

Urban Vision Enterprise CIC
Maids Moreton Neighbourhood Plan
Basic Conditions Statement
February 2023

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1. Introduction

1.1 Purpose of the Report

This is a Basic Conditions Statement, prepared to accompany the submission of the Maids Moreton Neighbourhood Plan.

The statement explains how the Neighbourhood Plan meets the Basic Conditions and other legal requirements.

2. Meeting Legal Requirements

2.1 General Requirements

Qualifying Body

The draft plan proposal is being submitted by Maids Moreton Parish Council which is the qualifying body for neighbourhood planning.

Scope and Statutory Process

The draft plan proposal relates to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in planning legislation, policy and guidance. This includes designation of the Neighbourhood Area, screening (SEA and HRA) and statutory consultation (Regulation 14).

Period of Effect

The draft plan proposal states the period for which it is to have effect, until the end of 2035 (Paragraph 1.2).

Excluded Development

The draft plan proposal does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Neighbourhood Area

The draft plan proposal relates to the Maids Moreton Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to the Maids Moreton Neighbourhood Area.

2.2 The Basic Conditions

The Basic Conditions that neighbourhood plans must meet are as follows:

1. must be appropriate having regard to national policy
2. must contribute to the achievement of sustainable development
3. must be in general conformity with the strategic policies in the development plan for the local area
4. must be compatible with EU obligations (equivalence in UK law).

In addition, the plan must meet requirements of human rights law.

Regulations specify an additional basic condition that a plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.

The following chapters of this statement deal with the basic conditions in more detail.

3. Sustainable Development

3.1 Dimensions of Sustainable Development

The National Planning Policy Framework states that sustainable development has economic, social and environmental objectives.

The draft plan proposal takes a balanced approach to enabling growth, but also considering economic, social and environmental sustainability.

3.2 Sustainable Growth

The draft plan proposal seeks to deliver growth and to address sustainability through a set of eight policies.

MMG1 Sustainable Growth - supports housing and employment growth, but ensures that it is in sustainable locations.

MMG2 Residential Development - sets standards for residential development, to ensure that new housing meets local need and is sustainable.

MMI1 Community Facilities – seeks to maintain or expands local community facilities, which are part of creating a walkable (15 minute) neighbourhood.

MME1 Natural and Rural Environment – is concerned with protection of landscapes, habitats and biodiversity.

MME2 Local Green Space – designates and protects Local Green Space for their special community value.

MME3 Sustainable Design – addresses character and ensures that development supports walking and addresses climate change.

MME4 Historic Character – seeks to ensure that development preserves or enhances the Maids Moreton Conservation Area.

MMI2 Transport and Active Travel – promotes sustainable transport, walking and cycling.

3.3 Achieving Sustainable Development

The combination of policies enabling growth and those addressing economic, social and environmental sustainability mean that the plan will help to achieve sustainable development, including practical measures to address climate change. This takes account of the needs of current and future generations.

4. National Policy and Guidance

4.1 Having Regard to National Policy and Guidance

The draft plan proposal has had regard to the National Planning Policy Framework 2021 (NPPF) and Planning Practice Guidance (PPG).

Chapter 2 of the NPPF deals with achieving sustainable development. Sustainable development has economic, social and environmental objectives, set out in Paragraph 8.

Paragraph 11a) states:

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

This principles has underpinned the draft Neighbourhood Plan, which has the following aims/objectives:

- 1 To maintain Maids Moreton as a distinct built settlement and community and enhance quality of life for all residents;**
- 2 To enable housing and employment growth in sustainable locations to meet local needs;**
- 3 To preserve or enhance the historic character of the village, including the historic core and the green fields around Scott's Lane;**
- 4 To conserve and enhance green spaces, the natural environment and biodiversity and other environmental attributes and assets;**
- 5 To ensure that development is well-designed and sustainable;**
- 6 To maintain, improve and expand the range of local community facilities, including recreational and play space;**
- 7 To promote more sustainable live/work patterns and improve local transport and active travel infrastructure.**

Chapter 3 of the NPPF deals with plan-making. Paragraph 16 requires plans to be prepared with the objective of contributing to the achievement of sustainable development, to be aspirational but deliverable; to be shaped by early, proportionate and effective engagement and contain policies that are clearly written and unambiguous.

The policies have been written to provide a clear framework for decisions.

The neighbourhood plan is based on a range of evidence, in line with planning practice guidance. This includes evidence on housing need, the natural and historic environments, assessment of potential housing sites, transport, flood risk, and other economic, social and environmental factors.

Rigorous selection processes were undertaken both for the selection for housing sites for allocation and of Local Green Spaces for designation. These processes are set out in ...

4.2 NPPF Policy Areas

The NPPF was revised in July 2021 and contains a number of policy areas. The following table details the relationship between the Neighbourhood Plan policies and the NPPF chapters.

NPPF Policy	NP Aim	NP Policies
<p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Supply of homes, mix and affordability. (density is dealt with in Chapter 11).</p> <p><i>... to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed ...</i></p> <p><i>... that the needs of groups with specific housing requirements are addressed</i></p> <p>...</p>	2	<p>MMG1 Sustainable Growth -</p> <p>MMG2 Residential Development -</p> <p>The plan supports housing growth in sustainable locations and sets housing standards for residential development.</p>
<p>Chapter 6: Building a strong, competitive economy</p> <p>Create conditions for businesses to invest, expand and adapt.</p> <p>Includes consideration of economic and investment strategy, infrastructure, and flexibility to changing practices.</p> <p><i>planning policies should ... set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth ...</i></p>	2, 7	<p>MMG1 Sustainable Growth –</p> <p>The policy supports local employment.</p>
<p>Chapter 8: Promoting healthy and safe communities</p> <p>Planning policies should aim to achieve ‘healthy, inclusive and safe places ...’. This includes promoting social interaction, being safe and accessible, and</p>	1, 2, 3, 4, 5, 6, 7	<p>MMI1 Community Facilities – s</p> <p>MME2 Local Green Space</p> <p>The plan seeks to maintain or expand local community facilities and designates Local Green Space.</p>

<p>enable and support healthy lifestyles.</p> <p>Policies should also make provision for shared spaces and community facilities and guard against loss of valued facilities and services.</p> <p>Local Green Space, including criteria for designation, is dealt with in Paragraphs 100-103.</p>		
<p>Chapter 9: Promoting sustainable transport</p> <p><i>transport issues should be considered from the earliest stages of plan-making ...</i></p> <p>This includes consideration of impacts of development, existing and proposed infrastructure, promotion of walking, cycling, and public transport, environmental impacts, and movement, streets, and parking in the design of schemes.</p>	<p>1, 7</p>	<p>MMI2 Transport and Active Travel</p> <p>The policy promotes sustainable transport and active travel.</p>
<p>Chapter 10: Supporting high-quality communications</p> <p>Paragraph 14 states:</p> <p><i>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.</i></p>	<p>1, 7</p>	<p>MMG1 Sustainable Growth</p> <p>The policy requires development to include broadband infrastructure.</p>
<p>Chapter 11: Making effective use of land</p> <p><i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and</i></p>	<p>1, 2</p>	<p>MMG1 Sustainable Growth</p> <p>The plan identifies locations for sustainable growth.</p>

<p><i>ensuring safe and healthy living conditions ...</i></p> <p>This includes promotion of mixed use to achieve environmental net-gain, using undeveloped land for alternative uses, using brownfield land and under-utilised land and buildings, use of airspace.</p>		
<p>Chapter 12: Achieving well-designed places</p> <p>Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimise site potential, and making safe, inclusive and accessible places.</p> <p><i>... Neighbourhood Planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development</i></p> <p>The National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.</p>	<p>1, 3, 5</p>	<p>MME3 Sustainable Design</p> <p>MME4 Historic Character</p> <p>The plan includes design policies, with a focus on quality of place, character and green design.</p>
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change</p> <p>Paragraph 152 states:</p>	<p>5, 7</p>	<p>Collectively, the policies address sustainability, against the context of climate change.</p>

<p><i>the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.</i></p> <p>This includes consideration of flood risk, resilience to climate change, and promoting a low carbon economy.</p>		
<p>Chapter 15: Conserving and enhancing the natural environment</p> <p>Planning policies should protect and enhance valued landscapes, intrinsic character and beauty of the landscape, habitats, and provide net gains in biodiversity.</p> <p>This includes consideration of protection of valued landscapes, intrinsic character, biodiversity net-gain, pollution, mitigation.</p>	<p>3, 4</p>	<p>MME1 Natural and Rural Environment</p> <p>The policy protects Maids Moreton’s rural environment and biodiversity.</p>
<p>Chapter 16: Conserving and enhancing the historic environment</p> <p><i>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 ...</i></p> <p>This includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place.</p>	<p>3</p>	<p>MME4 Historic Character</p> <p>The policy relates to the character of the Maids Moreton Conservation Area.</p>

5. Local Policy

5.1 General Conformity with Strategic Policies

It should be noted that general conformity relates to the policies of the neighbourhood plan taken as a whole, considered against adopted strategic local policies taken as a whole.

The draft plan proposal has been drafted against the context of strategic local policies and do not undermine, and helps to achieve, the spatial strategy set out in the Vale of Aylesbury Local Plan 1013-33, adopted 2021.

More detailed comparison of Neighbourhood Plan policies to strategic local policies is contained in 5.3, below.

5.3 Policy Comparison

Strategic Local Policies (Vale of Aylesbury Local Plan 1013-33, adopted 2021)	Maids Moreton Neighbourhood Plan Policies
S1 Sustainable development	Collectively, the policies reflect Policy S1 of the VALP, which itself reflects NPPF policy.
S2 Spatial strategy for growth	MMG1, MMG2 - Maids Moreton is a medium village and Neighbourhood Plan, together with sites granted planning permission, would already meet a disproportionate proportion of the 1,423 houses envisaged for Medium Villages. MME1, MME2, MME3 and MME4 address 'local character and setting'.
S3 Settlement Hierarchy and cohesive development	MMG1, MME1 complement and localise Policy S3.
S5 Infrastructure	MMI1 addresses community infrastructure and MMI2 addresses transport infrastructure.
S7 Previously developed land	MMG1 addresses locations for growth.
D-MMO006 Land east of Walnut Drive and west of Foscote Road	This site allocation already has planning permission. The neighbourhood plan together with sites with planning permission provides for a very high level of growth for a medium village.

H1 Affordable housing	MMG2 seeks to shape the way in which affordable housing is provided, to meet the parish’s needs, but does not seek to modify thresholds or proportions.
H2 Rural exemption sites H3 Requirements for all rural workers dwellings H4 Replacement dwellings in the countryside	MMG1 and MME1 deal with locations for growth and environmental protection, but do not seek to modify Policy H2, H3 or H4.
H6a Housing Mix H6b Housing for older people	MMG2 complements these policies.
Chapter 6 Employment	The Local Plan tends to address larger scale employment. MMG1 addresses employment in the parish.
T5 Delivering transport in new development T7 Footpaths and cycle routes	MMI2 addresses transport infrastructure, including active travel and environmental impacts.
BE1 Heritage assets	MME4 deals with historic character, focused on the parish.
BE2 Design of new development BE3 Protection of amenity of residents BE4 Density of development	MME3 and MME4 address design and amenity in a more comprehensive way, against the context of climate change, and taking account of the National Design Guide. MME4 recognises that character is not just about vernacular, but also formal architecture, townscape, landscape and other factors.
NE1 Biodiversity and geodiversity NE4 Landscape character and locally important landscape NE6 Local green space NE8 Trees, hedgerows and woodlands	MME1, MME2 and MME4 complement NE1, NE2, NE6, and NE8 at parish level.
I1 Green Infrastructure I3 Community facilities, infrastructure and assets of community value	MME1, MME3 and MM4 address green infrastructure. MMI1 addresses community facilities at parish level.

6. EU Obligations and Human Rights

6.1 Screening

The plan has been screened to determine whether full Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) were required. This included consultation with national statutory bodies.

The Maids Moreton Draft Neighbourhood Plan – Strategic Environmental Assessment and Habitats Regulations Assessment Screening FINAL Screening Outcome, June 2022, Version: 1.1 stated:

10. Conclusions

97. Based on the above assessment, the screening outcome is that the Draft Maids Moreton neighbourhood plan requires neither a Strategic Environmental Assessment (SEA) or a under HRA any need to proceed to Stage 2 of HRA- an Appropriate Assessment.

98. Natural England agreed with this conclusion. No response was received from the Environment Agency or Historic England.

6.2 EU Obligations

Given the above screening outcome, which take account of the responses of national statutory bodies, the draft plan proposal meets the basic conditions relating to not breaching EU obligations and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

6.3 Human Rights

The draft plan proposal is a result of extensive engagement with the local community and stakeholders, from the earliest stages of the process. This has informed the content of the draft plan.

Statutory consultation (Regulation 14) was undertaken and this took account of consultation case law, including compliance with Gunning principles.

An equalities assessment is included at Appendix 1. This indicates that the plan would have positive impacts for people with protected characteristics.

The draft plan proposal meets human rights requirements.

Appendix 1

Equalities Assessment

1. Diversity

The Neighbourhood Plan needs to cater for the widest range of needs, for all of the population. Planning should be inclusive and rigorous engagement has taken place as part of the process of creating the plan.

Equally, there is evidence to suggest that diversity is an important factor in achieving sustainable growth.

2. Legal Requirements

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 defined in the Equality Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

An Equalities Assessment is a systematic analysis of a policy or policies in order to scrutinise the potential for an adverse impact on a particular group or community, in particularly those with a protected characteristic.

An assessment has been made on whether the Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics. If the impact is negative, this is given a high, medium or low assessment. The following table describes these:

Impact	Description
High	A significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.
Medium	Some potential impact exists, some mitigating measures are in place, poor evidence.
Low	Almost no relevancy to the process, e.g. an area that is very much legislation led.

3. Maids Moreton General Population Characteristics

Maids Moreton (maids-moreton.parish.uk/census/)

Population census 21.03.2021 – Population – 864

Gender

Males – 413 – 47.8%

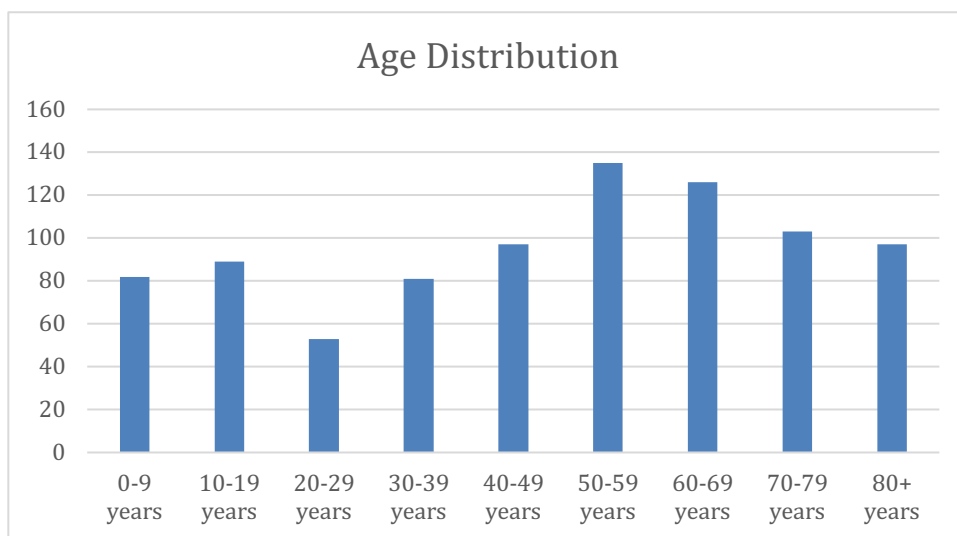
Females – 451 – 52.2%

Age Group

0-14 years – 136

15-64 years – 473

65+ years – 254



Ethnic Group

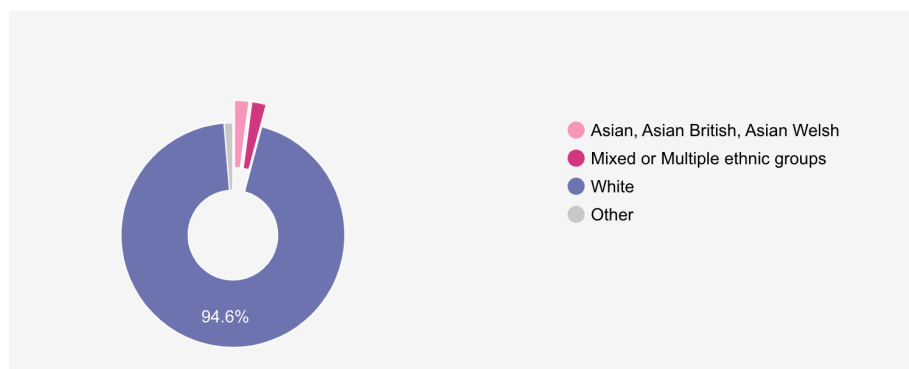
White – 818

Asian – 18

Black – 7

Mixed/multiple – 18

Other ethnic groups – 4



Religion

Christian 477

Muslim 13

Hindu 3

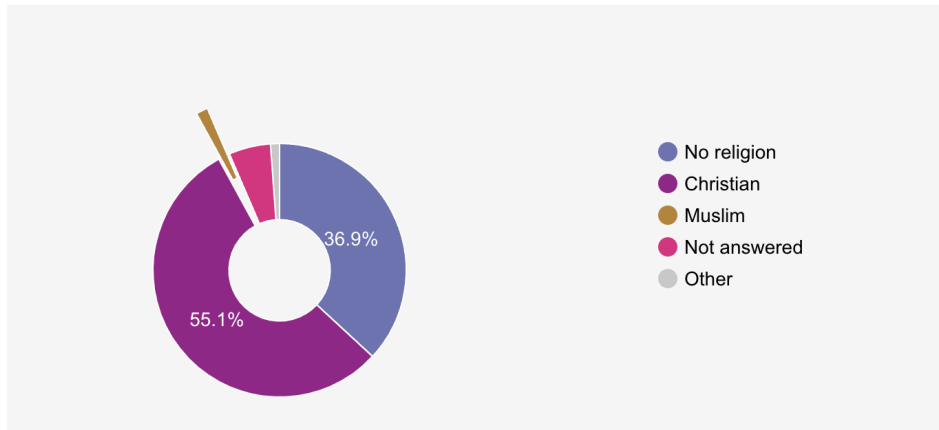
Sikh 2

Buddhist 1

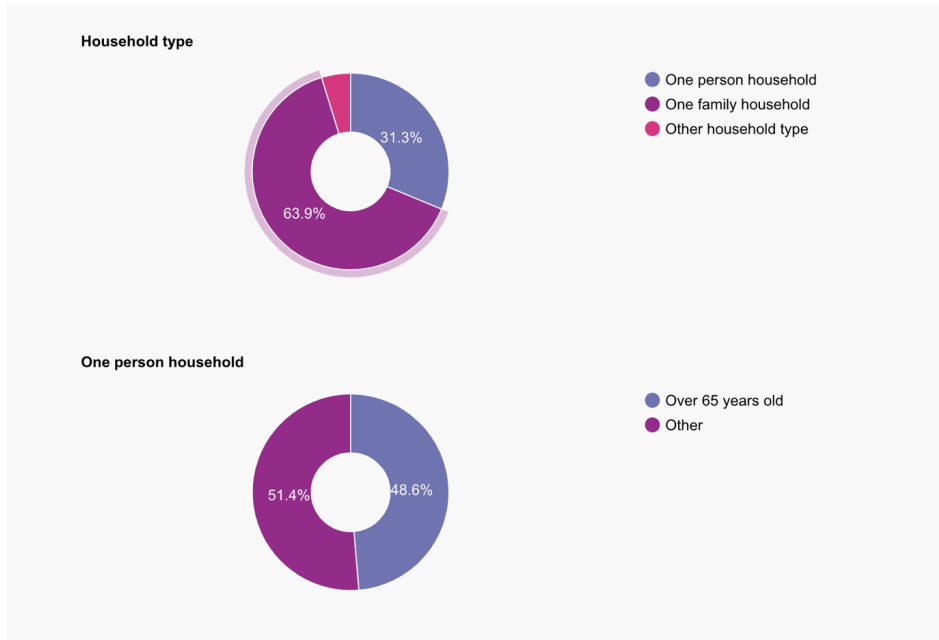
Jewish 2

Other region 2

No religion 319



Household Composition



4. Policies

The Neighbourhood Plan policies are:

- Policy MMG1: Sustainable Growth
- Policy MMG2: Residential Development
- Policy MMI1: Community Facilities
- Policy MME1: Rural and Natural Environment
- Policy MME2: Local Green Space
- Policy MME3: Sustainable Design
- Policy MME4: Historic Character
- Policy MMI2: Transport and Active Travel

5. Impacts on Protected Characteristics

Equalities assessment requires consideration of each of the protected characteristics. However, it should be noted that the needs, attitudes and opinions of people within any of these groups is as diverse as in the population as a whole, including sometimes very polarised views.

The plan will achieve a range of benefits which potentially benefit all of the local population, including creation housing and community facilities to meet a range of needs. In addition, the plan protects green infrastructure or promotes high quality design, with an emphasis on ease of movement and pedestrian convenience. The plan addresses climate change through a range of practical requirements.

The following table refers to specific policies relevant to different protected characteristics.

Protected Characteristic	Implications	Analysis	Impact
Age	Age can have implications for mobility, access to a cars (especially older and younger groups), reliance on local facilities, housing needs and health, among other matters.	Policy MMG2 addresses housing requirements, including specialist accommodation. MMI1 deals with local community facilities. Movement and active travel are addressed in MME3 and MMI2. Access to green space is addressed in MME1, MME2.	Positive
Disability	Disability can have implications for accessibility, housing needs, access to employment, access to facilities and other factors.	Policy MMG2 and MMI1 addresses housing requirements, including specialist accommodation, and local community facilities. Movement and active travel are addressed in MME3 and MMI2.	Positive
Maternity and Pregnancy	Maternity has implications for numerous factors, including ease of movement, changing housing needs, and access to local facilities.	Policy MMG2 and MMI1 addresses housing requirements and local community facilities. Movement and active travel are addressed in MME3 and MMI2. Access to green space is addressed in MME1, MME2.	Positive
Race	Race and culture can be factors in housing needs, community facilities, safety and a range of other planning matters.	Policy MMG2 and MMI1 addresses housing requirements and local community facilities. The plan cannot directly address the social attitudes that underpin prejudice and hate crimes. However, MME3 addresses design to create a high quality and safe environment.	Positive

Protected Characteristic	Implications	Analysis	Impact
Sex (Gender), Religion, Gender Re-assignment, Sexual orientation:	Gender, religion or LGBT+ status may have implications for housing, community facilities, safety and a range of other planning matters.	<p>Policy MMG2 and MMI1 addresses housing requirements and local community facilities.</p> <p>The plan cannot directly address the social attitudes that underpin prejudice and hate crimes. However, MME3 addresses design to create a high quality and safe environment.</p>	Positive.

6. Conclusion

The Neighbourhood Plan provides a range of policies which will result in positive benefits for the local community, including those with protected characteristics.

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