



Little Missenden Parish Neighbourhood Plan

Basic Conditions Statement

October 2025

Table of Contents

1.	Introduction	2
	Figure 1: Map showing extent of Neighbourhood Planning Area	3
2.	Background	3
3.	Conformity with National Planning Policy	4
	Table 1: NPPF Conformity	5
4.	Contribution to Sustainable Development	6
	Table 2: Sustainability Attributes	7
5.	General Conformity with Strategic Local Policy	9
	Table 3: Conformity with Chiltern Local Plan and Core Strategy Policies.....	9
6.	Compatibility with EU Legislation	11
	Table 4: Human Rights	12
7.	Conclusion.....	13

1. Introduction

- 1.1. This Statement has been prepared by Little Missenden Parish Council (LMPC) to accompany the Little Missenden Neighbourhood Plan 2024-2039 (Submission Version October 2025) on submission to Buckinghamshire Council (BC) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 as amended (“the Regulations”).
- 1.2. The Neighbourhood Plan has been prepared for the Neighbourhood Area covering the whole of the Parish, as designated by Buckinghamshire Council on 4th October 2022. (Figure 1 below).
- 1.3. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area. The plan period is from 1st April 2024 to 31st March 2039.
- 1.4. The Neighbourhood Plan does not contain policies relating to excluded development in accordance with the Regulations. The document also contains a number of non-statutory proposals that relate to Aspirations which do not form part of the examined neighbourhood plan but provides a ‘wish list’ that has emerged during consultation and that the Parish Council has considered during the preparation of the document.
- 1.5. The Statement addresses each of the ‘basic conditions’ required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of schedule 4B to the Town and Country Planning Act 1990.
- 1.6. 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 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 does not breach, and is otherwise compatible with EU obligations
 - 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.

Little Missenden Neighbourhood Area

Neighbourhood Area Boundary - marked by red line

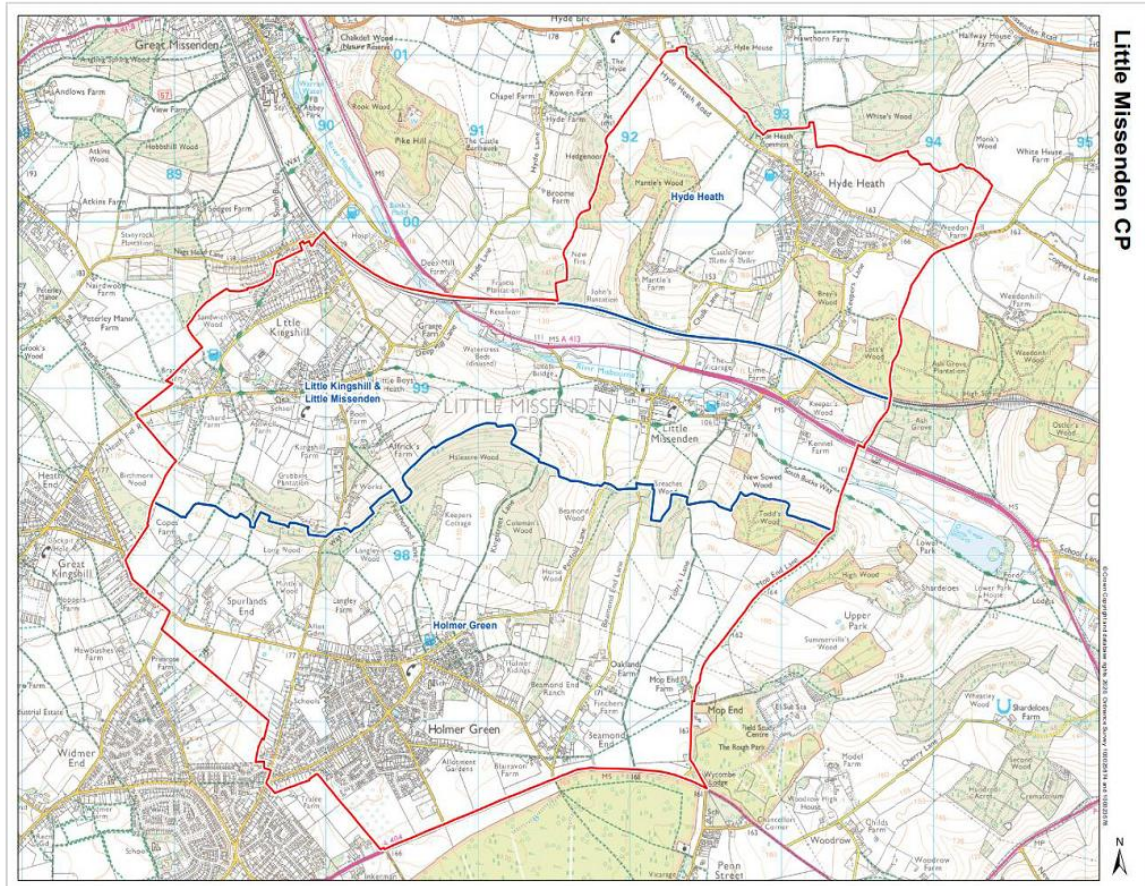


Figure 1: Map showing extent of Neighbourhood Planning Area

2. Background

- 2.1. The plan preparation has been led by LMPC, through the Neighbourhood Plan Steering Group. It has comprised three main stages:
- Evidence gathering and community engagement which has been incorporated into the Neighbourhood Plan,
 - Formal consultation: the Pre-Submission Draft Neighbourhood Plan May 2025 and accompanying background documents were published for more than 6 weeks in accordance with regulation 14 of the Regulations,
 - Submission Neighbourhood Plan (October 2025) which takes into account representations received on the earlier version and has been modified for submission to

- BC; it is accompanied by the Basic Conditions Statement, the Design Code and the Consultation Report, plus other background evidence reports.
- 2.2. LMPC has consulted the local community extensively throughout the process.
 - 2.3. The LMPC website <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/> has been used throughout the process to disseminate information and publicise consultations. A number of methods to raise awareness have been used, including newsletters, flyers and notices on the Parish Council noticeboards.
 - 2.4. The Draft Neighbourhood Plan was formally consulted upon from 12th May 2025 to the 25th June 2025. Full details are set out in the Consultation Report.
 - 2.5. It has also worked with officers of BC since the start of the project.
 - 2.6. The Plan has not duplicated Local Plan policies which will be used in determining planning applications. This has allowed the Neighbourhood Plan to focus on a smaller number of locally relevant and important policies.

3. Conformity with National Planning Policy

- 3.1. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF) and the revised Framework of February 2025 and is mindful of the National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.
- 3.2. There are several NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:
- 3.3. In relation to the presumption in favour of sustainable development:
 - Paragraph 12: the development plan is the starting point for decision making and this includes any neighbourhood plan.
 - Paragraph 13: neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.
 - Paragraph 14: reminds us of the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided, four criteria apply.
- 3.4. The Parish Council believes that the Neighbourhood Plan is planning positively for future development in the parishes and supports the delivery of the strategic policies of the adopted Development Plans as advised in the above paragraphs of the NPPF.
- 3.5. Paragraphs 18 and 21 advise that policies to address non-strategic matters and detailed matters should be included within neighbourhood plans, and the Neighbourhood Plan contains such policies.
- 3.6. Advice on non-strategic policies and the role of neighbourhood plans is identified in paragraphs 29 and 30. The Neighbourhood Plan establishes a shared vision for the area and its policies shape, direct and help deliver sustainable development. It has sought to translate objectives into a number of meaningful planning policies to complement other development plan policies for managing development.
- 3.7. The Neighbourhood Plan strikes a positive balance between the policy constraints of the Parish and the need to support the general requirements of the development plan as set out in section 5 below.

- 3.8. The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a local context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.
- 3.9. Set out below is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: NPPF Conformity

Policy	Policy Title	NPPF Para no.	Commentary
LC1	Rural Character	131, 132, 135, 136, 187, 189	Sets the context for new development to ensure rural character is retained. Developments should ensure that they are sympathetic to local character including the landscape setting within the Chilterns National Landscape.
LC2	Protecting the Landscape	131, 132, 135, 136, 187, 189	Developments should ensure that they protect and enhance the historic and natural landscape.
NE1	Woodlands, Orchards, Trees and Hedgerows	187, 193	Requires proposals to prepare a tree and hedgerow survey and retain those of value and replace those that could be lost or removed.
NE2	Biodiversity	187, 192, 193	New development is expected to retain natural features, and enhance them, provide at least a 10% net gain in biodiversity and plant new landscaping.
HE1	Conservation Area and its setting	131, 202, 203, 204, 207, 208, 212	Seeks to conserve the Little Missenden Conservation Area and its setting
HE2	Protecting and enhancing Local Heritage Assets	131, 202, 203, 207, 208, 212, 216	Seeks to conserve non-designated historic assets and their setting.
SD1	Strategic Buffer zones and development within settlements	131, 132, 135, 139, 154	Provides separation between settlements and parts of villages which make up the Parish where the erosion of the gaps would have an adverse, irreversible impact on the character of the area. Seeks to allow appropriate infill in Holmer Green which is excluded from the Green Belt

Policy	Policy Title	NPPF Para no.	Commentary
SD2	High Quality Design	96, 131 – 135, 137, 139	This policy seeks high quality sustainable design for new development which respects the character of the Area.
SD3	Provision of Energy and Water Efficient Buildings	8c, 161, 162, 164, 166, 167,	Ensuring that new development is built sustainably and is energy and water efficient.
SD4	New Housing Development	61	The policy seeks to ensure that smaller homes are included in the mix of housing on new development.
LF1	Local facilities	96, 98	Promotes protection of existing community facilities which are locally valued and increase community cohesion.
LF2	Recreation and Green Spaces	96, 98, 103, 104	Existing recreational facilities and green space should not be lost.
LF3	Local Green Spaces	106, 107, 108	Designates Local Green Spaces in line with the criteria set out in the NPPF.
LF4	Supporting Local Business and Agriculture	85, 88, 89	New businesses and expansion of existing businesses are supported in line with the NPPF principle of building a strong competitive economy
TT1	Car Parking	109	The policy seeks to ensure that sufficient car parking is provided for new developments and public parking is retained in line with Buckinghamshire Council standards
TT2	Provision for pedestrians, cyclists and horse riders	96, 109, 111	New development to provide pavements and improve pedestrian and cyclist safety.

4. Contribution to Sustainable Development

- 4.1. Buckinghamshire Council has determined that a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) was not required for the Neighbourhood Plan as it considered the policies were unlikely to have a significant environmental effect, as defined by the Environmental Assessment of Plans and Programmes Regulations 2004. The report is dated September 2025.

- 4.2. However, the basic condition of “contributing to the achievement of sustainable development” requires a broader scope of assessment to embrace social and economic as well as environmental objectives. For completeness therefore, Table 2 summarises the economic, social and environmental attributes of each policy.
- 4.3. The vision and objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The social goals are to retain and encourage the local facilities for the local community. Economic goals are relatively limited in scale in the Parish, but the provision of local business and agriculture is recognised. Environmental goals include the protection and enhancement of the area’s natural and historic environment.
- 4.4. However, the objectives make clear that there are environmental parameters within which these social and economic goals must be kept by ensuring development is in scale with the rural character of the existing parish.
- 4.5. The chosen policies therefore translate the objectives of the Neighbourhood Plan into viable and effective development management policies which will deliver strong social, economic and environmental impacts.
- 4.6. The sustainability attributes of each policy are summarised in the table below.

Table 2: Sustainability Attributes

Key: *positive - neutral x negative

Policy	Policy Title	Soc	Econ	Env	Commentary
LC1	Rural Character	*	*	*	Ensures rural character is retained which is beneficial to both the environment and the wellbeing of residents. There is a minimal economic positive impact because the policy allows for appropriate development.
LC2	Protecting the Landscape	*	-	*	Protecting and enhancing the historic and natural landscape. which is beneficial to both the environment and the wellbeing of residents. There is a neutral economic impact because the policy allows for appropriate development.
NE1	Woodlands, Orchards, Trees and Hedgerows	*	X	*	Provides a positive impact for the natural environment and for the sense of place which can enhance the wellbeing of residents. There may be a negative economic impact as development may be prevented in certain locations.
NE2	Biodiversity	*	X	*	Provides a positive impact for the natural environment and for the sense of place which can enhance the wellbeing of residents. There may be a negative economic impact as development may be prevented in certain locations.

Policy	Policy Title	Soc	Econ	Env	Commentary
HE1	Conservation Area and its setting	*	X	*	This policy will deliver a very positive impact on the historic environment and enhance the wellbeing of residents through sympathetic design
HE2	Protecting and enhancing Local Heritage Assets	*	X	*	This policy will deliver a very positive impact on the historic environment and enhance the wellbeing of residents through sympathetic design
SD1	Strategic Buffer zones and development within settlements	*	X	*	The Policy seeks to ensure the character of the separate settlements and parts of settlements is retained which will have a positive impact on the environment and potentially well being of residents. There could be a potential economic impact by directing development to certain locations.
SD2	High Quality Design	*	*	*	In economic terms, this policy is only slightly positive because well designed places and buildings can ensure value is retained/increased, but it is positive in environmental and social terms. It seeks to ensure that important design and biodiversity features are retained and enhanced
SD3	Provision of Energy and Water Efficient Buildings	*	X	*	Provision of energy and water efficient buildings, is very good for the environment and also health, however, such homes can have a higher cost, especially if retrofitting, which could impact on economics.
SD4	New Housing Development	*	-	-	Provision of a mix of homes is better for the social fabric of the area. There is neutral economic and environmental impact.
LF1	Local facilities	*	*	*	The retention and encouragement of community facilities will clearly be positive in terms of wellbeing and social aspects of village life as well as retaining local businesses.
LF2	Recreation and Green Spaces	*	-	*	This policy protects green spaces from being developed and therefore has a positive social and environmental impact
LF3	Local Green Spaces	*	-	*	This policy protects green spaces from being developed and therefore has a positive social and environmental impact

Policy	Policy Title	Soc	Econ	Env	Commentary
LF4	Supporting Local Business and Agriculture	*	*	X	The retention and expansion of local businesses will clearly have a positive impact on economic factors and social factors, potentially neutral or negative on the environment.
TT1	Car Parking	*	*	X	Adequate provision of parking is good for residents who are dependent on cars in this location and also economic factors. It is not positive for the environment as cars are not a sustainable form of transport.
TT2	Provision for pedestrians, cyclists and horse riders	*	X	*	Ensuring the traffic environment is safe for pedestrians and does not lead to inappropriate levels of traffic is both positive for the environment and for social goals. Economically the policy may have a negative impact as it would require additional investment in infrastructure

5. General Conformity with Strategic Local Policy

- 5.1. Little Missenden Parish lies within the local planning authority of the new Buckinghamshire Council, which was formed in April 2020. The development plan remains that of the former Local Authority for the area which was Chiltern District Council. The development plan for the area comprises the adopted Local Plan 1997, the Core Strategy November 2011 and the Bucks Minerals & Waste Local Plan 2019, although many of the policies may be deemed out of date because they predate the NPPF.
- 5.2. The Buckinghamshire wide Local Plan is at an early stage in production, with the final plan expected to be adopted in 2027.
- 5.3. The following table sets out the comparison of Neighbourhood Plan policies with policies from the Chiltern Local Plan and Core Strategy (prefixed by CS). Accordingly, the LMPC considers that the Neighbourhood Plan is in general conformity with the strategic policies of the development plan and the policies have been designed to add local context to the development plan policies of the area.

Table 3: Conformity with Chiltern Local Plan and Core Strategy Policies

Policy	Policy Title	Commentary
LC1	Rural Character	This policy is in line with Policy LSQ1 of the Local Plan which repeats the primary objective of conserving and enhancing the natural beauty of the landscape in the Chilterns National Landscape (formally Chilterns Area of Outstanding Natural Beauty) CS22 also repeats these principles.
LC2	Protecting the Landscape	This policy is in line with Policy LSQ1 of the Local Plan which repeats the primary objective of conserving and enhancing the natural beauty of the landscape in the Chilterns National Landscape (formally Chilterns Area of Outstanding Natural

Policy	Policy Title	Commentary
		Beauty). It also is in general conformity with CS20 Design and Environmental Quality which requires that new development reflects and respects the character of the surrounding area.
NE1	Woodlands, Orchards, Trees and Hedgerows	This policy supports Core Strategy Policies CS32 'Green Infrastructure' and CS24 'Biodiversity' by identifying opportunities for habitat network improvement. The policy is also in line with saved Local Plan Policy NC1 'Safeguarding of Nature Conservation Interests' by resisting development proposals which harm the functionality or connectivity of the network. The policy is also in line with saved Local Plan Policy TW6 'Resistance to Loss of Woodland' as it resists development proposals which harm irreplaceable habitats, including Ancient Woodland and ancient or veteran trees.
NE2	Biodiversity	This policy supports Core Strategy Policies CS32 'Green Infrastructure' and CS24 'Biodiversity'. The policy is also in line with saved Local Plan Policy NC1 'Safeguarding of Nature Conservation Interests' by resisting development proposals which harm the functionality or connectivity of the network.
HE1	Conservation Area and its setting	This Policy is in line with Policy CA1 which refers to development affecting the character and appearance of the Conservation Area.
HE2	Protecting and enhancing Local Heritage Assets	This policy builds upon the spirit and intention of Local Plan Policy LB1 'Protection Of Special Architectural Or Historic Interest Of Listed Buildings Throughout The District' but focuses on non-designated heritage assets, rather than those already of nationally listed status. The policy wording is consistent with the NPPF which postdates that policy.
SD1	Strategic Buffer zones and development within settlements	This policy is in general conformity with CS20 Design and Environmental Quality which requires that new development reflects and respects the character of the surrounding area and those features which contribute to local distinctiveness.
SD2	High Quality Design	The policy refines saved Local Plan Policy GC1 'Design of Development' and Core Strategy Policy CS20 'Design and Environmental Quality'
SD3	Provision of Energy and Water Efficient Buildings	This policy builds upon Core Strategy Policies CS4 'Ensuring that Development is Sustainable' and CS5 'Encouraging Renewable Energy Schemes' by encouraging new developments to be sustainably designed. This brings the policy context up to date with contemporary thinking and national policy provisions for tackling climate change through the energy and water efficiency performance of new buildings.

Policy	Policy Title	Commentary
SD4	New Housing Development	This policy builds upon the spirit and intention of Core Strategy Policy CS11 'Affordable Housing Size' by setting parameters for the proportion of smaller dwellings that must be delivered on new developments. SD4 does not set requirements for affordable housing specifically, but instead encourages an emphasis on two or three-bedroom homes as the evidence shows that the market in the Parish is only delivering large homes (either new or extending existing, smaller homes) on infill or existing plots. The policy does not exclude the provision of larger dwellings and therefore continues to seek a mix of dwelling types and size.
LF1	Local facilities	This policy refines Core Strategy Policy CS29 'Community' and Local Plan Policies GB24 'Redevelopment or Change of Use of Buildings Used for the Provision of Local Community Facilities in the Green Belt' and CSF2 'Loss Of Community Services And Facilities In The Built-up Areas Excluded From The Green Belt' by requiring that identified community facilities must be retained for community use.
LF2	Recreation and Green Spaces	This policy replaces saved Chiltern Local Plan Policies R7 'Public Amenity Open Space and Common Land' and R10 'Other Amenity Open Spaces' in respect of all the other green spaces that are not considered to qualify as Local Green Spaces.
LF3	Local Green Spaces	This policy replaces saved Chiltern Local Plan Policies R7 'Public Amenity Open Space and Common Land' and R10 'Other Amenity Open Spaces' in respect of all the other green spaces that qualify as Local Green Spaces.
LF4	Supporting Local Business and Agriculture	This policy is in general conformity with CS19: Supporting the Local Economy which includes agricultural diversification.
TT1	Car Parking	This policy is in general conformity with Policy CS26 which requires new development to provide appropriate parking.
TT2	Provision for pedestrians, cyclists and horse riders	This policy is in general conformity with Policy CS26 which requires new development to provide safe convenient and access in a number of ways, including Public Rights of Way.

6. Compatibility with EU Legislation

- 6.1. **Strategic Environmental Assessment.** A formal screening opinion has been issued by BC in September 2025. No SEA was required as set out in Section 3 of that report. BC received a response from Historic England and Natural England, noting that they agreed with the Council findings that the Little Missenden NP does not require a full SEA to be undertaken. No response from the Environment Agency was received within the time limit. The

Neighbourhood Plan has accordingly been prepared in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

- 6.2. **Habitats Regulations.** Although around 50% of the neighbourhood area is in the Chiltern Beechwoods SAC Zone of Influence, the nearest part of the parish is still 9.7 km away from the SAC. However, the scope of the Neighbourhood Plan, which does not allocate any sites for development, is not likely to exacerbate the vulnerabilities of the SAC. The screening was carried out by BC as a part of the SEA screening. Bucks Council received a response from the Environment Agency and Natural England, the latter noting that they agreed with the Council findings that the Little Missenden NP does not require a stage 2 (Appropriate Assessment) to be undertaken.
- 6.3. **Human Rights.** The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. The overall purpose of the Neighbourhood Plan is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the NP does not have any unintended consequences for particular groups the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 6.4. An assessment has been made on whether the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics.
- 6.5. Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same way.

Table 4: Human Rights

Policy	Policy Title	Outcomes for persons with certain protected characteristics
LC1	Rural Character	Neutral impact
LC2	Protecting the Landscape	Neutral impact

Policy	Policy Title	Outcomes for persons with certain protected characteristics
NE1	Woodlands, Orchards, Trees and Hedgerows	Neutral impact
NE2	Biodiversity	Neutral impact
HE1	Conservation Area and its setting	Neutral impact
HE2	Protecting and enhancing Local Heritage Assets	Neutral impact
SD1	Strategic Buffer zones and development within settlements	Neutral impact
SD2	High Quality Design	Broadly positive impact
SD3	Provision of Energy and Water Efficient Buildings	Neutral impact
SD4	New Housing Development	Neutral impact
LF1	Local facilities	Broadly positive impact
LF2	Recreation and Green Spaces	Broadly positive impact
LF3	Local Green Spaces	Broadly positive impact
LF4	Supporting Local Business and Agriculture	Broadly positive impact
TT1	Car Parking	Broadly positive impact
TT2	Provision for pedestrians, cyclists and horse riders	Broadly positive impact

7. Conclusion

- 7.1. Little Missenden Neighbourhood Plan has been carefully prepared in accordance with the requirements of the Regulations and satisfies the Basic Conditions as set out in Paragraph 1.6 thereby contributing to the achievement of sustainable development.