
POLICY L4: ENERGY EFFICIENCY AND DESIGN	SP1, SP15, HE1, HE3, CC1, CC2, CC3, CC4	The DDL supports policies to mitigate climate change. Policy L4 complements this, setting out specific mechanisms to achieve this in Langdon, which have been informed by the local community.

POLICY L5: RENEWABLE AND COMMUNITY ENERGY	SP1, SP14, CC1, CC3	The DDLP (in Policy CC3) establishes broad parameters that should be considered in relation to the generation of energy from renewable and low carbon sources. Policy L5 recognises that the parish is attracting larger schemes and sets out tailored criteria against which these should be considered, to ensure that their impacts on the historic and natural environment, as well as the local community, can be mitigated.
POLICY L6: CONSERVING HERITAGE ASSETS	SP15, HE1, HE3	<p>Policy L6 identifies six non-designated heritage assets, which will contribute to DDLP's policy aims of conserving or enhancing the heritage assets of the District.</p> <p>Notably, there are two conservation areas in Langdon, neither of which has an associated appraisal (CA). In the absence of this, the policy seeks to embed the principles established in the Langdon Design Guidance and Codes when it comes to development proposals in those areas. An associated project will be to work with DDC to prepare CAs for the two areas, building on the work undertaken for the LNP.</p>
POLICY L7: SUPPORTING FLEXIBLE WORKSPACES AND OPPORTUNITIES FOR HOMEWORKING	SP6, E1, E3	The policy supports new ways of working, including home-working, in accordance with DDLP Policy E1. It would also support the regeneration of redundant farm buildings and previously developed (brownfield) sites where these can incorporate an element of employment, for instance start-up units.
POLICY L8: THE NATURAL ENVIRONMENT AND BIODIVERSITY	SP13, SP14, NE1, CC8	The policy identifies key natural features of importance to the parish and adds to DDLP policy in protecting these. The policy strongly encourages (although does not require) development proposals (notably major development) to provide in excess of the 10% biodiversity net gain requirement and supports this being delivered within the parish if not in-site.
POLICY L9: LOCAL GREEN SPACE	SP13, SP14, PM5	The DDLP (Policy PM5) already identifies a number of spaces in the parish as being protected open space. Of these, 14 are local green space, although none are within Langdon Parish. Policy L9 seeks to designate nine spaces in the parish, some of which are noted within Policy PM5, as local green space so that they are safeguarded from

		inappropriate development. The DDLP specifically provides support for neighbourhood plan groups in identifying local green space.
POLICY L10: LOCALLY SIGNIFICANT VIEWS	SP2, SP13, SP14, SP15, PM1, NE2	In supporting high-quality design that contributes positively to local character, it requires development proposals to demonstrate an understanding and awareness of the context of the area (including existing important views, the potential for creating new views, and historic and architectural character). Policy L10 identifies seven views that have been informed by the community engagement process. Each is considered to be a significant view in the parish, either because it concerns a particular landscape or heritage feature. The policy will assist Applicants in determining which views in Langdon are the most significant so that impacts can be mitigated as necessary.
POLICY L11: DARK SKIES	SP2, SP13, SP14, SP15, PM1, PM2, NE2	The DDLP notes that within the setting of the national landscape, priority will be given over other planning considerations to the conservation or enhancement of natural beauty, including landscape, wildlife habitats, tranquillity, dark skies, and geological features. Langdon parish, being very rural, benefits from dark skies and the policy sets out the parameters against which development proposals should be prepared and considered in order to limit light pollution.
POLICY L12: WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES	SP2, SP12, T1	The DDLP supports the creation of healthy, inclusive and safe communities in the District by creating opportunities for better active travel, to promote physical health, including provision for safe cycle and pedestrian routes. Policy L12 complements this and sets out detail as to how this can be achieved in the Langdon context. It is supported by a series of projects that could be usefully undertaken to enable further active travel locally.
POLICY L13: IMPORTANT COMMUNITY AND EDUCATION FACILITIES	SP2, SP11, PM4-PM6, R3	The DDLP supports the creation of healthy, inclusive and safe communities in the District by protecting against the loss of existing community facilities, allowing for the expansion or enhancement of existing community facilities, promoting the dual use and co-location of services in accessible places and requiring new developments to

		provide for the needs of their new communities. Policy L13 identifies the particular community facilities that are important at the local level, and which should be retained where possible. A supporting action is to explore potential for reintroducing a village shop.
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5 Basic Condition (vi) - conformity with retained EU obligations

- 5.1 The LNP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, DDC, as the responsible authority, published a statement in September 2024 that a Strategic Environmental Assessment (SEA) is not required as the LNP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version LNP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora'), it must be ascertained whether the LNP is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulations Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether it is necessary to undertake an assessment, a screening process is followed.
- 6.2 DDC, as the responsible authority, determined in September 2024 that the LNP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 In addition to conforming to its EU obligations, the LNP does not breach and is not otherwise incompatible with the European Convention on Human Rights. An Equalities Impact Assessment has been prepared and forms part of the Evidence Base for the Plan.
- 6.4 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version LNP.

7 Conclusion

- 7.1. The relevant basic conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Langdon Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the LNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.