

**URBAN
VISION**

Enterprise CIC

**Urban Vision Enterprise CIC
Oakley Neighbourhood Plan
Basic Conditions Statement
March 2019**

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1. Introduction

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

The Neighbourhood Plan proposal contains policies relating to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011 and other legislation) and the Neighbourhood Planning Regulations 2012 (as amended).

The Neighbourhood Plan proposal states the period for which it is to have effect. It will cover the period of 2019 to 2030. This period has been chosen to coincide with the emerging Local Plan.

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

The Neighbourhood Plan proposal relates to the Oakley Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Neighbourhood Plan proposal meets the basic conditions set out in the Town and Country Planning Act 1990. This is covered in more detail in the next part of this statement.

2. Meeting the Basic Conditions

2.1 The Basic Conditions

The Basic Conditions that Neighbourhood Plans must meet are as follows:

- have appropriate regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the local area; and
- be compatible with EU obligations.

In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account. Neighbourhood Development Orders are also subject to other basic conditions relating to the historic environment, but they don't apply to neighbourhood plans.

In addition, Neighbourhood Plans must be compatible with human rights law.

The outcome of the referendum on membership of the EU makes no immediate difference to the requirement on EU obligations, until such a time as Parliament passes relevant legislation.

2.2 National Policy and Guidance

The Oakley Neighbourhood Plan (ONP) has been prepared against the context of national policy and guidance, in particular the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The evidence base underpinning the emerging local plan has been taken into account as part of the evidence base for the neighbourhood plan, in line with Planning Practice Guidance.

The central theme of the NPPF 2019 is the presumption in favour of sustainable development. The NPPF states three overarching objectives for achieving sustainable development:

*“...an economic objective...
...a social objective...
...an environmental objective...”*

“...these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework...”

The Oakley Neighbourhood Plan includes a range of aims and policies to achieve growth to meet local need, ensuring that such growth takes account of the needs of the local community and environment. This includes the following aims which are delivered by the policies shown in figure 1.

“The objective is to encourage the evolution of Oakley in terms of local and national needs while maintaining its character and utility for its residents and those employed within the Parish. It is a good place to live and to allow this factor to be lost would be a mistake regretted by future generations”.

The Vision and Objectives for the Oakley Neighbourhood Plan have been developed and refined through consultation with the local community.

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Vision:

“To protect and improve the village community and the landscape within which it sits”.

Objectives:

- 1. Understand current housing stock, identify future requirements and if a need is established, look to identify potential development sites.*
- 2. Protect views across the countryside and green spaces of significance.*
- 3. Protect and enhance the setting of Oakley’s heritage which underpins its local distinctiveness and character.*
- 4. Maintain a sustainable community, including a sustainable business community, with adequate infrastructure and facilities.*
- 5. Identify and enhance links to the countryside, other villages and Bedford Town.*

Oakley Neighbourhood Plan – Vision and Aims

The NPPF was recently revised (February 2019), and contains a number of policy areas. The following table details the policy areas that are most relevant to the LNP, against the LNP aims and policies.

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NPPF Policy Area	Oakley Aims	Oakley LNP Policies
<p>Delivering a sufficient supply of homes</p> <p>...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...</p> <p>...that the needs of groups with specific housing requirements are addressed...</p>	<p>Aims:</p> <p>1</p>	<p>HG1 Housing Growth – enabling housing growth.</p> <p>HG2 Housing Mix – meeting local need.</p>
<p>Building a strong, competitive economy</p> <p>...planning policies should...</p> <p>...set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.</p>	<p>Aims:</p> <p>1, 4</p>	<p>HG1 Housing Growth – enabling growth.</p> <p>BE1: Business – enabling employment-related development.</p> <p>BE2: Retail and Community Facilities – enabling retail and supporting community facilities.</p> <p>BE4: Broadband Connectivity – supporting business and home-working.</p>
<p>Promoting healthy and safe communities</p> <p>...planning policies and decisions should aim to achieve healthy, inclusive and safe places which...</p> <p>...promote social interaction...</p> <p>...enable and support healthy lifestyles...</p>	<p>Aims:</p> <p>3, 4, 5</p>	<p>TR1: Balanced Transport Provision – supporting green travel and walking.</p> <p>DH1: Design – including pedestrian convenience and a high quality public realm.</p>

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<p>Promoting sustainable transport</p> <p>...transport issues should be considered from the earliest stages of plan-making and development proposals, so that...</p> <p>...the potential impacts of development on transport can be assessed...</p> <p>...opportunities to promote walking, cycling, and public transport use are identified and pursued...</p> <p>...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes...</p>	<p>Aims:</p> <p>4, 5</p>	<p>TR1: Balanced Transport Provision - supporting green travel and walking.</p> <p>DH1: Design - including pedestrian convenience and a high quality public realm.</p>
<p>Supporting high quality communications</p> <p>... Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being...</p>	<p>Aims:</p> <p>4</p>	<p>BE4: Broadband Connectivity - supporting business and home-working.</p>
<p>Achieving well-designed places</p> <p>...plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable...</p> <p>...design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics...</p>	<p>Aims:</p> <p>3</p>	<p>DH1: Design – defining design quality to ensure development is sustainable.</p> <p>DH2: Local Character – complementing locally distinctive character.</p>

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<p>Conserving and enhancing the natural environment</p> <p>...planning policies and decisions should contribute to and enhance the natural and local environment...</p>	<p>Aims: 2, 5</p>	<p>LE1: Significant Landscape Areas. – landscape protection.</p> <p>LE2: Local Green Space – protecting spaces valued by the community.</p> <p>LE3: Coalescence with Neighbouring Villages – protecting the rural setting.</p>
<p>Conserving and enhancing the historic environment</p> <p>...heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites...</p> <p>...plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets at risk through neglect, decay or other threats...</p>	<p>Aims: 2, 5</p>	<p>DH2: Local Character – complementing locally distinctive character.</p> <p>DH3: Local Heritage – protection of local heritage assets.</p>

2.3 General Conformity with Strategic Local Policy

The Neighbourhood Plan will be prepared against the context of adopted strategic local policies.

Strategic Local Policy

The Bedford Borough Local Plan was adopted in October 2002. With the exception of S2 Opportunity Sites, all the remaining policies were deleted on 8th October 2008 in respect that they are covered by the Bedford Core Strategy and Rural Issues Plan adopted April 2008, and the Town Centre Area Action Plan.

The objectives of the 2008 plan of most direct relevance to the Oakley Neighbourhood Plan are:

- 2. Ensure future development is based upon sustainable development principles.*
- 4. Provide quality housing to meet current and future needs of all sectors of the community.*
- 8. Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange.*
- 9. Encourage key rural communities to become more sustainable places to live and work.*
- 10. Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety.*
- 11. Protect and enhance the countryside, biodiversity and geodiversity, and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale.*
- 14. Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism.*
- 15. Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality.*
- 16. Involve the community in the decisions about the planning of the Borough so they can influence and shape such decisions.*

Policy CP2 sets out sustainable development principles. Policy CP26 deals with climate change and pollution. These include consideration of infrastructure, biodiversity, climate change, character, health, landscapes, historical and cultural features, transport and walking, leisure, recreation and tourism. The neighbourhood plan includes policies on growth, design, natural and built environments, transport and other issues, addressing the sustainable development principles in Policy CP2 of the local plan.

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Such policies are:

Housing:

ONP HG1 – housing growth

ONP HG2 – housing mix

Business and Employment:

ONP BE1 – business

ONP BE2 – retail and community facilities

ONP BE3 – public houses

OPNP BE4 – broadband connectivity

Landscape:

ONP LE1 – sensitive landscapes

ONP LE2 – Local Green Space

ONP LE3 – coalescence

Design and Heritage

ONP DH1 – design

ONP DH2 – character

ONP DH3 – local heritage

Transport:

ONP TR1 – balanced transport provision

These provide a balance between enabling growth and ensuring such growth is sustainable.

Policies CP7 and CP8 of the local plan apply to housing mix and affordable housing. Policy ONP HG2 of the neighbourhood plan augments the housing mix policy, emphasising the need for small housing.

Policy CP11 of the local plan deals with employment. Policy CP18 of the local plan deals with employment and community facilities. Policy CP20 deals with retail. Policies ONP BE1 , ONP BE2 and ONP BE3 of the neighbourhood plan set out sustainable locations for employment and retail in Oakley and seek to protect community facilities. These augment the policies in the local plan.

Policies CP12 and CP13 of the local plan deal with settlement boundaries and development outside of settlements. The neighbourhood plan expands the settlement boundary through site allocations, to enable sustainable housing growth to meet local need. Whilst this does amend the settlement boundary, it fits in with the sustainable development principles in the local plan, so is in general conformity.

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Policy CP14 of the local plan states :

“In rural settlements defined by a Settlement Policy Area boundary which are not designated as Key Service Centres, such development will be restricted to that which is required to meet local business and community needs and to maintain the vitality of those communities”.

The amended settlement boundary provides growth to meet community needs, so complies with policy CP14.

Policy CP21 of the local plan deals with design. The policy focuses on general principles. Policies ONP DH1 and DH2 of the neighbourhood plan set out more detail on how design and character should be considered. So they complement and augment the policies in the local plan.

Policy CP22 of the local plan deals with green infrastructure. Policy CP24 deals with landscape protection. Policy CP25 deals with biodiversity. The neighbourhood plan makes Local Green Space designations. Policies ONP LE1, LE2 and LE3 of the neighbourhood plan deal with sensitive landscapes, Local Green Space and coalescence, thus providing more detail on protection of green infrastructure.

Policy CP23 of the local plan deals with heritage. The neighbourhood plan includes policies ONP DH1 and ONP DH2 dealing with local character and protection of local heritage. These complement and augment the policies in the local plan.

Emerging Local Policy

The emerging **Bedford Local Plan 2030** is currently in examination and is anticipated to provide a revised set of strategic local policies in the Autumn of 2019. Whilst this is not yet strategic local policy, it has been taken into account in preparing the neighbourhood plan. Also, the evidence base behind the emerging local plan has been considered, where relevant to the policies of the neighbourhood plan.

2.4 Achieving Sustainable Development

Sustainable Development

The National Planning Policy Framework incorporates a presumption in favour of sustainable development. Para. 8 states that sets out three overarching objectives: three objectives are:

- An economic objective;
- A social objective; and
- An environmental objective.

Growth

The Oakley Neighbourhood Plan delivers growth by:

- Encouraging new economic development (Policies BE1, BE2, and BE4);
- Encouraging the growth of home-based business and better fibre connectivity (Policy BE4);
- Addressing identified local housing needs and encouraging sustainable locations for development (Policy HG1 and HG2);
- Ensuring a high-quality, well designed environment, which is essential to attracting investment and population (Policies DH1, DH2, and DH3); and
- Protecting and enhancing the local environment (Policies DH1, DH2 and DH3).

Sustainability

The Oakley Neighbourhood Plan addresses sustainability by:

- Encouraging housing growth to cater for a growing and ageing population, whilst addressing local housing needs (Policies HG1 and HG2);
- Delivering high quality green infrastructure and preserving and protecting key local community and environmental assets (Policies DH1, DH2, DH3, LE1 and LE2);
- Encouraging infrastructure improvements (Policies DH1, DH2, TR1); and
- Creating well designed new developments that are sustainable (Policies HG1, HG2, DH1, DH2, and DH3).

2.5 EU Obligations and Human Rights

Strategic Environmental Assessment

The Neighbourhood Plan has been screened by the qualifying body and was found to have no significant environmental impact, so Strategic Environmental Assessment is not required. An extract from the Screening Assessment can be found at Appendix 1.

Habitat Regulations Assessment

There are no European sites within Oakley. However, there are European sites in the surrounding area, including down-river from Oakley. Therefore, it has been necessary to undertake Habitat Regulations Assessment. A copy of this document is included as part of the neighbourhood plan submission.

Human Rights

An Equalities Impact Assessment has been undertaken and is included at Appendix 2. This indicates that the impact of the plan on protected characteristics is either neutral or positive.

The neighbourhood plan process has included a wide programme of community engagement activities, ensuring the scope of the plan and its policies are informed by issues and themes identified by local people.

A survey of village residents was carried out to identify key areas of concern, particularly with reference to transport, housing and the preservation of the identity of Oakley as a rural community with green spaces for the enjoyment of all.

Throughout the preparation of the Oakley Neighbourhood plan the community were regularly consulted and engaged. This included:

Policies in the Oakley Neighbourhood Plan were formed from both community engagement outcomes and a clear planning rationale, underpinned by relevant data/evidence.

More information on community engagement and consultation is included in the neighbourhood plan document and also the accompanying consultation statement.

Appendices

Appendix 1- SEA Screening Outcome

Extract from the Oakley Neighbourhood Plan Screening Assessment, February 2019. Both the local planning authority and Environment Agency have concurred with this finding.

Screening Outcome

- 6.1 The screening assessment undertaken in Section 5 concludes that it is unlikely there will be any significant environmental effects arising from the Oakley NP.
- 6.2 Based on the above information, the 'Responsible Body' being Oakley Parish Council concludes that a Strategic Environmental Assessment is not required.

Appendix 2- Equalities Assessment

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 Oakley 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.

Oakley - General Population Characteristics

Sourced from the 2011 Census key statistics the following table illustrates the age structure of the Parish residents¹.

Age structure

	Persons	
	Oakley Ward (as of 2011)	
	count	%
All usual residents	3,757	100.0
Age 0 to 4	179	4.8
Age 5 to 7	135	3.6
Age 8 to 9	115	3.1
Age 10 to 14	261	6.9
Age 15	54	1.4
Age 16 to 17	102	2.7
Age 18 to 19	69	1.8
Age 20 to 24	131	3.5
Age 25 to 29	105	2.8
Age 30 to 44	661	17.6
Age 45 to 59	874	23.3
Age 60 to 64	316	8.4
Age 65 to 74	416	11.1
Age 75 to 84	250	6.7
Age 85 to 89	64	1.7
Age 90 and over	25	0.7
Mean Age	43.1	-
Median Age	46	-

- These figures are missing.

Source: ONS - 2011 Census (KS102EW)

¹ (Source: <https://www.nomisweb.co.uk/reports/localarea?compare=E05008770>, accessed 28th March 2019)

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Sourced from the 2011 Census key statistics the following table illustrates the Ethnic Groups who live in the Parish².

Ethnic group

	Persons	
	Oakley Ward (as of 2011)	
	count	%
All usual residents	3,757	100.0
White	3,634	96.7
English/Welsh/Scottish/Northern Irish/British	3,491	92.9
Irish	34	0.9
Gypsy or Irish Traveller	1	0.0
Other White	108	2.9
Mixed/multiple ethnic groups	49	1.3
White and Black Caribbean	7	0.2
White and Black African	0	0.0
White and Asian	28	0.7
Other Mixed	14	0.4
Asian/Asian British	46	1.2
Indian	24	0.6
Pakistani	2	0.1
Bangladeshi	0	0.0
Chinese	7	0.2
Other Asian	13	0.3
Black/African/Caribbean/Black British	17	0.5
African	4	0.1
Caribbean	13	0.3
Other Black	0	0.0
Other ethnic group	11	0.3
Arab	1	0.0
Any other ethnic group	10	0.3

In order to protect against disclosure of personal information, records have been swapped between different geographic areas.

Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS201EW)

There are no statistics available on other protected characteristics.

² (Source: <https://www.nomisweb.co.uk/reports/localarea?compare=E05008770>, accessed 28th March 2019)

Aims and Policies of the Oakley Neighbourhood Plan

The Vision and Objectives for the Oakley Neighbourhood Plan have been developed and refined through consultation with the local community.

Vision:

To protect and improve the village community and the landscape within which it sits.

Objectives:

1. Understand current housing stock, identify future requirements and if a need is established, look to identify potential development sites.
2. Protect views across the countryside and green spaces of significance.
3. Protect and enhance the setting of Oakley's heritage which underpins its local distinctiveness and character.
4. Maintain a sustainable community, including a sustainable business community, with adequate infrastructure and facilities.
5. Identify and enhance links to the countryside, other villages and Bedford Town.

The policies are:

Policy ONP HG1: Housing Growth

Policy ONP HG2: Housing Mix

Policy ONP BE1: Business

Policy ONP BE2: Retail and Community Facilities

Policy ONP BE3: Public Houses

Policy ONP BE4: Broadband Connectivity

Policy ONP LE1: Significant Landscape Areas

Policy ONP LE2: Local Green Space

Policy ONP LE3: Coalescence with Neighbouring Villages

Policy ONP DH1: Design

Policy ONP DH2: Local Character

Policy ONP DH3: Local Heritage

Policy ONP TR1: Balanced Transport Provision

Impact on Protected Characteristics

Age

The plan seeks to accommodate housing need and growth (Policy HG1 & HG2). This will help to ensure that housing provision caters for all ages, including younger people seeking housing for the first time, and older people looking to downsize by requiring that housing proposals properly address identified local needs.

Policy BE4 seeks to encourage the growth of home based businesses, which will help to create business and home-working opportunities for people of working age, and will help to create choice and opportunity for people who have restrictions on their mobility (including the young and the old) by improving access to home-based employment, to online goods and services and to facilities in walking distance.

Policies DH1 and DH2 require good design, including for people of a range of mobility's.

The impact on all ages will be positive.

Disability

The needs of persons who are disabled or who have limited mobility are addressed in Policy DH1, which seeks to create a well-designed and accessible environment.

Policies HG1 and HG2 require new housing to meet local needs, Policies BE1, BE2 and BE4 will help to enable local employment, and Policies LE1 and LE2 will enable improvement to the local environment.

Policy TR1 encourages the provision and improved infrastructure to support improved public transport services or access too.

The impact on people with disabilities will be positive.

Maternity and Pregnancy

Key issues for women who are pregnant or who have young children are access to appropriate housing, flexible employment, and community facilities. Policies HG1, HG2, BE1, BE2, BE4 and TR1 will enable this.

The impact on pregnant women will be positive.

Race

A small proportion of the population of Oakley are from non-white ethnic groups.

For the most part, the plan will have an equal impact on the local population regardless of

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race. A public realm designed with safety in mind will minimise opportunities for hate crime (there is no evidence that this is a problem in Oakley). Policy DH1 seeks to create well designed development, which includes safety considerations.

The impact will be positive on people of all races.

Sex (Gender)

The Neighbourhood Plan contains no specific policies or proposals for any particular gender. The policies have been written to provide equal opportunity to both sexes in respect of the provision of development and access to facilities.

Neither sex is disadvantaged by any of the policies and proposals in the Neighbourhood Plan. Both sexes will benefit equally from the implementation of the Neighbourhood Plan. This includes men or women with prams or pushchairs.

The impact will be positive on both sexes.

Religion, Gender Re-assignment, Sexual orientation

Key issues for religious groups are discrimination relating to employment, housing and the provision of services.

Key issues for gender re-assigned people, gays and lesbians are personal relationships, transphobia and/or discrimination, and hate crime.

The Neighbourhood Plan does not and cannot directly address the social attitudes that underpin hate crimes. However, it does seek to provide a built environment with a safe public realm for all.

The impact will be positive on all people, regardless of religion or LGBT+ status.

Conclusion

The Neighbourhood Plan provides a strategy for the development of Oakley, and a range of policies and proposals, which will result in positive benefits for many parts of the local community with protected characteristics.

The Neighbourhood Plan makes equal provision for housing and seeks to provide community facilities which will benefit the diverse population.

Contact



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