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LONG CRENDON PARISH NEIGHBOURHOOD PLAN
2013 – 2023

BASIC CONDITIONS STATEMENT

Published by Long Crendon Parish Council
under the Neighbourhood Planning (General) Regulations 2012

1. INTRODUCTION

1.1 This statement has been prepared by Long Crendon Parish Council ("the Parish Council") to accompany its submission to the local planning authority. Aylesbury Vale District Council ("the District Council"), of the Long Crendon Parish Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Long Crendon, as designated by the District Council on 7 October 2015.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2013 to 31 March 2023, a period that coincides with the first ten years of the emerging Vale of Aylesbury Local Plan (VALP) that extends to 2033.

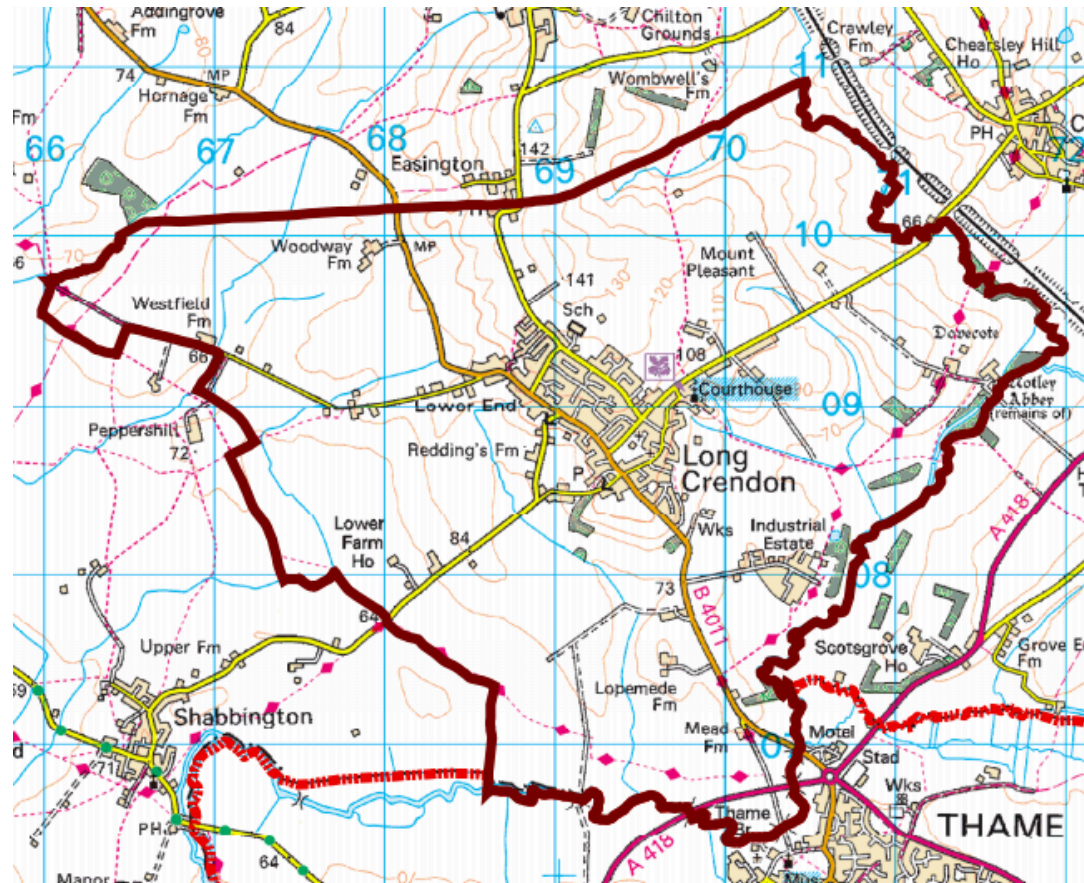
1.4 The Statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

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

- 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,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- 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).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.

2. BACKGROUND

2.1 The Plan preparation process has been led by the Parish Council, as the 'qualifying body' under the 2012 Regulations, with development of the Plan delegated to a Steering Group of parish councillors and local people, which has met to manage the project since autumn 2015.



Plan A: Long Crendon Designated Neighbourhood Area

2.2 The steering 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 Neighbourhood Plan in October 2016 and of the Submission Neighbourhood Plan now.

2.3 The Parish Council has consulted the local community extensively over the duration of the project. It has also worked closely with officers of the District Council 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 2004 Aylesbury Vale District Local Plan (AVDLP) and the emerging VALP. The outcome of that work is the submission version of the Neighbourhood Plan. Further details on the governance and management of the project are contained in the separate Consultation Statement.

2.4 The Neighbourhood Plan contains 14 land use policies, most of which are defined on the Policies Map where they are geographically specific. The plan has deliberately avoided containing policies that may duplicate saved development plan policies that are material considerations in determining future 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 AVDLP policies.

2.5 There are also some non-statutory proposals that are included for completeness of the Neighbourhood Plan. In making a clear distinction between land use planning policies and non-statutory proposals relevant to the land use planning, the Neighbourhood plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do as part of the Neighbourhood Plan as they fall outside its scope.

3. CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF) and is mindful of the Planning Practice Guidance (PPG), as regularly amended, and case law in respect of formulating neighbourhood plans.

3.2 There are three over-arching policy statements in the NPPF that set the basis for neighbourhood planning:

Para 16

3.3 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by making housing site allocations and supporting economic and community development in the parish, which accord with a clear spatial vision in the absence of an up-to-date Local Plan or tested objectively assessed housing need position. Given the uncertainties of the strategic policy framework – the VALP is not expected to be adopted until 2018 – and of decisions on major planning applications in the village, it is considered sensible to adopt a ten year plan to shape change in the short to medium term, rather than to replicate the VALP period to 2033.

Para 183

3.4 The Parish Council believes the Neighbourhood Plan establishes a vision, objectives and spatial strategy for the Parish that reflect the desires of the majority of the local community for the place that Long Crendon should become.

Para 184

3.5 The Parish Council believes the Neighbourhood Plan is in general conformity with all the relevant saved policies of the development plan. It has also faced the challenge of anticipating the emerging VALP, by establishing a coherent and positive housing site allocation strategy. The Plan has been prepared at a time of uncertainty over the spatial strategy for distributing housing growth across the District and over the outcome of important planning decisions. Although two applications – at Cheersley Road (41 homes) and at Wainwrights (19 homes) – have been approved, there is another appealed scheme at Chilton Road for 75 homes, which has seen strong local community objection. And there is expected to be another application submitted before the examination of the Plan for a major scheme off Drakes Drive for 150 homes.

3.6 The Draft VALP housing target for Long Crendon as a 'Larger Village' in the settlement hierarchy was 231 new homes over the 20 year period from April 2013 to March 2033, i.e. a growth of 22% in the baseline housing stock. The District Council has since announced that its housing supply strategy may change during the completion of the VALP for its examination in 2017, both in terms of the total numbers required and of the ways in which they will be distributed across the various types and locations of settlements.

3.7 There is therefore a very real danger that the Neighbourhood Plan may inadvertently plan for significantly more housing growth than is required by the adopted VALP, especially during its early years, given the quantum of land that has been made available for housing development on the edges of the village. This may not normally be considered a problem, as boosting housing supply is acknowledged as an important national planning policy goal. However, Long Crendon is amongst the most environmentally constrained villages in the District with its wealth of special heritage assets and its location entirely within a designated Area of Attractive Landscape. The SEA Report of the Neighbourhood Plan has established the importance of these features and has concluded there is limited scope for growth without the potential for significant environmental harm. This is also borne out by the conclusions of successive site assessments (SHLAA/HELAA) for the VALP by the District Council, which has only been able to identify a limited number of suitable sites, for which planning consent for new homes has now been granted.

3.8 In which case, the Parish Council has chosen to plan for a ten year period from April 2013 to March 2023. This results in a housing supply strategy calculated thus:

VALP Target 2013 – 2033 (20 years)	231
Period 2013 – 2016 (commitments to March 2016)	(13)
Period 2016 – 2033 (17 years)	218
Period 2016 – 2021 Target (5 years @ 25%)	55
Period 2021 – 2033 Target (12 years @ 75%)	163
Period 2016 – 2023 (5 + 2 years: i.e. 55 + 163/12*2)	82
Period 2023 – 2033 (10 years)	136

3.9 The method divides the twenty year VALP plan period into three periods. The first to March 2016 captures the commitments (13 homes) noted in the Draft VALP. This forms the first three years of the ten year plan period chosen by the Parish Council. The second period to March 2023 covers seven years and assumes that the first five years will meet 25% of the remaining target (218 homes), as the VALP makes this same assumption about the proportion of homes to be delivered in the first five years and remaining years across its plan period. The target for the remaining two years of the Neighbourhood Plan period (April 2021 – March 2023) assumes a target in proportion to 75% of the remaining 12 years of the plan period, again as per VALP. The third period is from April 2023 to March 2033 and does not form part of this Neighbourhood Plan.

3.10 On this basis, the Neighbourhood Plan needs to plan for the residual of 82 homes in its plan period. With 60 homes consented and therefore able to contribute to the five year housing land supply (over 25% of the homes required over the full twenty years), the Plan makes proposals to allocate land for at least 22 new homes to March 2023. This is over and above any infill and windfall schemes within the village boundary, which may provide another 20 – 30 homes over the plan period, based on past trends of 1-2 new homes per year. Together, policies LC2 and LC3 will deliver approximately 23 homes in the plan period.

3.11 This seems a sensible approach to take to managing this matter. It balances the need for the Neighbourhood Plan to plan positively for development on the one hand, and to carry the support of the local community on the other. The Parish Council commits to considering a first review of the Plan in time to roll it forward into the post 2023 plan period. By that time, the outcome of planning decisions made on major housing applications will be known and the VALP will have been adopted.

3.12 In respect of the extent to which the Neighbourhood Plan has had regard to national policy in the NPPF, Table A below reviews each Plan policy in turn and identifies those NPPF paragraphs that are considered to be the most relevant.

TABLE A: NEIGHBOURHOOD PLAN & NPPF CONFORMITY SUMMARY

No.	Policy Title	NPPF Ref.	Commentary
LC1	Long Crendon Settlement Boundary	14, 50, 113, 126	This policy establishes the key spatial strategy for directing future development proposals in the parish towards Long Crendon village as the main settlement. On the one hand, it reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with §14. Specifically, in accommodating the four site allocations of policies LC2 and LC3, the policy provides for approximately 23 new homes in the plan period and is therefore positive about planning for new homes, as per §50. On the other, it acknowledges the constraints imposed by the special historic interest of much of the village and its location within an Area of Attractive Landscape. The NPPF requires special attention is paid to sustaining and enhancing heritage assets (§126) and to designated landscapes (§113).
LC2	New Homes on land off Westfield Road	35, 50, 58, 173	This policy is consistent with §50 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the defined settlement boundary. It also sets out the key development principles for the site in line with §58 and is supported by the site developer, thus showing that its provisions are viable in line with §173. The sites are within a reasonable walking distance of most village services and are small enough not to generate any traffic problems on rural roads, in line with §35.
LC3	New Homes off Sandy Lane	35, 50, 58, 173	This policy is consistent with §50 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the defined settlement

			boundary. It also sets out the key development principles for the site in line with §58 and is supported by the site developer, thus showing that its provisions are viable in line with §173. The sites are within a reasonable walking distance of most village services and are small enough not to generate any traffic problems on rural roads, in line with §35.
LC4	Housing for Older People	50, 70, 109	This policy accords with §50 by supporting the delivery of high quality homes specific to the community by planning for a mix of housing based on the future demographic trends. As Long Crendon has an ageing population, this policy recognises this and seeks to encourage this kind of housing through the Neighbourhood Plan. Its protection of existing bungalows (for schemes requiring planning permission) recognises the popularity of this house type with older households. Their loss to family homes through extensions is harmful, given how few bungalows are now built on new housing sites with the pressure on site density and viability. The policy confines its support to proposals for new schemes in the settlement boundary to avoid incursions into the countryside (as per §109) and to ensure that the occupants are reasonably close to the local shops and services (as per §70).
LC5	Key Employment Sites	28, 113	This policy accords with §28 by identifying three established employment locations in the rural areas of the Parish for additional employment. However, it recognises that those areas lie within a designated landscape (and Area of Attractive Landscape) and requires that proposals have regard to that in their design, in line with §113.
LC6	Village Square	28, 70	This policy accords with §28 and §70 in promoting the retention of valued local shops and services in the village centre, which goes some way to meeting the day-to-day needs of local people and is an essential part of the social infrastructure of the village.

LC7	Long Crendon Primary School	72, 113	This policy accords with §72 by recognising the importance of local authorities taking a proactive role in giving great weight to creating, expanding or altering schools. The location of the school on the edge of the village means that there may be some impact of new school buildings on the designated Area of Attractive Landscape (§ 113), but careful design will avoid this.
LC8	Community Facilities	70	This policy accords with §70 in protecting important facilities and encouraging proposals that will improve their viability that are suitable to their location.
LC9	General Design Principles	58, 60, 126	This policy accords with §58 and §126 in seeking to ensure high quality design solutions by setting out some of the key design principles that should guide all development proposals, including those in the two Conservation Areas that cover most of the village. The policy is not prescriptive in requiring every proposal to adhere to every design principle, as per §60. Rather, it requires applicants to show that they have understood the site context and have chosen those principles that are most relevant to ensure a successful scheme design. This allows for innovative, modern design solutions.
LC10	Design in the Conservation Areas and their Setting	58, 60, 126	This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal. In line with §60 it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.

LC11	Buildings of Note	126, 135	This policy accords with §126 by ensuring planning applications have regard to the local heritage value of Buildings of Note. It is specifically designed to ensure the provisions of §135 are triggered, by identifying the buildings as 'non-designated heritage assets'.
LC12	Key Views	113, 126	This policy accords with §113 and §126 in identifying key views that contribute to defining the character and enjoyment of the Conservation Areas and Area of Attractive Landscape, one to and from the other. The policy does not rule out development proposals, but rather seeks to ensure that they do not unnecessarily obstruct or harm a view.
LC13	Local Green Spaces	76, 77	This policy responds to §76 by designating land that will allow local communities to rule out new development and protect the space. The three sites of the policy are considered to meet the tests of §77 as each is located in reasonably close proximity to the local community, each is demonstrably special to the local community, and each is local in its character. Further details are provided in the Local Green Space report in the evidence base.
LC14	Green Infrastructure & Biodiversity	114	This policy accords with §114 by planning positively to protect, enhance and manage the networks of green infrastructure and biodiversity across the Parish.

4. CONTRIBUTION TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 The SEA Report of the Neighbourhood Plan confirms the its policies have avoided any significant environmental effects that cannot be satisfactorily mitigated. To assess how well the policies contribute to the achievement of sustainable development, where the economic and social attributes are also assessed, a further commentary is included in Table B below.

No.	Policy Title	Envt	Soc	EcN	Comments
LC1	Long Crendon Settlement Boundary	+	0	0	In containing the growth of the village, and confining development outside the boundary to that which is necessary or suited to a countryside location, the policy will have an environmental benefit. It avoids a social cost in that it provides for new housing site allocations and favours appropriately designed infill development.
LC2	New Homes on land off Westfield Road	0	+	0	The schemes will deliver new homes to contribute to meeting local housing needs and therefore has a social benefit. They avoid any significant environmental impact by the design and mitigation provisions of the policy.
LC3	New Homes off Sandy Lane	0	+	0	The schemes will deliver new homes to contribute to meeting local housing needs and therefore has a social benefit. They avoid any significant environmental impact by the design and mitigation provisions of the policy.
LC4	Housing for Older People	0	+	0	The policy encourages new homes for older people to contribute to meeting distinct local housing needs and therefore has a social benefit. It avoids an environmental cost by being confined to within the Settlement Boundary and by the design provisions of other policies.

LC5	Key Employment Sites	0	0	+	The policy encourages the appropriate intensification and extension of three established employment sites in the countryside beyond the village boundary. It therefore has an economic benefit in promoting local job growth. It avoids any significant environmental impact through its design and mitigation provisions.
LC6	Village Square	0	+	+	The policy seeks to sustain a critical mass of local shops and services in the Village Square and to protect these uses from unnecessary loss. It therefore has an economic benefit in supporting local businesses and jobs and a social benefit in providing local people with a convenient range of services that they may otherwise have to travel out of the village to obtain. It avoids an environmental (heritage) cost by requiring proposals to have regard to the Conservation Area and listed buildings in the Square.
LC7	Long Crendon Primary School	0	+	0	The policy makes provision for the future expansion of the school, although there are no immediate plans for this. It therefore has a social benefit, as the school plays a vital role in local community life.
LC8	Community Facilities	0	+	+	The policy supports the retention of valued community facilities. It will therefore have a social benefit.
LC9	General Design Principles	+	0	0	The policy seeks to ensure that the design of development proposals is of a high standard. It will therefore have an environmental benefit.
LC10	Design in the Conservation Areas and their Setting	+	0	0	The policy seeks to ensure that the design of development proposals in the Conservation Areas and their settings is of an especially high standard. It will therefore have an environmental benefit.

LC11	Buildings of Note	+	0	0	The policy identifies buildings from the Conservation Area Appraisal that are noteworthy in respect of their local architectural or historic interest. It will therefore have an environmental benefit.
LC12	Key Views	+	0	0	The policy identifies a number of key views into and out of the village from and to the surrounding countryside. It does not rule out development but seeks to ensure that proposals have had regard to these views, so they are not unnecessarily obstructed or harmed. It will therefore have an environmental benefit.
LC13	Local Green Spaces	+	+	0	The policy designates three Local Green Spaces to rule out development unless in exceptional circumstances. The spaces offer recreational and/or amenity value, as well as have intrinsic value as open space, and so the policy will have environmental and social benefits.
LC14	Green Infrastructure & Biodiversity	+	0	0	The policy sets out requirements for sustaining and improving these important environmental assets of the Parish. It will therefore have an environmental benefit.

4.2 In summary, both the SEA Report and the above analysis indicate that, although some difficult decisions have been made in being positive about housing and employment development, the overall outcome of the Plan will be the delivery of sustainable development. This is perhaps unsurprising; if local communities are to back development in this type of location, to the extent they will then turn out to vote at referendum, then they will expect that the environmental assets of the neighbourhood area will be protected from inappropriate development but that this is balanced with clear social and/or economic benefits that will arise from new development. In any event, the planning policy context is such that to be in general conformity with the strategic policies of the development plan, the Neighbourhood Plan must acknowledge those environmental constraints.

5. GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District, that is the saved policies of the 2004 Aylesbury Vale District Local Plan (AVDLP). The forthcoming Vale of Aylesbury Local Plan (VALP) will replace the saved policies once adopted, but this has not yet reached a stage where it can inform the basic condition of the Neighbourhood Plan being in general conformity with its strategic policies.

5.2 The Draft Vale of Aylesbury Plan of summer 2016 can be referenced to inform the reasoning and evidence of the Neighbourhood Plan. It defined Long Crendon village as a 'large village' in the settlement hierarchy of the District (as evidenced in the 2016 Settlement Hierarchy Assessment review) and made no other provisions that indicated the village or parish would be part of any strategic-scale development proposals in the plan period. Though this cannot be regarded as definitive, as it is possible that the VALP may come to a different spatial view, it is considered unlikely, given the special heritage and landscape of the villages and its surroundings. More recent signals from the District Council – notably its statement of November 2016 on the total housing number of the plan – indicate that the housing targets proposed in summer 2016 are likely to fall in those areas with fewer available and suitable housing sites like Long Crendon.

5.3 All this uncertainty has made positioning the Neighbourhood Plan's housing proposals challenging. The decision to adopt a ten year plan period, as explained above, is a pragmatic response, which allows the Parish Council to demonstrate that the plan-led approach expected of the NPPF can deliver new homes in line with environmental constraints. It has committed to reviewing and rolling forward the Plan from 2023 so that it can take proper account of the prevailing strategic policy framework at that time and again plan for the future growth that may be required.

5.4 An assessment of the general conformity of each policy, and its relationship with emerging VALP policy where relevant, is contained in Table C below.

TABLE C: NEIGHBOURHOOD PLAN & DEVELOPMENT CONFORMITY SUMMARY

No.	Policy Title	Commentary
LC1	Long Crendon Settlement Boundary	<p>This policy establishes and defines the Settlement Boundary to distinguish the consideration of planning applications within the village settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.</p> <p>The policy provides for development proposals outside the Boundary in the remainder of the parish in line with saved policy RA2 of the Local Plan that states “new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements”. The village lies entirely within a designated Area of Attractive Landscape of Policy RA8, which has since been reviewed and validated in the VALP evidence base as an important signal of landscape sensitivity to development.</p> <p>Although not a policy device used in the AVDLP (or proposed in the emerging VALP), many other neighbourhood plans in the District have used it successfully to guide how planning applications should be judged. It supports suitable infill development inside the boundary in principle, and allows for development that is necessary or suited to a countryside location. This distinction has formed an essential feature of the AVDLP and continues to be the basis of good plan making as reflected in the VALP.</p>
LC2	New Homes on land off Westfield Road	<p>The policy accords with Policy GP35 in establishing key design principles that reflect the distinct physical characteristics and natural qualities of the two small sites and their surrounding landscape. It takes into account the proximity of the sites to the countryside and the importance of a high quality scheme in this location more generally. The policy is also consistent with GP53 in respect of requiring a future</p>

		<p>scheme to have regard to the setting of the nearby Listed Building and of the northern entrance to the Conservation Area. In neither case are the sites considered to be inappropriate for development, but the policy sets out the tests by which a successful design will be judged.</p> <p>The policy is not considered to be inconsistent with Policy RA36 on managing the effects of traffic on rural roads. The sites are small and adjoin established residential uses using the road, which has no pavement for its short distance to Bicester Road. As such, they will not lead to 'excessive traffic generation' that will undermine the character of Westfield Road as a rural road.</p>
LC3	New Homes off Sandy Lane	<p>The policy accords with Policy GP35 in establishing key design principles that reflect the distinct physical characteristics and natural qualities of the two small sites and their surrounding landscape. It takes into account the proximity of the sites to the countryside and the importance of a high quality scheme in this location more generally. The policy is also consistent with GP53 in respect of requiring a future scheme to have regard to the setting of the Conservation Area. In neither case are the sites considered to be inappropriate for development, but the policy sets out the tests by which a successful design will be judged.</p> <p>The policy is not considered to be inconsistent with Policy RA36 on managing the effects of traffic on rural roads. The sites are small and adjoin established residential uses using the road, which has no pavement for its distance to Bicester Road and Frogmore Lane. As such, they will not lead to 'excessive traffic generation' that will undermine the character of Sandy Lane or Frogmore Lane as rural roads.</p>
LC4	Housing for Older People	There is no saved policy on this matter.
LC5	Key Employment Sites	This policy has a number of purposes relating to three established employment uses in the Parish. Firstly, it resists the unnecessary loss of the existing employment use, as the current uses offer a range of job opportunities. Secondly, it encourages proposals at the three main employment sites to intensify and/or extend their employment uses, provided any environmental impacts can be satisfactorily mitigated. It is

		therefore consistent with the Policy GP17 in safeguarding sites for employment use and in continuing to play an important role in accommodating Buckinghamshire's business activity.
LC6	Village Square	This policy is consistent with Policy GP32 in seeking to protect the critical mass of existing local shops and services from unnecessary loss. It is their continued presence in the village that justifies its status as a larger village in the District. It recognises that some changes may be made through permitted development rights, but the nature of those rights may change over the duration of the plan period.
LC7	Long Crendon Primary School	The policy complements Policies GP93 and GP94 by identifying the school as a community facility that the local community strongly supports. The site comprises buildings and associated land, which may be capable of being extended if the school needs additional capacity later in the plan period.
LC8	Community Facilities	The policy complements Policy GP93 by identifying those community facilities that the local community strongly favours are retained. They comprise buildings and associated land, which may be capable of being extended or redeveloped in ways that are suitable to this rural location.
LC9	General Design Principles	The policy seeks to shape all development proposals in terms of appropriate design of new buildings but also of their surrounding spaces and landscape schemes and therefore refines Policy GP35.
LC10	Design in the Conservation Areas and their Setting	The policy has been informed by the Conservation Area Appraisal and refines Policy GP53 for its implementation in Long Crendon.
LC11	Buildings of Note	There is no saved policy on this matter.
LC12	Key Views	This policy is consistent with Policies GP35, GP53 and RA8 in that it defines a series of views that each contribute to defining the character of the village and its setting. The views are drawn from the evidence of the Conservation Area Appraisal and the policy seeks to ensure that the location and design of new development within or

		beyond the village have had proper regard to these views, so they are not unnecessarily obstructed or harmed. In doing so, it will enable the ongoing enjoyment of the Area of Attractive Landscape from the village.
LC13	Local Green Spaces	This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces. Although this type of designation was established by the NPPF and post-dates the 2004 AVDLP, it remains in line with its policies GP86, GP87 and GP92, which have a similar intent. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.
LC14	Green Infrastructure & Biodiversity	There is no saved policy on this matter.

5.5 In summary, the policies are in general conformity with the AVDLP and anticipate the provisions of the VALP, in so far as this is possible.

6. COMPATABILITY WITH EU LEGISLATION

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 The requirements of the EU Directive on Strategic Environment Assessment have been met as outlined in Section 3 above. In addition, the Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an appropriate assessment under the EU Habitats Regulations.