



Basic Conditions Statement

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Prepared for Yoxall Parish Council by Urban Vision Enterprise, a Community Interest Company specialising in neighbourhood planning, regeneration, community engagement, urban design and heritage conservation.

INTRODUCTION



Basic Conditions

This **Basic Conditions Statement** has been prepared to accompany the Yoxall Neighbourhood Development Plan (YNP).

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that the Yoxall Neighbourhood Development Plans (NDP) must

- (i) have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) contribute to the achievement of sustainable development;
- (iii) be in general conformity with the strategic policies contained in the local plan for the area; and
- (iv) be compatible with EU obligations, including human rights requirements.

Regulatory requirements - Yoxall Neighbourhood Development Plan

The Yoxall Neighbourhood Development Plan 2014 – 2031 is a Neighbourhood Plan as defined in the Localism Act 2011. The plan deals with planning issues which specifically relate to the use and development of land.

The Yoxall Neighbourhood Development Plan 2014 – 2031 has been submitted by Yoxall Parish Council, which is a qualifying body as defined in the Localism Act 2011.

The Yoxall Neighbourhood Development Plan will have effect until December 2031.

The Yoxall Neighbourhood Development Plan does not contain policies that relate to “excluded development”.

Neighbourhood Area

The Neighbourhood Plan covers the whole of the Parish of Yoxall in East Staffordshire. The boundary of the Neighbourhood Area is shown in Illustration 1a in the Yoxall Neighbourhood Development Plan.

Yoxall Parish Council submitted the application to designate the Neighbourhood Area on 6 December 2012. In accordance with part 2 of the Regulations East Staffordshire Borough Council, the local planning authority, publicised the Neighbourhood Area application from Yoxall Parish Council over a consultation period beginning on 22nd March and ending on 3rd May 2013. East Staffordshire Borough Council designated the whole of the parish of Yoxall as a Neighbourhood Area via an Executive decision on 16th May 2013.

Yoxall Parish Council confirms that the Yoxall Neighbourhood Development Plan relates only to the Parish of Yoxall and to no other Neighbourhood Area. Yoxall Neighbourhood Development Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.

1 HAVING REGARD TO NATIONAL POLICY



1.1 National Policy

The Yoxall Neighbourhood Plan must have appropriate regard to national policy. The following section describes how the YNP relates to the National Planning Policy Framework (NPPF, March 2012).

Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF proposes three dimensions to sustainable development: economic, social and environmental. It requires the planning system, and thus the YNP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

The NPPF establishes 12 core planning principles and 13 sustainability goals to deliver sustainable development. Sections 1.2 and 1.3 show how the Yoxall Neighbourhood Plan meets its obligation to comply with these.

1.2 Fit with the National Planning Policy Framework’s Core Planning Principles

There are 12 core planning principles put forward in the NPPF (Paragraph 17). Table I, below, lists these core planning principles and maps them against the Yoxall Neighbourhood Plan’s Strategic Aims and Policies.

Table I: Map of NPPF Core Planning Principles against YNP Strategic Aims and Policies		
NPPF Core Principle	Yoxall NP Strategic Aim	Policies
Plan-led	All YNP Strategic Aims apply.	The Plan provides a vision for Yoxall to help deliver the community’s aspirations.
Enhance and Improve Places	<p>SA1: <i>To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p>SA3: <i>To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i></p>	<p>The Plan includes policies which facilitate appropriate levels of residential development inside and outside the Yoxall Settlement Boundary (H1 and H2).</p> <p>Policies D1 and D2 seek to ensure that the quality of new development serves to complement and enhance the local built environment (D1 and D2) whilst respecting the historic character of the parish.</p>
Economic development	SA8: <i>To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>	The Plan includes a policy to facilitate the establishment of new small businesses and the expansion of existing businesses, and to enable improved broadband connectivity (E1).
High quality design and standard of amenity	SA3: <i>To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i>	The Plan includes a policy which provides criteria to assess the design quality of new development proposals (D2), drawing on established principles of best practice including Building For Life 12.
Character	<p>SA3: <i>To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i></p> <p>SA7: <i>To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i></p>	<p>The Plan includes a policy to protect and enhance the historic rural character of Yoxall (D1).</p> <p>The Plan includes a policy to preserve the natural environment and to take opportunities to enhance it (RE2).</p>
Climate change and flood risk	<p>SA2: <i>To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i></p> <p>SA6: <i>To ensure that new development in Yoxall does not exacerbate the risk of flooding.</i></p>	<p>The Plan includes a policy which focuses the majority of new development within the Settlement Boundary, minimising journey length and carbon emissions (H2).</p> <p>The Plan contains a policy which seeks to mitigate the risk of flooding (RE1).</p> <p>The Plan has a policy which supports the</p>

	<i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i>	extension and improvement of green links, footways and pedestrian connectivity (T1), which will encourage walking and cycling in preference to using motor vehicles.
Conserving and Enhancing the natural environment	<i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i>	The Plan includes a policy to preserve the natural environment and to take opportunities to enhance it (RE2).
Using brownfield land	<i>SA1: To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i> <i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i>	The Plan includes policies which focus new development inside the Settlement Boundary, and make provision for infill development (H1 and H2).
Promoting mixed use	<i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>	The Plan contains a policy which encourages the development of new small businesses and the extension of existing businesses, and the provision of high speed broad band to facilitate home working and new business development (E1).
Conserving heritage	<i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i>	The Plan has a policy which requires new development proposals to protect, complement or enhance the historic rural environment of Yoxall and its rural hinterland (D1).
Sustainable transport	<i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i> <i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i> <i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i> <i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i>	The Plan contains a policy which ensures most new development is within the Settlement Boundary minimising the need for car journeys (H2), a policy which encourages good access to public transport facilities and the provision of storage facilities for bicycles (D2), a policy which takes opportunities to increase pedestrian connectivity (T1), and a policy which takes opportunities to develop, improve or extend the footpath and cycle way network (RE2).
Health and social and cultural well being	<i>SA1: To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i> <i>SA4: To ensure that all new</i>	The Plan contains policies which support pedestrians and cycle users and facilitate walking and cycling (T1 and RE2), a policy which seeks to improve road safety and pedestrian connectivity (T1), and to improve accessibility to the village shops, parish hall, and primary school (CF1).

	<p>development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</p> <p>SA5: To improve public car parking in the vicinity of important community facilities.</p>	
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1.3 Fit with the Sustainability Policies in the National Planning Policy Framework

The following section compares the sustainability policies of the NPPF (**bold numbered headings**) with those of the Yoxall Neighbourhood Plan.

1. Building a strong, competitive economy

Policy E1 in the Neighbourhood Plan enables the development of new small businesses in the parish as well as the expansion and diversification of existing businesses. It also seeks to increase business competitiveness by facilitating the provision of fibre optic broadband.

2. Ensuring the vitality of town centres

In 2011 Yoxall village had 1,079 households. The village shops and services are located around St Peter's Church. Policy H1 in the Neighbourhood Plan seeks to focus the majority of new development within the Settlement Boundary, providing easy access to village shops and services. Policy CF1 takes the opportunity to provide public car parking facilities near to the village shops and services, which will encourage their use by people living in the rural area around the village and help make them more sustainable.

3. Supporting a prosperous rural economy

Policy E1 supports the development of new small businesses and the expansion and diversification of existing businesses in Yoxall. It also encourages the re-use of vacant or redundant historic buildings for employment purposes.

The availability of fast broadband is often a problem in rural areas, disadvantaging businesses and home workers. Policy E1 seeks to facilitate the provision of fibre optic broadband in new employment development. Policy D2 (16) requires all new development to help achieve a fibre optic connection.

4. Promoting sustainable transport

The NPPF says "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people."

Policy D2 requires new development to have good access to public transport or otherwise reduce car dependency and provide convenient storage space for bicycles. Policy RE2 requires new development to take opportunities to develop, improve and extend the footpath and open space network in Yoxall. Policy T1 requires consideration of how new development proposals might improve pedestrian connectivity.

5. Supporting high quality communications infrastructure

Policy E1 seeks to facilitate the provision of fibre optic broadband in new employment development. Policy D2 (16) requires all new development to help achieve a fibre optic connection.

6. Delivering a wide choice of high quality homes.

The NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed, (Paragraph 50).

The Yoxall Neighbourhood Plan does not make any site allocations for new housing development, but does contain policies which enable infill development within the Settlement Boundary (H1) and the development of affordable housing on rural exception sites outside the Settlement Boundary (H2). Policy H1 extends the Yoxall Settlement Boundary to include the Leafields Farm site, where planning permission was recently granted for 40 new dwellings, including the provision of affordable homes in accordance with East Staffordshire Borough Council's policy. Policy D2 (5) requires new development to provide a mix of housing types and tenures that suit local housing needs, including housing suitable for older persons.

7. Requiring good design.

Policy D1 in the Yoxall Neighbourhood Plan requires new development to protect, complement or enhance the historic rural character of the settlement and its hinterland.

Policy D2 requires all new development to deliver good quality design by demonstrating that it responds to 16 design criteria which have been developed from design guidance developed by the Commission for Architecture and the Built Environment (CABE) and the Building For Life 12 Standard.

8. Promoting healthy communities

Health can be considered from different perspectives – physical, mental and social. The Yoxall Neighbourhood Plan contains policies which seek to improve pedestrian facilities, thereby encouraging walking (D2, RE2 and T1). Policy T1 aims to improve road and pedestrian safety in the village. Policy RE2 seeks to improve pedestrian access to the countryside. Policy CF1 seeks to facilitate the use of existing community facilities and services.

9. Protecting Green Belt land

The Yoxall Neighbourhood Area does not include any designated green belt.

10. Meeting the challenge of climate change, flooding and coastal change

Climate change is addressed in various parts of the Yoxall Neighbourhood Plan.

Policy H1 focuses most new development within the Settlement Boundary, thereby minimising the need for car journeys to access village facilities and services.

Policy D1 requires new development to improve connectivity with its surroundings, thereby making walking more attractive, to provide convenient access to community facilities and public transport, to provide storage space for recycling and bicycles, and to achieve a fibre optic connection, thereby supporting home working and reducing the need for commuting.

Policy RE1 requires new development proposals to provide an assessment of flood risk and to include measures to ensure the development is not exposed to the risk of flooding and also does not increase the risk of flooding elsewhere.

Policy RE2 requires new development to provide landscaping which includes native species and to incorporate existing vegetation, hedgerows and trees, to ensure existing wildlife and habitats are protected, and opportunities are taken for the creation of new habitats.

11. Conserving and enhancing the natural environment

The NPPF requires the planning system should contribute to and enhance the natural and local environment.

Policy RE2 in the Yoxall Neighbourhood Plan requires new development to incorporate existing vegetation, hedgerows and trees, and to ensure existing wildlife and habitats are protected.

12. Conserving and enhancing the historic environment.

The historic linear settlement of Yoxall is a designated Conservation Area and there are some 57 statutorily listed buildings in the parish. In addition the village hinterland is a historic rural landscape, with archaeological significance.

Policy D1 requires new development to protect, complement or enhance the historic rural character of the settlement and its hinterland, especially with regard to its scale, density, materials and impact on elevated views of the historic settlement.

13. Facilitating the sustainable use of minerals

Mineral extraction is excluded development and is therefore not dealt with in the Yoxall Neighbourhood Plan.

2 ACHIEVING SUSTAINABLE DEVELOPMENT



2.1 Requirement

The Yoxall Neighbourhood Plan must contribute to the achievement of sustainable development (as defined in the NPPF and summarised in section 1.1 of this Basic Conditions Statement). Paragraph 7 of the National Planning Policy Framework says that there are three dimensions to sustainable development:

- to contribute to building a strong, responsive and competitive economy,
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment.

This section shows how the Yoxall Neighbourhood Plan delivers sustainable development.

2.2 Fit of YNP Strategic Aims with Sustainable Development

Table II: Mapping YNP Strategic Aims against the three dimensions of Sustainable Development

NPPF Dimension	Yoxall Neighbourhood Plan Strategic Aims
Economic	<p>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</p> <p>SA5: To improve public car parking in the vicinity of important community facilities.</p>

Social	<p><i>SA1: To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i></p> <p><i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i></p> <p><i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i></p> <p><i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i></p>
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Environmental	<p><i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i></p> <p><i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i></p> <p><i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i></p> <p><i>SA6: To ensure that new development in Yoxall does not exacerbate the risk of flooding.</i></p> <p><i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i></p>
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2.3 Yoxall Neighbourhood Plan: Achieving Sustainable Development

The following table sets out the purpose of each policy in the Yoxall Neighbourhood Plan and its intended outcome with regard to the achievement of sustainable development.

Table III: Contribution of Yoxall Neighbourhood Plan Policies to Sustainable Development		
Policy	Purpose	Outcome
H1	To ensure that the majority of new development is located within the Yoxall Settlement Boundary.	Ensures that Yoxall remains a compact settlement and most new development is within walking distance of villages facilities and services. Protects the surrounding countryside and agricultural land.
H2	To allow limited development outside the Settlement Boundary for affordable housing.	Supports the rural economy, ensures individual developments actively contribute towards sustainable development, and requires the re-use of vacant or redundant historic buildings.
D1	To ensure that new development protects, complements or enhances the historic rural character of the settlement and its rural hinterland.	Preserves and enhances the value, significance and utility of the historic environment.
D2	To ensure all new development delivers good quality design.	Provides practical tests to ensure that new development is designed to be well connected to its surroundings, to provide convenient access to community facilities, to provide a mix of housing types, to incorporate existing landscape, water features and wildlife habitats, and to provide storage space for recycling and bicycles.
T1	To ensure that the traffic impact of development proposals in the vicinity of known traffic hazards in Yoxall is assessed and mitigated.	Provides a mechanism to ensure opportunities are taken to improve pedestrian safety and connectivity.
RE1	To ensure flood risk is assessed and appropriate mitigation measures are taken.	Provides a means to ensure new development is not unnecessarily exposed to the risk of flooding, and does not increase the risk of flooding elsewhere, by requiring that appropriate mitigation measures are taken.
RE2	To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network.	Requires new development to improve and extend the footpath and open space network in Yoxall, to provide landscaping and boundaries with native species and to incorporate existing native vegetation, hedgerows and trees, to protect existing wildlife and habitats, and to take opportunities to provide new habitats.
CF1	To improve access to and facilitate the use of local community facilities.	Provides better car parking near to the village shops, parish hall and primary school, to make these facilities more attractive to persons living in the rural area surrounding Yoxall village and

		enable local service businesses to thrive.
E1	To support the development of new and existing small businesses and home working, and to provide fibre optic broadband connections.	<p>Encourages the development of new small businesses and the expansion of existing businesses, providing local employment and reducing the need for commuting.</p> <p>Provides a mechanism to improve broadband connectivity, thereby supporting local businesses and home working and reducing the need to commute to work.</p>

3 CONFORMITY WITH LOCAL STRATEGIC POLICY



The Yoxall Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the Yoxall Neighbourhood Area is the East Staffordshire Local Plan 2006 Saved Policies Extended Beyond 29 July 2009.

A new Local Plan is currently being prepared by East Staffordshire Borough Council and was submitted to the Planning Inspectorate for independent examination in April 2014. The Yoxall Neighbourhood Plan has been prepared in the light of the policies in the Submission Draft Local Plan. However, the legal test hinges on the Neighbourhood Plan being in general conformity with the Local Plan that is currently in force for the area, namely the 2006 Local Plan Saved Policies edition.

3.1 Fit of the Vision of Yoxall Neighbourhood Plan with the 2006 Local Plan

The vision of the 2006 East Staffordshire Local Plan Saved Policies edition is
“a commitment to protecting and enhancing the environment and heritage of East Staffordshire whilst allowing development to take place in order to maintain and strengthen the local economy and to promote the social well-being of the community. “

The vision for Yoxall in the Neighbourhood Plan is
“In 2031 Yoxall will be a village with a historic rural character, a good range of high quality homes and community facilities fulfilling local needs, a convenient local service centre with a network of safe pedestrian

routes, and a variety of locally based employment opportunities.”

The visions of the Yoxall Neighbourhood Plan and the 2006 Local Plan Saved Policies edition are closely compatible.

3.2 Fit of the Strategic Aims of Yoxall Neighbourhood Plan with the 2006 Local Plan

The 2006 East Staffordshire Local Plan Saved Policies edition contains 14 objectives. Table IV below correlates relevant Local Plan objectives these against the strategic aims of the Yoxall Neighbourhood Plan.

Table IV: 2006 Local Plan Objectives and Yoxall Neighbourhood Plan Strategic Aims	
Local Plan Objective	Neighbourhood Plan Strategic Aim
(a) To meet the housing requirements of the population of the Borough including those with special needs.	<i>SA1: To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i>
(b) To strengthen and diversify the economy of the Borough and increase employment opportunities.	<i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>
(c) To meet the shopping requirement of the population of the borough.	<i>No direct comparison, but the following Strategic Aim helps meet the needs of persons using village shops and services: SA5: To improve public car parking in the vicinity of important community facilities.</i>
(d) To preserve and enhance the character and quality of the countryside.	<i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i>
(e) To improve the quality of the urban environment.	<i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i>
(f) To preserve or enhance the area’s architectural or historic heritage.	<i>SA3: To ensure all new developments are well designed in order to complement and enhance the historic rural character of Yoxall and its landscape setting.</i>
(g) To safeguard and encourage the conservation of natural resources.	<i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i>
(h) To enhance the range of community facilities.	<i>No direct comparison, but the following Strategic Aim supports the viability of community facilities: SA5: To improve public car parking in the vicinity of</i>

	<i>important community facilities.</i>
(i) To improve accessibility to jobs and facilities.	<i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>
(j) To reduce adverse transport impacts including emissions.	<i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i>
(k) To safeguard and reduce demand for finite/non-renewable resources.	<i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i> <i>In addition the following Strategic Aims reduces demand for non-renewable resources:</i> <i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i> <i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>
(l) To reduce energy use and increase energy efficiency.	<i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i>
(m) To safeguard public health and safety.	<i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i>
(n) To minimise unfair advantage.	<i>No direct comparison.</i>

3.3 Fit of the Policies of Yoxall Neighbourhood Plan with the 2006 Local Plan

Table V maps the relevant saved strategic policies in the East Staffordshire Local Plan 2006 Saved Policies edition against the policies in Yoxall Neighbourhood Plan.

Table V: 2006 Local Plan Saved Policies and Yoxall Neighbourhood Plan Policies		
Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CPS4 Urban and Rural Regeneration	E1: Supporting Local Employment	Both policies encourage new employment opportunities in rural areas, providing it is of an appropriate scale.
CPS5 Infrastructure and Community Provision	T1 Traffic Assessments RE1 Flood Risk Assessments CF1 Improvement of Public Car	The Neighbourhood Plan policies provide a mechanism for the burden imposed by development to be met by the developer, and opportunities to improve community

	Parking Facilities	facilities to be taken.
CPS6 National Forest	RE2 Green Infrastructure	The Neighbourhood Plan policy makes provision for native species to be included in new developments, existing vegetation to be incorporated and National Forest guidelines for the planting and maintenance of trees and shrubs to be followed.
NE1 Development outside development boundaries	H2 Development Outside Yoxall Settlement Boundary	The Neighbourhood Plan policy restricts new development outside the Settlement Boundary to affordable housing on rural exception sites. This is consistent with the saved Local Plan policy and does not preclude the expansion of existing businesses, providing the scale and environmental impact of the development is acceptable.
NE5 Central Rivers Strategy	RE2 Green Infrastructure	The Neighbourhood Plan policy seeks to extend the footpath and open space network in order to provide better pedestrian access to the countryside.
NE14 National Forest Planting Schemes	RE2 Green Infrastructure	The Neighbourhood Plan policy ensures that new development proposals provide landscaping which includes native species for vegetation, hedgerows and trees.
NE15 National Forest: Implementation of Planting Schemes	RE2 Green Infrastructure	The Neighbourhood Plan policy requires that National Forest guidelines for the planting and maintenance of trees and shrubs are followed.
BE1 Design	D1 Protecting and enhancing the historic rural character of Yoxall D2 Design of New Development	The Neighbourhood Plan policies provide comprehensive criteria to test the design quality of new development proposals and their impact on the historic rural setting.
BE15 Conversion of Rural Buildings	H2 Development Outside Yoxall Settlement Boundary E1 Supporting Local Employment	The Neighbourhood Plan policies ensure that opportunities are taken to re-use vacant or redundant historic buildings in the parish.
E1 Employment Land Supply: General	E1 Supporting Local Employment	The Neighbourhood Plan policy ensures that Yoxall is able to contribute towards meeting demands for employment development of an appropriate scale and impact.
H6 Housing Design and Dwelling Extensions	D2 Design of New Development	The Neighbourhood Plan policies provide comprehensive criteria to test the design quality of new development proposals, many of which are based upon Building

		For Life 12 Standard, the national benchmark for the design of residential development.
H6 Housing Densities	D1 Protecting and enhancing the historic rural character of Yoxall	The Neighbourhood Plan policy ensures that the density of proposals for new housing development is assessed against its context, so that inappropriate densities can be avoided.
H13 Affordable Housing in Rural Areas	H2 Development Outside Yoxall Settlement Boundary	The Neighbourhood Plan policy follows the definition in the National Planning Policy Framework for rural exception sites and is therefore less restrictive than the Local Plan saved policy.
T1 Transport: General Principles for New Development	T1 Traffic Assessments	The Neighbourhood Plan policy ensures that the impact of traffic associated with new development in the vicinity of known traffic hazards on the A515 in the village are identified and addressed.



The following saved policies in the Local Plan Saved Policies 2006 edition are strategic or place-specific, but do not affect the Yoxall Neighbourhood Area:

- E2 Employment: Site Allocations
- E6 Former Military Camps: Bramshall Industrial Estate

- E7 Former Military Camps: Fauld Industrial Estate
- E8 Former Military Camps: Marchington former Barracks Buildings
- E9 Former Military Camps: Marchington Industrial Estate
- E10 Former Military Camps: Marchington – Hays Logistics
- E11 Former Military Camps: Marchington – Waste Disposal Site
- E16 Significant Rural Estates
- H2 Housing: Large Windfall Sites
- R1 Retail Areas and Town Centres
- R4 Retail Warehouses Outside Town Centres
- R8 Burton upon Trent: Primary Shopping Area
- R9 Riverside Centre Burton upon Trent
- R11 Relocation of Uttoxeter Livestock market
- R13 Tutbury: Retail Growth
- T2 Strategic Highway Network
- T3 Development Proposals Impacting on the A38
- T4 Traffic Management Study: Burton Urban Area Transport Management Study
- L5 Allotments
- L6 Uttoxeter Racecourse
- L8 Water Based Recreation: Branston Water Park Extension
- L9 Water Based Recreation: North of Uttoxeter
- L15 Uttoxeter Continuous Footpath Network

The following strategic policies in the Local Plan Saved Policies 2006 edition apply to Yoxall, but the Neighbourhood Plan does not propose to change them or add anything to them:

- NE27 Light Pollution
- BE13 Advertisements
- H8 Replacement Dwellings in the Countryside
- H9 Extensions to Dwellings in Rural Areas
- H10 Extensions to Residential Curtilages in Rural Areas
- H11 Special Needs Housing: Gypsies
- H12 Affordable Housing
- H16 Residential Institutions: General Principles
- H17 Residential Institutions: Extensions
- H18 Housing In Multiple Occupation and Hostels
- H19 Mobile Homes
- R7 Car and Caravan Showrooms and Tyre and Exhaust Centres
- R14 Local Convenience Shopping
- R15 Shops Ancillary to Other Uses
- R16 Quasi-Retail Uses
- T5 Traffic Management: Restrictions on Movement of Heavy Commercial Vehicles
- T6 Parking Areas: Design
- T7 Parking: Standards
- T8 Public Transport
- T13 Tattenhill Airfield
- L1 Loss of Sports Pitches and Ancillary Facilities
- L2 Landscape and Greenspace: Assessment
- L7 Water Based Recreation: Central Rivers Strategy
- L12 Equestrian and Riding Centres
- L16 Community Facilities Required by Public Authorities
- IMR1 Mixed Use Developments
- IMR2 Contributions and Legal Agreements

4 Compatibility with European Union Obligations



4.1 Environmental Impact and Habitat Regulations

East Staffordshire Borough Council has screened the Yoxall Neighbourhood Plan to determine whether Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) are required – see supporting document *Screening Opinion on SEA and HRA Yoxall Neighbourhood Development Plan November 2014*.

East Staffordshire Borough Council believes that the above Neighbourhood Plan would not have significant environmental effects and, as a result, a Strategic Environmental Assessment of the Plan will not be required.

The village of Yoxall lies within the 13 km hinterland around the Cannock Chase Special Area of Conservation (SAC), the proposals of the Neighbourhood Plan do not involve development which is significant to be likely to cause any effect, positive or negative, on this SAC. Consequently East Staffordshire Borough Council concludes that “a Habitat Regulation Assessment would not need to be carried out as it is not considered to be a large enough plan area or involve any policies which are likely to lead to a level of development significant enough to have a negative impact on a SAC, SPA or Ramsar site. The Sustainability Appraisal for the emerging Local Plan has taken into account the impact on all relevant protected sites and the Plan’s policies reflect the actions that will need to be taken.”

4.2 Human Rights

The vision of the Yoxall Neighbourhood Plan is

“In 2031 Yoxall will be a village with a historic rural character, a good range of high quality homes and community facilities fulfilling local needs, a convenient local service centre with a network of safe pedestrian routes, and a variety of locally based employment opportunities.”

Thus the overall purpose of the Neighbourhood Plan is to improve the quality of life for people living and working in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people’s views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified.

In order to confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups the strategic aims and the policies in the Neighbourhood Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups.

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

“Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This section assesses the Submission Draft of the Yoxall Neighbourhood Development Plan to ensure that Yoxall Parish Council is satisfying its statutory duties in this regard.

An assessment has been made on whether the strategic aims and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the strategic aims and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

Table VI: Impact of Strategic Aims of Yoxall Neighbourhood Plan on Persons with Protected Characteristics	
Strategic Aim	Outcome for persons with Protected Characteristics
<i>SA1: To accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs, and enables locally needed infrastructure to be delivered.</i>	Enables local housing needs to be met and supports the provision of infrastructure which is needed to improve local services. This would potentially benefit older persons needing specially designed accommodation. Broadly positive impact for persons with certain protected characteristics.
<i>SA2: To ensure that the great majority of new development in the Yoxall Neighbourhood Area is located inside the Settlement Boundary.</i>	Favours a compact settlement, which shortens journeys for persons with limited mobility or need to access local services. Broadly positive impact for persons with certain protected characteristics.
<i>SA3: To ensure all new developments are well designed in order to complement and enhance</i>	Preserves and enhances the value, significance and utility of the historic environment.

<i>the historic rural character of Yoxall and its landscape setting.</i>	Neutral impact on persons with protected characteristics.
<i>SA4: To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.</i>	Enables the impact of traffic to be assessed and supports improvements to pedestrian connectivity, which would benefit persons with limited mobility and parents with prams. Broadly positive impact for persons with certain protected characteristics.
<i>SA5: To improve public car parking in the vicinity of important community facilities.</i>	Supports the provision of better access to important local community facilities, which would benefit persons with limited mobility and those needing to access medical facilities. Broadly positive impact for persons with certain protected characteristics.
<i>SA6: To ensure that new development in Yoxall does not exacerbate the risk of flooding.</i>	Mitigates the risk of flooding. Neutral impact on persons with protected characteristics.
<i>SA7: To preserve and enhance wildlife habitats, the native landscape, public open spaces and the footpath network in Yoxall.</i>	Enables the improvement of the footpath network, which would benefit persons with limited mobility. Broadly positive impact for persons with certain protected characteristics.
<i>SA8: To accommodate small business development in Yoxall and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.</i>	Supports the provision of local employment and faster broadband connectivity, which would benefit persons with limited mobility and persons who are housebound. Broadly positive impact for persons with certain protected characteristics.



Table VII: Impact of Policies of Yoxall Neighbourhood Plan on Persons with Protected Characteristics

Policy	Purpose	Outcome
H1	To ensure that the majority of new development is located within the Yoxall Settlement Boundary.	Ensures that Yoxall remains a compact settlement and most new development is within walking distance of village facilities and services. This would benefit persons with limited mobility, women responsible for children, and persons needing to access local medical facilities. Broadly positive impact for persons with certain protected characteristics.
H2	To allow limited development outside the Settlement Boundary for affordable housing.	Supports the rural economy, ensures individual developments actively contribute towards sustainable development, and requires the re-use of vacant or redundant historic buildings. This would benefit persons needing affordable housing and rural workers, supporting the right to family life. Broadly positive impact for persons with certain protected characteristics.
D1	To ensure that new development protects, complements or enhances the historic rural character of the settlement and its rural hinterland.	Preserves and enhances the value, significance and utility of the historic environment. Neutral impact on persons with protected characteristics.
D2	To ensure all new development delivers good quality design.	Provides practical tests to ensure that new development is designed to be well connected to its surroundings, to provide convenient access to community facilities, to provide a mix of housing types including housing suitable for older persons, and incorporates high speed broadband. These provisions would benefit persons with limited mobility, older persons, and women responsible for children. Broadly positive impact for persons with certain protected characteristics.
T1	To ensure that the traffic impact of development proposals in the vicinity of known traffic hazards in Yoxall is assessed and mitigated.	Provides a mechanism to ensure opportunities are taken to improve pedestrian safety and connectivity. This would benefit persons with limited mobility, older persons, and women responsible for children. Broadly positive impact for persons with certain protected characteristics.
RE1	To ensure flood risk is assessed and appropriate mitigation measures are taken.	Provides a means to ensure new development is not unnecessarily exposed to the risk of flooding, and does not increase the risk of flooding elsewhere, by requiring that appropriate mitigation measures are taken. Neutral impact on persons with protected characteristics.
RE2	To preserve and enhance wildlife	Requires new development to improve and extend the

	habitats, the native landscape, public open spaces and the footpath network.	<p>footpath and open space network in Yoxall, to provide landscaping and boundaries with native species and to incorporate existing native vegetation, hedgerows and trees, to protect existing wildlife and habitats, and to take opportunities to provide new habitats. This would benefit persons with limited mobility, older persons and women responsible for children.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
CF1	To improve access to and facilitate the use of local community facilities.	<p>Provides better car parking near to the village shops, parish hall and primary school. This would benefit persons with limited mobility, older persons and women responsible for children.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
E1	To support the development of new and existing small businesses and home working, and to provide fibre optic broadband connections.	<p>Encourages the development of new small businesses and the expansion of existing businesses, providing local employment and reducing the need for commuting.</p> <p>Provides a mechanism to improve broadband connectivity, thereby supporting local businesses and home working and reducing the need to commute to work. This would benefit persons with limited mobility.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Certain protected characteristics are not affected by the Yoxall Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics the Neighbourhood Plan has a neutral effect. Where policies in the Neighbourhood Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.