

MURSLEY NEIGHBOURHOOD PLAN [PLAN PERIOD]

MARCH 2022

BASIC CONDITIONS STATEMENT

Published by Mursley Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended)

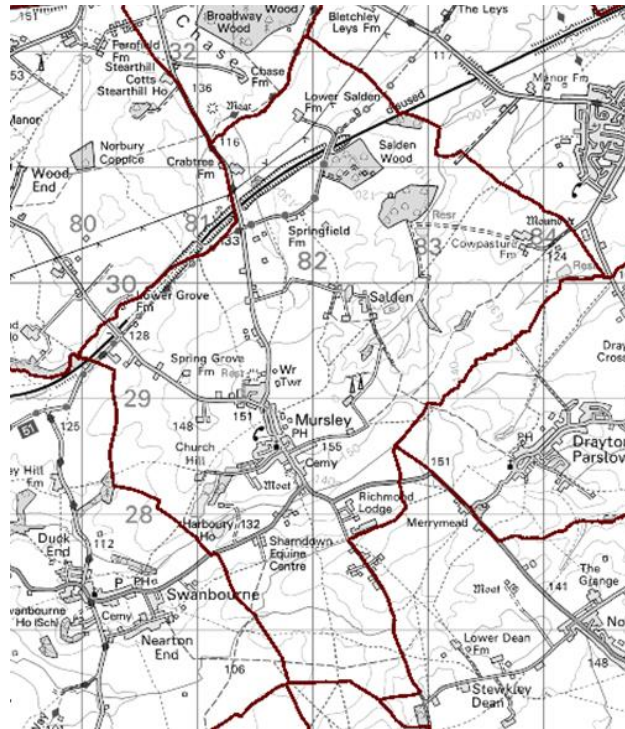
CONTENTS

1. INTRODUCTION	3
2. BACKGROUND	6
3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY	7
4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT	9
5. CONDITION (E): GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN	12
6. CONDITION (F): COMPATABILITY WITH EU LEGISLATIONS	14

1.INTRODUCTION

1.1 This statement has been prepared by O'Neill Homer Ltd, planning consultants, on behalf of Mursley Parish Council ("the Parish Council") to accompany its submission of the Mursley Neighbourhood Plan ("the Neighbourhood Plan") to the local planning authority, Buckinghamshire Council ("Bucks Council"), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Parish Council, the 'Qualifying Body', for the Neighbourhood Area ("the Area"), which coincides with the boundary of the Parish of Mursley as shown on Plan A below. Bucks Council designated the Area on 12 July 2017.



Plan A: Mursley Designated Neighbourhood Area

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 1 April 2021 to 31 March 2040.

1.4 The statement addresses each of the four 'Basic Conditions', which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the Conditions if:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- b) (Not relevant for this Neighbourhood Plan),
- c) (Not relevant for this Neighbourhood Plan),
- d) The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- e) The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations.

1.6 The responsibility for determining if a Neighbourhood Plan has had regard to national policy and is in general conformity with strategic policy rests with a combination of the qualifying body, the local planning authority and the independent examiner (Planning Practice Guidance §41-070 and §410-074).

1.7 In sections 3 and 5 of this Statement it is highlighted how each policy of the Neighbourhood Plan is considered to meet the basic conditions. Where relevant, the Statement explains how the qualifying body has reached a view in those cases "where different parts of national policy need to be balanced" (§070) and how it has taken into account the criteria of §074 on general conformity. Finally, it explains how the Neighbourhood Plan as a whole meets the conditions.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in early 2017. The key driver of this decision was a sense of wanting to plan positively for the future of the Parish, bearing in mind that many other local communities in the former Aylesbury Vale District area had completed or were preparing Neighbourhood Plans. Although a small village with few services and relatively remote to the major centres of population in and around the District, the Parish Council did not consider that it was immune from speculative development proposals. It considered would help manage that risk and that having a Plan could improve facilities in the village.

2.2 A steering group was formed comprising the residents and Parish Council representatives and this has met regularly throughout the process. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan in May 2021 and the Submission Plan now.

2.3 The Parish Council has engaged with the local community extensively over the duration of the project. It has also worked closely with officers of Bucks Council and its predecessor since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Vale of Aylesbury Local Plan (VALP). This has resulted in Bucks Council agreeing with the Parish Council's judgement that each policy, and therefore the plan as a whole, meets the basic conditions.

2.4 In this respect, the Parish Council acknowledges that the Planning Practice Guidance (§41-053) states that "it is only after the independent examination has taken place and after the examiner's report has been received that the local planning authority comes to its formal view on whether the draft neighbourhood plan meets the basic conditions." However, it is also mindful that, once submitted for examination, it has no further opportunity to modify the Neighbourhood Plan, other than through its withdrawal and resubmission. Further, S12(4) of the Town & Country Planning Act 1990 defines the local planning authority as the decision maker in respect of determining if the basic conditions have been met in order to make a neighbourhood plan, with modifications to the submitted plan as necessary. But, the Planning Practice Guidance regards the task of arriving at a planning judgement to be shared by the local planning authority, the qualifying body and examiner during the examination, in collectively considering if the basic conditions have been met (§41-070 and §41-074).

2.5 In which case, it is vital that both the qualifying body and the examiner are left in no doubt of the position of the local planning authority. But it is also important that the examiner's position is also properly understood, most especially if the examiner intends to come to a different planning judgement to that shared by the local planning authority and the qualifying body. In this regard, the Parish Council notes the advice to the examiner in §2.9.6 of the NPIERS 'Guidance to service users and examiners' (2018) in respect of the standard of proof that the examiner must apply in reaching a planning judgement and in its §2.14.1 in respect of the requirement for accuracy, clarity and simplicity.

2.6 The Neighbourhood Plan contains nine land use policies, which are defined on the Policies Map where they apply to a specific part of the Area. The Plan has deliberately avoided containing policies that duplicate adopted development plan policies that are being used to determine planning applications. The policies are therefore a combination of site-specific allocations or other proposals and of development management matters that seek to refine and/or update existing policies.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) of July 2021 and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§28).

3.3 The Parish Council considers that its Neighbourhood Plan has provided its community with the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. The Neighbourhood Plan contains site allocation/reservation proposals that will result in more housing development than is required in the strategic policies for the area (as per the adopted VALP) (§29). In this regard, the NPPF provision for meeting local housing needs (as per §67) has been met by this Neighbourhood Plan and the Parish Council will expect NPPF §14 to be engaged in determining applications for housing schemes in the Parish. The Plan is underpinned by relevant and up-to-date evidence, including a Site Assessment Report and Strategic Environmental Assessment (SEA). This is considered to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned (§31).

Specific Paragraphs

3.4 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
MUR1	Mursley Village Boundary	15, 16, 17, 124, 127, 174	Settlement Boundary-type policies are a well-established means of enabling the plan-led system to operate effectively (as per § 15) by distinguishing the built up area of the village from the surrounding countryside. The boundary has been drawn following the conventions used by local planning authorities that also use this policy type. It does not yet accommodate the sites allocated and reserved in Policy MUR2; the boundary will be modified in a future review of the Plan once one or both schemes have been built out. In which case, it has been positively prepared (§ 16b) and is generally consistent with adopted strategic policy (§ 17) in reflecting the 'small village' status of Mursley in the district hierarchy. The policy is also consistent with § 124d and § 127 in requiring the size and design of infill schemes within the boundary to maintain the tight grain of the village's essential character to provide clarity for applicants. For development beyond the boundary, the policy is consistent with national policy 'recognising the intrinsic character and beauty of the countryside' (§ 174b).
MUR2	Housing Site Allocations	58, 60, 67, 70, 79, 203, 205	The policy fully supports the Government's objective 'of significantly boosting the supply of homes' (§ 60) by identifying 'opportunities for allocating small and medium-sized sites suitable for housing' (§ 70). Here, it has been especially important to promote sustainable development using housing proposals to 'enhance or maintain the vitality of this rural community', where 'planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services' (§ 79). During the plan making process, the LPA confirmed that the indicative housing figure for the plan period to 2033 (i.e. of VALP) would be zero as per § 67. However, such a figure would be a minimum and not a cap, hence the provision of one allocated site for 20 homes. This is not argued as being necessary to meet local housing need, but as a means of maintaining a supply of smaller, lower cost (and affordable) homes to attract young people

			to the village to improve its resilience as per §79. With a plan period to 2040 the policy anticipates that the new Bucks Local Plan covering that period may require or encourage small villages in this part of the county to accommodate proportionate housing growth, hence it reserves land for an additional 10 homes. The reserved land may also be released earlier if the primacy of the development plan is weakened in the meantime. Again, this is judged to be an appropriate scale of development, in addition to the 20 homes allocated, to be accommodated in this village without undermining its functioning or without causing unsustainable traffic problems. The land interests were invited to submit relevant information for the Parish Council to gauge the capacity and suitability of each site. In each of the sites, there has been no need to significantly modify the submitted information. The relevant land interests have welcomed and supported this policy, and in doing so have confirmed that the policy provisions are viable in principle at this plan-making stage (§58). In respect of the development and design principles for each site, the policy has had regard to the various design, heritage, travel and landscape provisions of the NPPF in adhering to the equivalent VALP policies (see below). Notably, the policy for the Cooks Lane site requires that the potential archaeological interest of the nearby ridge and furrow is investigated and mitigation measures are included in any planning application, as per §203 and §205.
MUR3	Housing Mix	62, 64	The policy tackles a specific housing stock issue in the village in terms of their type/size as per §62. The data highlighted a deficit in smaller homes relative to the VALP housing targets for the plan period, and so the policy requires new schemes to have an emphasis on redressing the balance. The policy also restates the prevailing VALP approach to delivering affordable housing for completeness but also brings that approach into line with §64 and its definition of major development (i.e. 10+ rather than the 11+ of VALP). Although there has been no viability testing of this difference, in an area of relatively high land values (and where 35% levels of affordable housing have been successfully secured in recent years) it does not seem unreasonable to make this adjustment.

MUR4	Design Strategy	126, 127, 128, 190	This policy defines the special qualities of the village and is intended to ensure that these qualities shape future development in the village, as per §126 and §127. The design expectations are made clear but are not intended to be overly prescriptive, so allow for innovative design solutions (§128). The policy is supported by the brief guidance of the Conservation Area Appraisal of 2008 and a new Heritage & Design Report prepared by the project. With the wealth and variety of heritage assets in the village, the policy is especially mindful of the importance of the 'contribution made by the historic environment to the character' of the village (§190d).
MUR5	Local Heritage Assets	203	The policy identifies 'non-designated heritage assets' in the parish so that applicants take their local significance into account when bringing forward proposals, as per §203. The buildings have been selected from analysis of the Heritage & Design Report, which was prepared in accordance with guidance from Historic England.
MUR6	Local Green Spaces	101, 102, 103	This policy identifies two sites to be designated as Local Green Spaces, by applying the tests of §102 in order to secure their long term protection via §103. They have been kept to a minimum and do not undermine the delivery of sustainable development in the Parish over the plan period, as per §101.
MUR7	Green Infrastructure Network	161, 174, 179	The policy defines a network of a variety of connected green infrastructure assets as a means of managing future flood risk (§161c), of 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures' (§174d and §179). The network definition follows research of publicly available data and local knowledge, captured in the Green Infrastructure Report prepared for the project.
MUR8	Community Facilities	93	The policy identifies those community facilities that are important to the local community, to ensure they are protected from harmful development, as per §93.
MUR9	Zero Carbon Buildings	56, 152, 155, 157	This policy is a local response to a global challenge, the local community being convinced by the international evidence that ensuring zero carbon building performance through the PassivHaus standard is the most simple

			and cost-effective approach to take. In doing so, it is consistent with the aims and provisions of § 152, § 155 and § 157. It is inspired by innovative development plan making work in other parts of the country that has demonstrated this type of provision is necessary and possible in managing development proposals until national policy provisions are implemented. It is considered that recent Government policy announcements – most notably its January 2021 response to the Future Homes Standard consultation – have superseded the previous Written Ministerial Statement of March 2015 that effectively prevented such local discretion. Its provision for post-occupancy evaluation of buildings constructed outside of the standard is consistent with PINS model conditions of this type and is therefore considered in line with the use of planning conditions, as per § 56.
--	--	--	---

3.5 It is considered that all of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 A screening request was submitted to the former District Council for its 'screening opinion' on the need for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulations 2004 (as amended). A final screening opinion ('Determination') was issued in September 2019 following a consultation period with the statutory bodies, as per those Regulations. The Determination statement concludes that an SEA is required (see Section 6 below for further details).

4.2 An SEA Report has been prepared by specialist consultants, AECOM, on behalf of the project. It consulted on the scope of the SEA in February 2020 and a draft report was consulted on alongside the Pre Submission Plan. Its separate report sets out the environmental effects of the policies of the Neighbourhood Plan. Although there is no legal requirement for Neighbourhood Plans to have a sustainability appraisal the scope of the SEA extended to include broader social and economic matters so that the 'basic condition' requiring the qualifying body to demonstrate how its plan will contribute to the achievements of sustainable development could be met.

4.3 The SEA work iterated with the preparation of the Neighbourhood Plan, as required, notably in informing the site assessment process. It helped the Parish Council to rank the candidate sites in respect of their sustainability attributes and it identified mitigation measures to capture in the allocation policy wording to ensure the potential for any adverse effects would be avoided or minimised.

4.4 As a result, the final version of the SEA Report concludes:

“10.1 Overall, the addition of up to 30 new homes delivered alongside the protection and enhancement of community provisions is considered likely to lead to significant positive effects in relation to the SEA theme of population and communities.

10.2 Potential minor negative effects have been identified in relation to the SEA themes of landscape, historic environment, and land, soil and water resources. This is largely reflective of the greenfield land growth strategy (which ultimately reflects a lack of available brownfield alternatives). It is however noted that in relation to the historic environment, further consultation should be sought with Historic England to inform the extent and significance of potential effects on archaeological assets in development at the allocated site 'Land at Cooks Lane'. It is also recognised that wastewater infrastructure capacity should be confirmed prior to development at this site and the allocated reserve site 'Land off Station Road'.

10.3 Minor negative effects are also considered likely in relation to the SEA theme of transportation, given it is anticipated that existing trends of high reliance on the private vehicle will continue in the absence of strategic sustainable transport interventions.

10.4 Minor positive effects are anticipated overall in relation to the SEA themes of biodiversity, climate change, and health and wellbeing. This is largely reflective of the additional housing targeted at meeting identified local housing needs (including affordable housing) and the identification of, and support for an improved green infrastructure network in the Plan area which is inclusive of active travel routes. Further positive effects can also be anticipated in relation to climate change, through the draft Plan's support for alternative and higher Passivhaus Standards which contribute to achieving zero/ low emission development and the Plan's focus on developing a high-quality green infrastructure network in Mursley."

4.5 It also recommends that "further consultation with Historic England is sought to inform the potential significance of effects and agree appropriate mitigation strategies where necessary" in respect of adjacent archaeological assets to the 'Land at Cooks Lane' site. The final version of that policy has made provision for this requirement.

5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the former Aylesbury Vale District, that is the VALP adopted in 2021. Many of its policies are considered to be of a strategic nature (as per Planning Practice Guidance (§41-076) and so the Parish Council has carefully tracked the progress of the VALP and its lengthy examination over the duration of the project.

5.2 In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of any emerging Development Plan Documents, i.e. the Bucks Local Plan. The evidence base for emerging Development Plan Documents can be important to informing neighbourhood plans and their conformity with emerging policies is crucial for the long-term success of a Plan given that in the event of any future conflict the most recent policy will take precedent. However, the timetable for preparing the new Local Plan has been slowed considerably over the last year or more, with little of relevance to this Neighbourhood Plan having been published in its evidence base to date.

5.3 The VALP defines Mursley as a Small Village in its settlement hierarchy of Policy S3, where only limited housing growth is expected through small infill schemes or through proposals made in neighbourhood plans. Although the Parish lies close to the A421 between Buckingham and Milton Keynes, and within a few miles of rail stations at Bletchley and Winslow (planned) on the new East West Rail Line, it is deeply rural. Bucks Council has given no indication that the status of the village will change in the new Local Plan, which will extend the plan period of VALP to 2040. There are no prompts in national policy that would encourage Bucks Council to radically alter its current spatial thinking in this regard.

5.4 The Neighbourhood Plan has sought to fit its policies with the vision and grain of the VALP in a complementary way. Its policies either fill gaps in VALP coverage or refine its policies into site specific proposals and development management principles that recognise the special character of the village and Parish. VALP defines which of its policies are regarded as strategic (for the purpose of judging 'general conformity') in its §1.24 (and they are denoted * in the Table below).

5.5 An assessment of the general conformity of each policy is contained in Table B below.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
MUR1	Mursley Village Boundary	The VALP strategy for growth of Policy S2* expects 'there will be more limited housing growth coming forward through ... neighbourhood plan allocations' for smaller villages. Policy S3* defines Mursley as a smaller village. Policy D4 defines 'developed footprint' of villages as VALP does not contain a 'settlement boundary' type policy. However, most neighbourhood plans in the District do include such a policy and the LPA has accepted the principle accords with its spatial, urban and countryside policy provisions of S3 and others (e.g. NE4*). Indeed, the policy wording has been chosen to match the wording of made neighbourhood plans in the District as DM officers are familiar with their intent and how to apply them in decision making.
MUR2	Housing Site Allocations	Policy D4 guides housing development in smaller villages, but only in relation to those villages without neighbourhood plans. As it is, its development criteria (a – f) have been followed in assessing the candidate sites for Policy MUR2, other than in being confined to the existing Village Boundary and to schemes of 5 homes or fewer. There were no available and suitable sites in the boundary (the 'developed footprint of the village') and the sites allocated/reserved are considered to be of a scale that fits with the form and size of the village and in locations that follow its essential pattern. Importantly too, both sites lie beyond the Conservation Area and are not significant in its setting, or that of any Listed Buildings. As per Policy BE4, the proposed number of homes on each site strikes an appropriate balance between the lower density of much of the village and the need to make an efficient use of land, given the opportunities to deliver new homes are rare. At Cooks Lane, the policy sets out a small number of development principles, including the requirement to address the potential for harming local ridge and furrow features close to the site, as per Policy BE1*. Both sites include provisions for managing their effects on the countryside beyond, as per Policy NE4*.
MUR3	Housing Mix	Policy H6* expects housing schemes to 'provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities'. It notes that the 'housing mix will be negotiated having regard to ... Neighbourhood Development Plan evidence'. MUR3 primarily relates to the size and type of housing in the village, evidencing that its stock is skewed towards larger (4+ bedroom) homes and

		therefore requires a greater emphasis placed on delivering smaller (2 and 3 bedroom) homes to redress the balance. This will apply to the housing schemes of MUR2, which will likely to be the main source of new homes in the village over the next couple of decades. Although Policy H1* is strategic, it is only engaged on schemes of 11 or more homes. As the NPPF now defines the threshold at which affordable homes may be required as 10 or more homes (as per 'major development') MUR3 brings provision in the Parish in line with national policy as a minor refinement of H1.
MUR4	Design Strategy	Design is covered in policies BE1* and BE2 of VALP. As most of the village lies within a Conservation Area, MUR4 identifies those key characteristics that combine to define its architectural and historic interest to aid decision making. Those characteristics will also help apply Policy BE2 in the design of new development.
MUR5	Local Heritage Assets	BE1* includes a provision for non-designated ('local') heritage assets. Policy MUR5 simply identifies those buildings in the Parish to which BE1 is intended to apply, and both policies articulate the wording of the NPPF to avoid confusion in decision making.
MUR6	Local Green Spaces	The first part of Policy NE6 of VALP restates the NPPF provisions for Local Green Spaces and Policy MUR6 does so too for completeness. The second part of NE6 is not included as it is not considered appropriate to qualify the national policy provisions for the Green Belt (which operate for Local Green Spaces) in this way for the two spaces designated in Mursley. As NE6 is not a strategic policy, the Neighbourhood Plan may do so and this policy will replace NE6 for considering development proposals here.
MUR7	Green Infrastructure Network	Policy I3* sets out the main provisions for protecting and improving green infrastructure in the District. MUR7 defines the nature of the network of various green infrastructure assets in the Parish for the purpose of applying clauses (a), (d) and (g) of I3.
MUR8	Community Facilities	Policy I3 sets out the provisions for managing proposals for existing (and new) community facilities. Policy MUR8 simply identifies those facilities in the Parish to which I3 should apply. It repeats the wording of I3 so that the complete policy may be read without having to reference I3. Similarly, Policy D7 identifies village pubs to be retained (without qualification). MUR8 identifies the Green Man PH in its list of facilities but excepts it from the I3 criteria providing for the loss and

		replacement of facilities.
MUR9	Zero Carbon Buildings	The VALP does not contain a policy on this matter.

5.6 It is considered that all the policies are in general conformity with the strategic policies of the adopted development plan, with no incidence of two or more strategic policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

6. CONDITION (F): COMPATABILITY WITH EU LEGISLATIONS

6.1 The former District Council provided a screening opinion in September 2019 that determined that a Strategic Environmental Assessment was required, in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended), which translated the EU Directive on Strategic Environmental Assessment into UK law. A copy of the final screening opinion is published separately.

6.2 As set out in Section 4 the Parish Council has met its obligations in assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan and in testing the 'reasonable alternatives'. The Final SEA Report is published as a separate document for submission and examination.

6.3 The Parish Council has also met its obligations in relation to the habitats provisions of the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended), which translated the EU Habitats Directive into UK law. In this regard, Bucks Council provided a Habitats Regulations Screening Assessment as part of its SEA screening in 2019, which concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.4 The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.

6.5 In respect of Directive 2008/98/EC – the Waste Framework Directive – the Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis, this Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.

6.6 In respect of Directive 2008/50/EC – the Air Quality Directive – the Neighbourhood Plan does not include policies that will have a material effect on air quality. Its policies are not considered to breach the requirements of the Air Quality Directive as they comprise small-scale interventions and do not negate from the framework for measurement and improvement of air quality set in the Directive.