

Urban Vision Enterprise CIC
Madeley Neighbourhood Plan
Basic Conditions Statement
July 2021

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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 Madeley Neighbourhood Plan.

The statement explains how the Madeley Neighbourhood Plan meets the basic conditions and other legal requirements.

2. Meeting Legal Requirements

2.2 General Legal Requirements

Qualifying Body

The draft plan proposal is being submitted by Madeley Parish Council, which is the qualifying body.

The Neighbourhood Plan

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 the Town and Country Planning Act 1990 (as amended), Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning Regulations 2012 (as amended).

Period of Effect

The draft plan proposal states the period for which it is to have effect.

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 Madeley Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to the Madeley Neighbourhood Area.

2.1 The Basic Conditions

The basic conditions that neighbourhood plans must meet are as follows:

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

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 dimensions.

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

3.2 Delivering Growth

The draft plan proposal seeks to deliver growth through the following means:

Site Allocations: The plan supports and identifies where housing development is sustainable (Policy HOU1).

Meeting Local Need: Policy HOU1 identifies the village envelopes as sustainable locations for housing development. Policy HOU2 identifies the housing mix, including priority tenures to meet local need.

Effective Growth: The plan recognises that growth depends on the achievement of good design (Policies DES1 and DES2).

Transport Provision: The plan requires a balanced range of transport provision (Policy TRA1).

Employment: The plan supports the provision of new and expanded employment and community facilities (Policies CF1, CF2 and CMV1).

3.3 Ensuring Growth is Sustainable

The draft plan proposal addresses sustainability in the following ways:

Housing Mix and Standards: The plan requires affordable housing to be delivered locally and sets other requirements for new housing, including cycle storage facilities (Policies HOU2, DES1 and TRA1).

Natural Environment: The plan protects the natural environment and identifies local natural features of particular value (Policy NE1).

Local Green Space: The plan designates and protects spaces of special community value as Local Green Space (Policy LGS).

Impacts of Drainage: The impacts of drainage have to be considered and capture and storage of water is encouraged (Policy DES1).

Sustainable Design and Character: The importance of design to achieving sustainable growth is recognised and specific aspects of sustainable design are set out (Policy DES1). Local character is also addressed (Policy DES2).

Heritage: The plan identifies key heritage settings, adding a local dimension to national policy on heritage (Policy DES2).

Sustainable Transport: The plan requires sustainable forms of transport to be considered and highlights congestion points on the highway network. For infrastructure improvements, (Policy TRA1).

3.4 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. 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 July 2021 (NPPF) and Planning Practice Guidance (PPG).

The central theme of the NPPF is the presumption in favour of sustainable development. Three overarching objectives are stated for achieving sustainable development in Paragraph 8:

- a) an economic objective ...
- b) a social objective ...
- c) an environmental objective ...

Paragraph 9 states:

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

The Madeley draft plan proposal has the following aims:

1. To retain the much-valued rural feel of the Parish, its distinctive and historic character, the countryside setting around the village and key views within the Conservation Area.
2. Maintain and improve the key facilities and services.
3. Encourage sustainable development that meets the needs of the community now and in the future.
4. To preserve and enhance the high-quality natural environment and protect nature and wildlife interests, green space, the tree density within the village and encourage planting and retention of hedges around properties.
5. Encourage local businesses and enterprises in a sustainable way.
6. Enable residents to travel as freely as possible by improving road infrastructure and public transport.

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, transport, flood risk, and other economic, social and environmental factors.

Rigorous selection processes were undertaken for the selection and allocation of Local Green Spaces for designation. These processes are set out in the consultation statement and Local Green Space evidence document.

4.2 NPPF Policy Areas

The NPPF was revised in July 2021 and contains a number of policy areas. The following table details the policy areas that are most relevant to the Madeley draft plan proposal.

NPPF Policy	Madeley Neighbourhood Plan Aims	Madeley Neighbourhood Plan Policies
<p>Delivering a sufficient supply of homes</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>	Aim 3	<p>Policies HOU1 and HOU2 deal with sustainable locations, housing mix and standards to meet local need.</p> <p>Sustainable design of housing is dealt with in Policy DES1.</p>
<p>Building a strong, competitive economy</p> <p><i>“planning policies should ... set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth ...”</i></p> <p>This includes consideration of economic and investment strategy, infrastructure, and flexibility to changing practices.</p>	Aims 2, 3, and 5	Policies CF1, CF2 and CMV1 support new and expanded employment and community facilities. CF1 and CF2 focus on community facilities.
<p>Promoting healthy and safe communities</p> <p><i>“planning policies and decisions should aim to</i></p>	Aims 2, 3, 4 and 5	Policies CF1, CF2 and CMV1 support new and expanded employment and community facilities. CF1 and CF2 focus on community facilities.

<p><i>achieve healthy, inclusive and safe places ...”</i></p> <p>This includes consideration of social interaction, safety and accessibility, healthy lifestyles.</p>		<p>Policy LGS designates and protects Local Green Spaces.</p> <p>Policy DES1 deals with sustainable design.</p>
<p>Chapter 9. Promoting sustainable transport</p> <p><i>“transport issues should be considered from the earliest stages of plan-making and development proposals ...”</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>Aims 3 and 6</p>	<p>Policies DES1, CF2 and TRA1 deal with sustainable transport, including walking and cycling.</p> <p>Policy CMV1 promotes uses that encourage the walkable neighbourhood with local facilities in Madeley village centre.</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 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>Aims 1, 2, 3, 4 and 5</p>	<p>Policy HOU1 identifies sustainable locations for housing development.</p> <p>Policy CMV1 supports employment through change of use in existing built locations, within a defined area of Madeley village centre.</p> <p>Policies NE1 and LGS protect the natural environment and Local Green Spaces.</p> <p>Policy DES1 sets out requirements for sustainable design.</p>
<p>Chapter 12. Achieving well-designed places</p>	<p>Aims 1, 3, and 4</p>	<p>Policy DES1 deals with sustainable design. This includes safe pedestrian</p>

<p><i>“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 ...</i></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, both through their own plans and engaging in the production of design policy, guidance and codes by local planning authorities and developers ...”.</i></p> <p>This includes consideration of function, attractiveness, character, sense of place, optimising potential, safety, inclusivity, accessibility.</p>		<p>environments and attractive places.</p> <p>Policies DES1 and DES2 also deal with local character.</p> <p>Heritage assets and key settings are addressed in Policies HOU1 and DES2.</p>
<p>Chapter 13. Protecting Green Belt land</p> <p><i>“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”</i></p> <p>Sets the 5 purposes of Green Belt, together with the policy on appropriate development.</p>	<p>Aims 1, 3 and 4</p>	<p>Policy HOU1 identifies sustainable locations for housing development.</p> <p>Policy CMV1 supports employment through change of use in existing built locations, within a defined area of Madeley village centre.</p>
<p>Chapter 14. Meeting the challenge of climate change, flooding and coastal 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>Aims 4 and 6</p>	<p>Sustainable design is addressed in Policy DES1.</p> <p>Balanced and sustainable transport provision is required and provision of secure cycle storage in policy TRA1.</p> <p>The plan supports a balanced mix of uses, including housing, employment and community facilities.</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><i>“planning policies and decisions should contribute to and enhance the natural and local environment ...”</i></p> <p>This includes consideration of protection of valued landscapes, intrinsic character, biodiversity net-gain, pollution, mitigation.</p>	<p>Aims 1 and 4</p>	<p>Policy NE1 relates directly to the protection of the natural environment, adding a local dimension.</p> <p>Policy LGS designates Local Green Space that are demonstrably special, some of which include natural habitats and contribute to 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>Aim 1</p>	<p>Policy DES2 provides a local dimension to heritage policy, including identification of key settings.</p> <p>Policy DES1 deals with design and local character.</p>
<p>Protecting Green Belt land</p> <p><i>“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”</i></p> <p>Sets the 5 purposes of Green Belt, together with the policy on appropriate development.</p>	<p>Aims 1, 3 and 4</p>	

5. Local Policy

5.1 General Conformity

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

The draft plan proposal has been drafted against the context of strategic local policies and, taken as a whole, does not undermine and helps to deliver the spatial strategy of the Local Plan.

5.2 Strategic Policies

Strategic local policy is contained within the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, adopted October 2009.

The relevant strategic policies in adopted local plan for the purpose of meeting the basic conditions are:

- SP1 Spatial Principles of Targeted Regeneration;
- SP2 Spatial Principles of Economic Development;
- SP3 Spatial Principles of Movement and Access;
- ASP6 – Rural Area Spatial Policy;
- CSP1 Design Quality;
- CSP2 Historic Environment;
- CSP3 Sustainability and Climate Change;
- CSP4 Natural Assets;
- CSP5 OpenSpace/Sport/Recreation; and
- CSP6 Affordable Housing.

5.3 Policy Comparison

The relationship of the policies of the neighbourhood plan to the above strategic policies are considered in detail in the following table.

Adopted Local Plan Policies	Madeley Neighbourhood Plan Policies
SP1 Spatial Principles of Targeted Regeneration	Policies HOU1, DES1 and CMV1 support development in sustainable locations, supporting this strategic policy.

	<p>Policy TRA1 encourages a balanced range of sustainable travel methods including walking, cycling and public transport.</p>
<p>SP2 Spatial Principles of Economic Development</p>	<p>This strategic policy is supported by policy CMV1 which promotes the sustainable economic centre of Madeley village services.</p> <p>Policy CF1 protects existing community facilities and Policy CF2 seeks to improve or provide new community facilities and infrastructure.</p>
<p>SP3 Spatial Principles of Movement and Access</p>	<p>The plan responds to this strategic policy by ensuring that new residential development is located in within existing settlement boundaries, accessible to existing public transport infrastructure (policy HOU1).</p> <p>Design policy for new development requires development to create a safe and convenient environment for pedestrians (policy DES1).</p>
<p>ASP6 Rural Area Spatial Policy</p>	<p>The growth strategy of the plan supports this strategic policy, taking a positive approach to providing a range of housing to meet local need and identifying sustainable locations for new residential development (policies HOU1 and HOU2).</p> <p>Policy DES1 supports high quality design and DES2 protects special characteristics of the Conservation Area.</p>
<p>CSP1 Design Quality</p>	<p>Policy CSP1 is reflected through a number of policies that promote good design, enhance the rural character of the Parish and protect the Conservation Area (Policies DES1, DES2, TRA1)</p>
<p>CSP2 Historic Environment</p>	<p>The Neighbourhood Plan responds to Policy CSP2, encouraging development to respond positively to local distinctiveness, seeking to enhance the setting of heritage assets, and the conservation area in policies DES1 and DES2.</p>
<p>CSP3 Sustainability and Climate Change</p>	<p>The Neighbourhood Plan responds to Policy CSP3 by encouraging the enhancement of sustainable and innovative design (Policy DES1). Policy TRA1 seeks to promote a balanced range of transport to reduce car journeys.</p>
<p>CSP4 Natural Assets</p>	<p>The strategic policy is supported by protecting ecological and environmental features of the area established mature hedgerows, and other key natural landscape features in policy NE1.</p>

	<p>The Local Green Space designations further protect identified natural assets.</p>
<p>CSP5 Open Space / Sport / Recreation</p>	<p>The plan identifies community infrastructure priorities (policy CF2) and supports the provision of new community sports facilities and protects existing sites in policies CF1 and CF2.</p> <p>Policy TRA1 responds to the strategic policy ensuring there is a balanced range of transport provision including secure cycle storage.</p>
<p>CSP6 Affordable Housing</p>	<p>The strategic policy is supported by policy HOU2, which takes a positive approach to providing a range of housing to meet local need.</p> <p>Policy DES1 encourages tenure blind developments to integrate affordable housing within new residential developments.</p>

6. EU Obligations and Human Rights

6.1 Strategic Environmental Assessment

The plan has been screened for Strategic Environmental Assessment (SEA). This included consultation with national statutory bodies. Natural England, the Environment Agency and Historic England responded and indicated that the plan would not have significant environmental impacts or affect a European site. Copies of their letters are included in the Newcastle Under Lyme Borough Council Strategic Environmental Assessment Screening Assessment 6th December 2019.

The screening report concluded that the Madeley Neighbourhood Plan would not have significant environmental impact (see Appendix 1). A copy of the screening report forms part of the neighbourhood plan submission.

6.2 Habitat Regulations Assessment

There are no European sites within or immediately adjacent to the Neighbourhood Area and no likely pathways with sites within 15km of the Neighbourhood Area.

The HRA report concluded as a result of the assessment it is unlikely that any likely significant effects on European sites would occur from the implementation of the Madeley Neighbourhood Plan. An extract of the report to show the conclusions can be found in Appendix 1.

6.3 EU Obligations

Given the above screening outcomes, 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.

6.4 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. Further details can be found in the Consultation Statement.

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 2. This indicates that the plan would have positive impacts for people with protected characteristics. The draft plan proposal meets human rights requirements.

Appendix 1

Screening Outcomes

The following is an extract from the Madeley Strategic Environmental Assessment Screening Report 6th December 2019.

6. Screening Outcome

Newcastle-under-Lyme Borough Council has concluded that the emerging Madeley Neighbourhood Development Plan is not likely to have any significant environmental effects, and accordingly will not require a Strategic Environmental Assessment (SEA). The main reasons for this conclusion are:

- The Draft MNDP seeks to align with the adopted Development Plan (Joint Core Strategy 2006-2026 and 'saved' Local Plan 2011 Policies). Additionally the draft MNDP is subjected to a Habitats Regulations screening opinion;
- The Draft MNDP does not provide any site allocations for future development. As a result, it is difficult to foresee any specific environmental effects.
- The Draft MNDP seeks to avoid or minimise the environmental effects of future developments. It features development management themed policies to conserve, protect and enhance environmental, historical, cultural and heritage assets for determining development proposals;
- The Draft MNDP is unlikely to have significant affects to any designated sites, or lead to other environmental effects;
- The spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA;

The statutory consultees, the Environment Agency, Historic England and Natural England were consulted on the draft Screening Opinion on the 22 October 2019. All three consultees agreed with the Borough Council's conclusions. Copies of their responses area included at Appendix C.

The following is an extract from the 'Habitat Regulations Assessment for the Madeley Neighbourhood Development Plan 6th December 2019:

7. Conclusion

- 7.1 As a result of this assessment, Newcastle-under-Lyme Borough Council considers it unlikely that any likely significant effects on European sites would occur from the implementation of the MNDP and accordingly will not require an Appropriate Assessment. This is because the MNDP does not allocate sites for development and

¹⁶ <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/wybunbury/wybunbury-combined-ndp-sea-screening-assessment.pdf>

Appendix 2

Equalities Assessment

i. 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 Madeley 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.

ii. Madeley General Population Characteristics

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

Age structure

	Persons	
	Madeley Ward (as of 2011)	
	count	%
All usual residents	4,222	100.0
Age 0 to 4	198	4.7
Age 5 to 7	137	3.2
Age 8 to 9	91	2.2
Age 10 to 14	229	5.4
Age 15	44	1.0
Age 16 to 17	109	2.6
Age 18 to 19	106	2.5
Age 20 to 24	206	4.9
Age 25 to 29	216	5.1
Age 30 to 44	748	17.7
Age 45 to 59	911	21.6
Age 60 to 64	348	8.2
Age 65 to 74	477	11.3
Age 75 to 84	283	6.7
Age 85 to 89	86	2.0
Age 90 and over	33	0.8
Mean Age	43.2	-
Median Age	45	-

- These figures are missing. Source: ONS - 2011 Census (KS102EW)

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: <https://www.nomisweb.co.uk/reports/localarea?compare=E05006976> accessed 15th February 2021)

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

Ethnic group

	Persons	
	Madeley Ward (as of 2011)	
	count	%
All usual residents	4,222	100.0
White	4,132	97.9
English/Welsh/Scottish/Northern Irish/British	4,067	96.3
Irish	7	0.2
Gypsy or Irish Traveller	2	0.0
Other White	56	1.3
Mixed/multiple ethnic groups	37	0.9
White and Black Caribbean	12	0.3
White and Black African	3	0.1
White and Asian	14	0.3
Other Mixed	8	0.2
Asian/Asian British	30	0.7
Indian	9	0.2
Pakistani	2	0.0
Bangladeshi	2	0.0
Chinese	0	0.0
Other Asian	17	0.4
Black/African/Caribbean/Black British	9	0.2
African	5	0.1
Caribbean	4	0.1
Other Black	0	0.0
Other ethnic group	14	0.3
Arab	2	0.0
Any other ethnic group	12	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)

(Source: <https://www.nomisweb.co.uk/reports/localarea?compare=E05006976> accessed 15th February 2021)

There are no statistics available on other protected characteristics.

iii. Impacts on Protected Characteristics

Age:

The plan seeks to accommodate housing need and growth (Policies HOU1 and HOU2). 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 CMV1 relates to the centre of Madeley village and encourages a range of uses to support the sustainability of the community providing local facilities including retail, food, community, medical, cultural or business. This provides opportunity for employment to a range of people and provides services at the centre of Madeley village, accessible to the immediate and wider community.

Policy DES1 requires 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 Policies DES1, CF2, TRA1 and CMV1, which seek to create a well-designed and accessible environment.

Policy HOU2 requires new housing to meet identified local needs, Policy CMV1 will help to enable local employment, and Policies CF1, CF2, and NE1, will enable improvement to the local environment.

Policy TRA1 will encourage 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 people who are pregnant or who have young children are access to appropriate housing, flexible employment, and community facilities. Policies HOU1, HOU2, DES1, CF1, CF2, TRA1 and CMV1 will enable this.

Race:

A very small proportion of the population of Madeley parish are from non-white ethnic groups.

For the most part, the plan will have an equal impact on the local population regardless of 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 the Neighbourhood Area). Policy DES1 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 any gender in respect of the provision of development and access to facilities.

No gender is disadvantaged by any of the policies and proposals in the Neighbourhood Plan. People will benefit equally from the implementation of the Neighbourhood Plan. This includes people with prams or pushchairs.

The impact will be positive for all genders.

Religion, Gender Re-assignment, Sexual orientation:

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

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

iv. Conclusion

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

Contact



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