



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Breedon on the Hill Neighbourhood Plan

Basic Conditions Statement

May 2024

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1. Introduction

- 1.1 This Basic Conditions Statement has been prepared to accompany the Breedon on the Hill Neighbourhood Plan. It explains how the proposed Breedon on the Hill Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning, and other considerations as prescribed by Paragraph 11 of Schedule A2 of the Town and Country Planning Act 2004 have been met.
- 1.2 Paragraph 11 of Schedule A2 to the Town and Country Planning Act 2004 requires that Neighbourhood Development Plans must meet the following basic conditions:
- i. the Neighbourhood Development Plan must have appropriate regard to national policies and advice contained in guidance issued by the Secretary of State;
 - ii. the draft Neighbourhood Development Plan must contribute to the achievement of sustainable development;
 - iii. the draft Neighbourhood Development Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the North West Leicestershire Local Plan 2011-2031 (Adopted April 2019);
 - iv. the draft Neighbourhood Development Plan must meet the relevant EU obligations; and
 - v. prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.
- 1.3 This Basic Conditions Statement addresses these requirements in five sections:
- Section 2 demonstrates the conformity of the Breedon on the Hill Neighbourhood Plan with the National Planning Policy Framework and Planning Practice Guidance;
 - Section 3 shows how the Breedon on the Hill Neighbourhood Plan will contribute to sustainable development;
 - Section 4 demonstrates the conformity of the Breedon on the Hill Neighbourhood Plan with the adopted North West Leicestershire Local Plan 2011 – 2031 (Adopted 16 March 2021);
 - Section 5 demonstrates compliance with the appropriate EU obligations and other prescribed matters; and
 - Section 6 addresses other basic conditions that apply besides those set out in the primary legislation.

- 1.4 The Breedon on the Hill Neighbourhood Plan is supported by a Consultation Statement, Equality Impact Assessment (included in this document at Appendix 1) and this Basic Conditions Statement.

Submitting Body

- 1.5 The Neighbourhood Plan is submitted by Breedon on the Hill Parish Council, which is a statutory Qualifying Body as defined by the Localism Act 2011.

Neighbourhood Area

- 1.6 This Plan applies to the Parish of Breedon on the Hill, which was designated as a Neighbourhood Area by North West Leicestershire District Council on 22 September 2020.
- 1.7 The Breedon on the Hill Neighbourhood Plan relates only to the development and use of land within the Parish of Breedon on the Hill and to no other Neighbourhood Areas.
- 1.8 The Breedon on the Hill Neighbourhood Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is being prepared for part or all of the designated area.
- 1.9 The Breedon on the Hill Neighbourhood Plan covers the period 2020 to 2040 to align with the emerging North West Leicestershire Local Plan Review.
- 1.10 No provision for excluded development such as national infrastructure, minerals or waste development is contained within the Neighbourhood Plan.

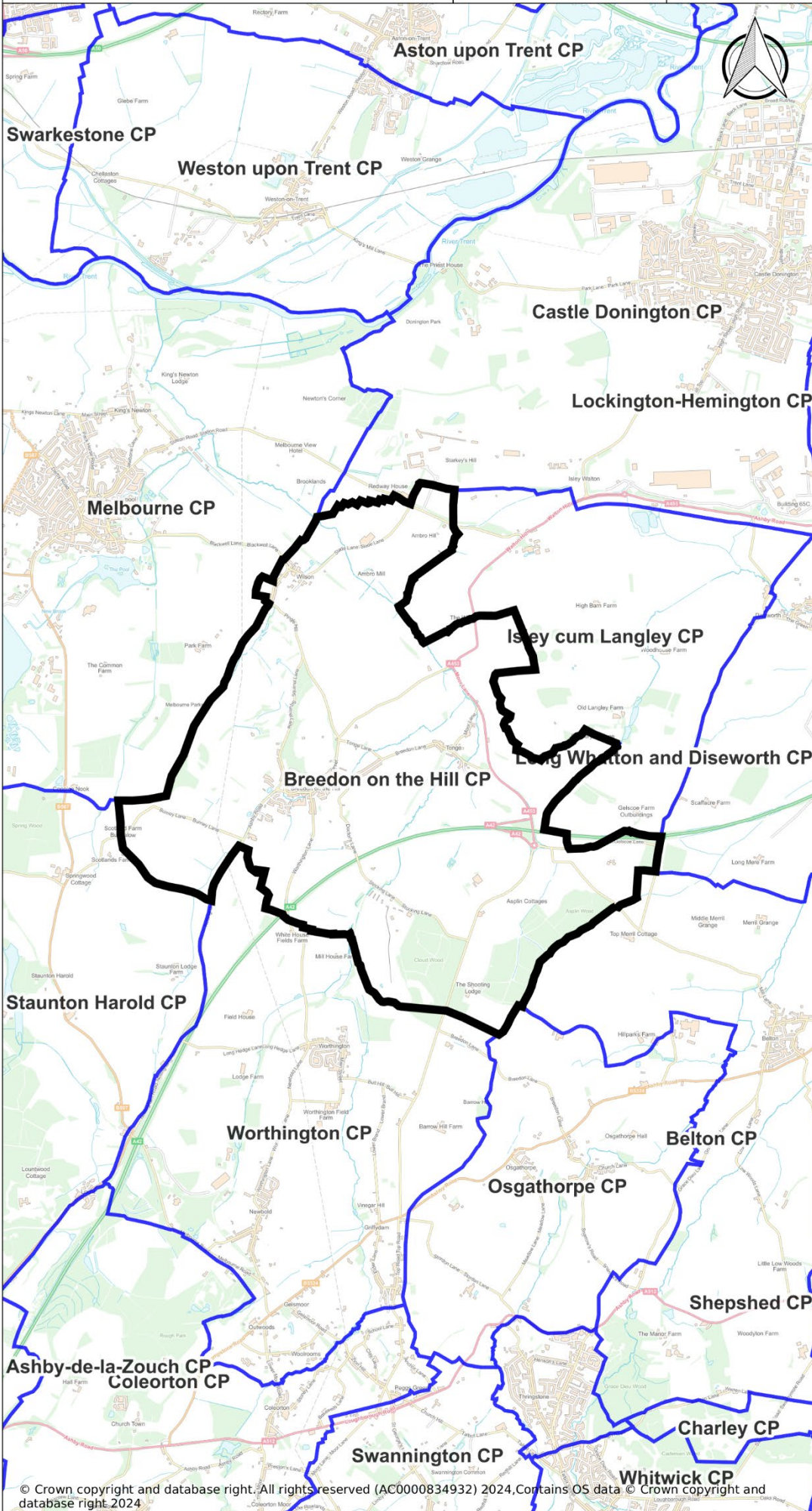
Breedon on the Hill: Location

- 1.11 Breedon on the Hill Neighbourhood Area lies about 8km north of Ashby de la Zouch in North West Leicestershire district, England. The parish adjoins the Derbyshire County boundary and Breedon on the Hill village is only about 3km south of the Derbyshire town of Melbourne. The parish includes the settlements of Wilson and Tonge.
- 1.12 The population of Breedon on the Hill Parish was 1,1001 on Census Day 2021, living in 4,902 households.

Involvement of the Local Community and Stakeholders

- 1.13 The Breedon on the Hill Neighbourhood Plan has been prepared by Breedon on the Hill Parish Council, with input from the community and stakeholders as set out in the accompanying Consultation Statement. The Pre-Submission Draft Neighbourhood Plan has been

consulted on as required by the Regulations and the responses have been recorded and changes have been made as per the schedule set out in the Consultation Statement.



Parish



Neighbourhood Area



2. Conformity with the National Planning Policy Framework and Planning Practice Guidance

- 2.1 It is required that the Breedon on the Hill Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework and Planning Practice Guidance. The updated National Planning Policy Framework (NPPF) was published on 19 December 2023 and it is against this version of the NPPF which the Breedon on the Hill Neighbourhood Plan has been assessed.
- 2.2 It should be noted that not all sections of the National Planning Policy Framework will be relevant to the Breedon on the Hill Neighbourhood Plan as there is no legal requirement for a Neighbourhood Plan to provide policies covering all the provisions within the National Planning Policy Framework. However, where a Neighbourhood Plan expresses a policy it must have appropriate regard to the relevant parts of the National Planning Policy Framework, as well as the Planning Practice Guidance.
- 2.3 A key theme that runs throughout the National Planning Policy Framework is the presumption in favour of sustainable development. The NPPF specifies that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to achieve sustainable development, the planning has three overarching objectives, economic, social and environmental.
- 2.4 This section considers the conformity of the Breedon on the Hill Neighbourhood Plan in respect of relevant policies within the National Planning Policy Framework and Planning Practice Guidance. Planning Practice Guidance is published online at: www.gov.uk/government/collections/planning-practice-guidance
- 2.5 The areas of Planning Practice Guidance which have been particularly relevant to the Breedon on the Hill Neighbourhood Plan, in addition to the guidance on Neighbourhood Planning are:
- Biodiversity net gain;
 - Climate Change;
 - Design: process and tools;
 - First Homes;
 - Historic environment;
 - Housing and economic land availability assessment;
 - Housing and economic needs assessment;
 - Housing for Older and Disabled People;
 - Housing Needs of Different Groups;
 - Flood Risk and Coastal Challenge;

- Healthy and Safe Communities;
- Natural Environment;
- Noise Pollution;
- Open space, sports and recreational facilities, public rights of way and local green space;
- Planning Obligations;
- Town Centres and Retail

2.6 The following table identifies the sections of the National Planning Policy Framework that the Breedon on the Hill Neighbourhood Plan conforms with and provides a supporting commentary. Reference is also made to the relevant Planning Practice Guidance (PPG).

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p>BotH1: The Countryside Protects the countryside for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with North West Leicestershire Local Plan Policy S3.</p>	<p>Paragraphs 84, 88, 124 & 180</p>	<p>How can planning policies conserve and enhance landscapes? (Paragraph: 036 Reference ID: 8-036-20190721)</p>	<p>National planning policy recognises the intrinsic character and beauty of the countryside. This policy mirrors this approach and has regard to the promotion of the rural economy and allows some forms of appropriate development.</p>
<p>Policy BotH2: Protecting the landscape and Locally Important Views Requires development to be located and designed in a way that is sensitive to the open landscape and natural features that characterise the Neighbourhood Area. Particular sensitivity should also be shown for the locally important views</p>	<p>Paragraphs 135, 160, 181</p>	<p>How can planning policies conserve and enhance landscapes? (Paragraph: 036 Reference ID: 8-036-20190721)</p> <p>How are well-designed places achieved through the planning system? (Paragraph: 001 Reference ID: 26-001-20191001)</p>	<p>This policy allows account to be taken of the different roles and characters of areas and recognises the intrinsic character and beauty of the countryside. It also seeks to identify and protect the special qualities of an area.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
from Breedon Hill and other locations that are regarded as highly characteristic of the area.			
<p>Policy BotH3: Areas of Separation Protects the open character of the Breedon on the Hill and Tonge Area of Separation. Introduces potential Area of Separation between Tonge and a new settlement to the north of the Neighbourhood Area.</p>	Paragraphs 135, 160, 181	<p>How can planning policies conserve and enhance landscapes? (Paragraph: 036 Reference ID: 8-036-20190721)</p> <p>How are well-designed places achieved through the planning system? (Paragraph: 001 Reference ID: 26-001-20191001)</p>	This policy allows account to be taken of the different roles and characters of areas and recognises the intrinsic character and beauty of the countryside. It also seeks to identify and protect the special qualities of an area.
<p>Policy BotH4: Countryside Access Seeks to protect and enhance existing Public Rights of Way, including for biodiversity value. Where possible seeks the creation of new links (footpaths, bridleway and cycleways) to the network.</p>	Paragraphs 92, 98, 100, 104, 120	How should open space be taken into account in planning? (Paragraph: 001 Reference ID: 37-001-20140306)	This policy facilitates healthy communities and supports active lifestyles supporting access to open spaces.
<p>Policy BotH5: Ecology and Biodiversity</p>	Paragraphs 180, 181, 185	Is there a statutory basis for planning to seek to minimise impacts on biodiversity and	The National Planning Policy Framework is clear that pursuing sustainable

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p>Expects development not to harm the network of local ecological features and habitats, including several identified features. New development will be expected to maintain and enhance these features. for biodiversity gain. New houses should integrate features which support biodiversity.</p>		<p>provide net gains in biodiversity where possible? (Paragraph: 009 Reference ID: 8-009-20190721)</p> <p>How can planning authorities plan for biodiversity and geodiversity? (Paragraph: 010 Reference ID: 8-010-20190721)</p> <p>What evidence needs to be taken into account in identifying and mapping local ecological networks? (Paragraph: 011 Reference ID: 8-011-20190721)</p> <p>What is biodiversity net gain? (Paragraph: 022 Reference ID: 8-022-20190721)</p> <p>How can biodiversity net gain be achieved? (Paragraph: 023 Reference ID: 8-023-20190721)</p> <p>What is the statutory framework for biodiversity net gain? (Paragraph: 001 Reference ID: 74-001-20240214)</p> <p>How should plan-makers deal with biodiversity net gain?</p>	<p>development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.</p> <p>This policy seeks to minimise impacts on biodiversity and seek positives in biodiversity. It also has identified and mapped components of local ecological networks and features.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		(Paragraph: 006 Reference ID: 74-006-20240214)	
<p>Policy Both6: Trees and Hedgerows New and existing trees should be integrated into new development. Policy seeks to resist development that damages or results in the loss of ancient trees or trees of good arboricultural or amenity value.</p>	<p>Paragraphs 136, 180, 186</p>	<p>What are the considerations when planning for trees within settlements? (Paragraph: 029 Reference ID: 8-029-20190721)</p> <p>How can I find out whether an area contains ancient woodland? (Paragraph: 031 Reference ID: 8-031-20190721)</p> <p>How can I find out whether a site contains ancient or veteran trees? (Paragraph: 032 Reference ID: 8-032-20190721)</p> <p>How can local planning authorities assess the potential impact of development proposals on ancient woodland and ancient or veteran trees? (Paragraph: 033 Reference ID: 8-033-20190721)</p> <p>What compensation can be provided if development resulting in loss or harm is, exceptionally, permitted? (Paragraph: 034 Reference ID: 8-034-20190721)</p>	<p>This policy supports the conservation and enhancement of the natural and local environment. Development resulting in the loss of ancient trees will not be supported. It also seeks to ensure development is sympathetic to local character including the surrounding landscape setting.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p>Policy Both7: Water Management Seeks the sustainable management of water. Development should incorporate Sustainable Drainage Systems (SuDS) accompanied by a maintenance schedule, surface water discharges carried out in accordance with the drainage hierarchy, incorporate water efficiency measures and protect existing drainage systems.</p>	<p>Paragraphs 157, 158, 173-175</p>	<p>How can neighbourhood planning take account of flood risk? (Paragraph: 015 Reference ID: 7-015-20220825)</p> <p>What advice and information on flood risk is available for neighbourhood planning? (Paragraph: 016 Reference ID: 7-016-20220825)</p> <p>What needs to be considered if there is a risk of flooding in the neighbourhood area? (Paragraph: 017 Reference ID: 7-017-20220825)</p> <p>What are sustainable drainage systems and why are they important? (Paragraph: 055 Reference ID: 7-055-20220825)</p> <p>What sort of sustainable drainage systems can be considered? (Paragraph: 056 Reference ID: 7-056-20220825)</p> <p>What information on sustainable drainage needs to be submitted with a planning application? (Paragraph: 059 Reference ID: 7-059-20220825)</p>	<p>Policy takes into account the potential for flood risk and proactively seeks to implement measures to reduce the causes and impacts of flooding.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		How can sustainable drainage reduce the causes and impacts of flooding? (Paragraph: 063 Reference ID: 7-063-20220825)	
Policy BotH8: Retention of Community Services and Facilities	Paragraphs 83, 86, 88, 97	How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722) What is a healthy place? (Paragraph: 003 Reference ID:53-003-20191101)	The policy supports the retention and development of local services and community facilities in villages and plans positively against the unnecessary loss and improvement of facilities that meet day to day needs.
Policy BotHg: Ultrafast Connectivity New development to facilitate access to fibre optic broadband technology.	Paragraphs 83 & 97	Not relevant	This policy supports sustainable economic development and the provision of high-quality communications infrastructure in accordance with the NPPF.
Policy BotH10: Infrastructure Seeks new development to support the provision of new or improved infrastructure together with financial off-site contributions. Policy includes a list of identified infrastructure requirements.	Paragraphs 7, 11, 28, 34, 92, 100	Where should policy on seeking planning obligations be set out? (Paragraph: 004 Reference ID: 23b-004-20190901) Should a neighbourhood plan consider infrastructure? (Paragraph: 045 Reference ID: 41-045-20190509)	This policy identifies and plans positively for the provision of highway infrastructure, and community and education facilities to enhance the sustainability of communities and residential environment. This policy also seeks to ensure that the provision of infrastructure does not undermine the deliverability of the plan.

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
The viability of development will be taken into account.		What should a qualifying body do if it identifies a need for new or enhanced infrastructure? (Paragraph: 046 Reference ID: 41-046-20140306)	
<p>Policy BotH11: Locally Valued Heritage Assets</p> <p>The impact of development on a number of identified Non- Designated Heritage assets will be assessed in terms of their harm or loss of the asset.</p>	Paragraphs 189, 190, 194, 195 & 203	<p>How can heritage issues be addressed in neighbourhood plans?(Paragraph: 005 Reference ID: 18a-005-20190723)</p> <p>What are non-designated heritage assets? (Paragraph: 039 Reference ID: 18a-039-20190723)</p> <p>How are non-designated heritage assets identified? (Paragraph: 040 Reference ID: 18a-040-20190723)</p> <p>What are non-designated heritage assets of archaeological interest and how important are they? (Paragraph: 041 Reference ID: 18a-041-20190723)</p>	This policy supports the conservation of non-designated heritage assets. It recognises that heritage assets are an irreplaceable resource and seeks their conservation and enhancement and plans positively with respect to non-designated heritage assets. Non-Designated Heritage assets within the plan area have been identified so they can be appropriately considered.
<p>Policy BotH12: Design</p> <p>New development should reflect the distinctive character of Breedon on the Hill Village and reflect the guidance set out in the</p>	Paragraphs 28, 110, 129, 131, 132, 134, 135, 138	<p>How are well-designed places achieved through the planning system? (Paragraph: 001 Reference ID: 26-001-20191001)</p> <p>How can plans support well-designed places?</p>	This policy seeks to secure high quality design. The subject of good design is attributed great importance in the National Planning Policy Framework and is a key aspect of sustainable development and should contribute positively to making places better for people. This policy has

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
Breedon on the Hill Village Design Code.		(Paragraph: 002 Reference ID: 26-002-20191001) What role can non-strategic policies play? (Paragraph: 004 Reference ID: 26-004-20191001) What are local design guides? (Paragraph: 005 Reference ID: 26-005-20191001)	regard to this approach and facilitates the promotion or reinforcement of local distinctiveness. It seeks to deliver development that is of a design that reflects the local area.
Policy BotH13: Local Green Spaces Identifies Local Green Spaces which will be protected. Development in this designation will only be supported in very special circumstances.	Paragraphs 105-107	What is Local Green Space designation? (Paragraph: 005 Reference ID: 37-005-20140306) How is land designated as Local Green Space? (Paragraph: 006 Reference ID: 37-006-20140306) How does Local Green Space designation relate to development? (Paragraph: 007 Reference ID: 37-007-20140306) What if land has planning permission for development? (Paragraph: 008 Reference ID: 37-008-20140306) Can all communities benefit from Local Green Space?	Regard is had to national policy which allows for neighbourhood plans to identify for the protection green areas of importance to them. Development in this designation will only be permitted in very special circumstances.

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		(Paragraph: 009 Reference ID: 37-009-20140306)	
<p>Policy BotH14: Housing Requirement Identifies the housing requirement for Breedon on the Hill Neighbourhood Area. This is to be met by a committed development, allocations and windfall development.</p>	<p>Paragraphs 67, 68, 69, 70</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p> <p>Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place? (Paragraph: 009 Reference ID: 41-009-20190509)</p> <p>How should a housing requirement figure be set for designated neighbourhood areas? (Paragraph: 101 Reference ID: 41-101-20190509)</p> <p>How should local planning authorities identify indicative housing requirement figures for designated neighbourhood areas, when these are needed? (Paragraph: 102 Reference ID: 41-102-20190509)</p>	<p>The policy makes provision to meet the local housing requirement for the Neighbourhood Area.</p>
<p>Policy BotH15: Breedon on the Hill- Windfall Housing Development</p>	<p>Paragraphs 70, 72, 83</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p>	<p>Supports the development of windfall sites – giving great weight to the benefits of using suitable sites within existing settlements for homes.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
Supports housing development within Limits to Development.			
<p>Policy Both16: Land north of Southworth Road, Breedon the Hill Allocates approximately 0.5 hectare of land north of Southworth Road, Breedon the Hill for the development of around 13 dwellings.</p>	Paragraphs 70, 71, 83	<p>What is neighbourhood planning? (Paragraph: 001 Reference ID: 41-001-20190509)</p> <p>How should neighbourhood planning bodies use a housing requirement figure that has been provided to them? (Paragraph: 103 Reference ID: 41-103-20190509)</p> <p>Can a neighbourhood plan allocate sites for development? (Paragraph: 042 Reference ID: 41-042-20170728)</p> <p>Housing and economic land availability assessment</p>	The qualifying body has carried out an appraisal of options and an assessment of individual sites against clearly identified criteria.
<p>Policy Both17: Wilson-Windfall Housing Development Supports housing development within Settlement Boundary.</p>	Paragraphs 70, 72, 83	How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)	Supports the development of windfall sites – giving great weight to the benefits of using suitable sites within existing settlements for homes.
<p>Policy Both18: Brook Farm, Moor Lane, Tonge</p>	Paragraphs 70, 71, 83, 84, 124, 209	Can a neighbourhood plan allocate sites for development?	Secures the development of under-utilised land and buildings to help meet identified needs for housing.

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
Allocates approximately 0.4 hectare of land at Brook Farm, Moor Lane, Tonge for the development of around eight dwellings.		Paragraph: 042 Reference ID: 41-042-20170728	
<p>Policy BotH19: Housing Mix Expects development to provide for a mix of housing types to reflect the most up to date Housing Needs Assessment and local evidence. Will also need to demonstrate how needs of older households will be met.</p>	Paragraph 63	<p>How do the housing need of particular groups relate to overall housing need calculated using the standard method? (Paragraph: 001 Reference ID: 67-001-20190722)</p> <p>Why is it important to plan for the housing needs of older people? (Paragraph: 001 Reference ID: 63-001-20190626)</p> <p>What range of needs should be addressed? (Paragraph: 003 Reference ID: 63-003-20190626)</p> <p>What evidence can plan-makers consider when identifying the housing needs of older people? (Paragraph: 004 Reference ID: 63-004-20190626)</p> <p>How can the housing requirements of particular groups of people be addressed in plans?</p>	The NPPF requires the delivery of homes to be informed by a local housing needs assessment and for planning policies to plan for the identified housing need. The Breedon on the Hill Neighbourhood Plan seeks to facilitate a mix of housing in its neighbourhood area that reflects local need and demand.

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		(Paragraph: 006 Reference ID: 63-006-20190626).	
<p>Policy BotH20: Affordable Housing On large sites at least 30% of the total number of homes should be available as affordable homes. All affordable housing will be subject to a condition or planning obligation securing those people with a local connection to Breedon on the Hill Parish. First Homes are to comprise 25% of all affordable units delivered.</p>	<p>Paragraphs 63, 64, 65, 66</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p> <p>What is a First Home? (Paragraph: 001 Reference ID: 70-001-20210524)</p> <p>What are the First Homes criteria? (Paragraph: 002 Reference ID: 70-002-20210524)</p> <p>What appropriate methods can local authorities use to set out their local requirements for First Homes, including both local First Homes criteria and local First Homes eligibility criteria? (Paragraph: 009 Reference ID: 70-009-20210524)</p> <p>How should developer contributions be secured for First Homes? (Paragraph: 012 Reference ID: 70-012-20210524)</p> <p>How can the 25% First Homes requirement be addressed in plans?</p>	<p>First Homes to be provided as part of the affordable housing provision in the district. This policy is responsive to local circumstances and supports housing developments that reflect local needs. It supports the provision of affordable housing to meet the needs of different groups in the community.</p>

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		(Paragraph: 013 Reference ID: 70-013-20210524) How can neighbourhood plans support the provision of affordable homes for sale, including First Homes? (Paragraph: 017 Reference ID: 70-017-20210524)	
Policy Both21: Rural Housing In the countryside, support for housing development will be limited.	Paragraph 84	Not applicable	Planning policies and decisions should avoid the development of isolated homes except in special circumstances.
Policy Both22: Residential Conversion of Rural Buildings Supports the re-use and adaptation of redundant or disused buildings for residential use.	Paragraph 84	Not applicable	Policy supports the re-use of redundant or disused buildings in the countryside.
Policy Both23: Rural Worker Accommodation Supports the provision of rural worker accommodation subject to criteria.	Paragraph 84	How can the need for isolated homes in the countryside for essential rural workers be assessed? (Paragraph: 010 Reference ID: 67-010-20190722)	Policy supports rural worker accommodation in the countryside.
Policy Both24: Replacement Dwellings	Paragraph 84	Not applicable	Policy supports replacement dwellings in the countryside.

Breedon on the Hill Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
Supports the demolition and rebuild of an existing dwelling.			
<p>Policy Both25: Business Conversion of Rural Buildings The re-use, adaptation or extension of rural buildings for business use will be supported subject to criteria.</p>	Paragraphs 88, 89	Not applicable	This policy supports sustainable economic development in accordance with the NPPF. It plans to support economic growth in rural areas and takes a proactive approach in this respect.
<p>Policy Both26: Working from Home Supports development that facilitates working from home providing it is in keeping with the character of the area, does no adversely harm residential amenity or traffic flow on specified roads, and provides for a safe and suitable access.</p>	Paragraphs 88, 89	Not applicable	This policy supports sustainable economic development in accordance with the NPPF. It plans to support economic growth in rural areas and takes a proactive approach in this respect.

3. Contributing to sustainable development

3.1 Sustainable development is about positive growth- making economic, environmental, and social progress for this and future generations. The Breedon on the Hill Neighbourhood Plan must contribute to the achievement of sustainable development of which there are three dimensions: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform several roles:

- a) an **economic** objective – to help build 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, innovation and improved productivity; and by identifying and coordination the provision of infrastructure;
- b) a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- c) an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 The following section summarises how the above sustainability objectives of the National Planning Policy Framework compare with the policies of the Neighbourhood Plan. This has been done by assessing the Breedon on the Hill Neighbourhood Plan against each of the Planning Policy 'subjects' as contained within Sections 5 to 17 of the NPPF.

National Planning Policy Framework	How the Breedon on the Hill Neighbourhood Plan supports objective
1 – Delivering a sufficient supply of homes	Provides a steer as to where new housing should be focused and the form development should take. Supports a supply and mix of housing types, including affordable housing, to meet local needs, and the needs of older households. Priority will be given to those with a local connection to Breedon on the Hill Parish when affordable housing is allocated.

National Planning Policy Framework	How the Breedon on the Hill Neighbourhood Plan supports objective
2 – Building a strong, competitive economy	Supports home working and the provision of suitable broadband infrastructure. Seeks the retention and improvement of key local facilities, including retail development, supporting the vitality of the community.
3 – Ensuring the vitality of town centres	The village of Breedon on the Hill has a range of key services and facilities and an ambition of the plan is to protect the vitality of the community, supporting the retention of existing services and facilities.
4 – Promoting healthy and safe communities	Seeks the protection of the countryside and its improved accessibility as well as the protection of local green spaces. These are recognised as a recreational resource and have potential to improve quality of life. Seeks the retention and improvement of key local facilities, providing opportunities for people to meet and support quality of life as well as the protection of residential amenity.
5 – Promoting sustainable development	Supports housing development within the defined Breedon on the Hill Limits to Development with its range of services and facilities. Supports the re-use and conversion of buildings and sustainable economic growth.
6 – Supporting high quality communications	Supports the provision of infrastructure that facilitates the provision of fibre optic broadband technology.
7 – Making effective use of land	Supports infill housing development within the defined Breedon on the Hill Limits to Development, facilitates the re-use and conversion of buildings.
8 – Achieving well-designed places	Includes policies to require development to respect the scale, form and character of its surroundings, and local materials and features, including landscape as well as the built environment. Seeks the protection of residential amenity and the protection of the countryside.
9 - Protecting Green Belt Land	Not applicable
10 - Meeting the challenge of climate change, flooding and coastal change	Supports the conversion and re-use of buildings. As there are well-established national and local policies that manage development and flood risk, there is no need for the Neighbourhood Plan to duplicate them. However, the Neighbourhood Plan does seek the use of Sustainable Drainage Systems and the sustainable management of surface water.

National Planning Policy Framework	How the Breedon on the Hill Neighbourhood Plan supports objective
11 - Conserving and enhancing the natural environment	Protects the character of the countryside, the network of local ecological features and habitats and Local Green Space. Protects natural landscape from the harmful impacts of development. Requires the impact of development to maintain and enhance ecological corridors and landscape features for biodiversity.
12 - Conserving and enhancing the historic environment	Prevents against the loss of the historic environment, including non-designated assets of local importance. Seeks to positively contribute to, and manage, the district's historic environment.
13 - Facilitating the sustainable use of minerals	Not applicable.

4. Conformity with the strategic policies of the Local Plan

- 4.1 Neighbourhood Development Plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. The relevant development plan for the area is the North West Leicestershire Local Plan 2011 to 2031. The current Local Plan was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.
- 4.2 The following sections identifies how the Policies of the Breedon on the Hill Neighbourhood Plan are in general conformity with the relevant strategic policies of the North West Leicestershire Local Plan 2011-2031 (Adopted April 2019).

North West Leicestershire Local Plan 2011-2031

- 4.3 The Breedon on the Hill Neighbourhood Plan is considered to conform to the following policies of the North West Leicestershire Local Plan. The table below provides a further explanation of the conformity.

Policy S1: Future housing and economic development needs

Policy S2: Settlement Hierarchy

Policy S3: Countryside

Policy D1: Design of new development

Policy H4: Affordable Housing

Policy H6 : House types and mix

Policy IF1: Development and Infrastructure

Policy IF2: Community and Cultural Facilities

Policy En1: Nature Conservation

Policy He1: Conservation and enhancement of North West Leicestershire's historic environment

Policy Cc2: Flood Risk

Policy Cc3: Sustainable Drainage Systems

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
<p>BotH1: The Countryside Protects the countryside for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with North West Leicestershire Local Plan Policy S3.</p>	Policy S3	Neighbourhood Plan re-defines the Countryside by defining updated Limits to Development and, in the case of Wilson, a Settlement Boundary. Otherwise, Neighbourhood Plan Policy BotH1 provides a signpost to Local Plan Policy S3.
<p>Policy BotH2: Protecting the landscape and Locally Important Views Requires development to be located and designed in a way that is sensitive to the open landscape and natural features that characterise the Neighbourhood Area. Particular sensitivity should also be shown for the locally important views from Breedon Hill and other locations that are regarded as highly characteristic of the area.</p>	Policy S3	Neighbourhood Plan supports part (i) of Local Plan Policy S3 with appropriate local context by identifying Breedon on the Hill as a primary landmark, defining important local views and describing the character of the local landscape.
<p>Policy BotH3: Areas of Separation Protects the open character of the Breedon on the Hill and Tonge Area of Separation. Introduces potential Area of Separation between Tonge and a new settlement to the north of the Neighbourhood Area.</p>	Policy S3	Local Plan Policy S3 part (ii) supports development that do 'not undermine, either individually or cumulatively with existing or proposed development, the physical and perceived separation and open undeveloped character between nearby settlements...' Neighbourhood Plan Policy BotH3 supports this part of Local Plan Policy S3 with appropriate local context by highlighting those areas where coalescence of settlements is a particular concern.

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
<p>Policy BotH4: Countryside Access Seeks to protect and enhance existing Public Rights of Way, including for biodiversity value. Where possible seeks the creation of new links (footpaths, bridleway and cycleways) to the network.</p>	No applicable	
<p>Policy BotH5: Ecology and Biodiversity Expects development not to harm the network of local ecological features and habitats, including several identified features. New development will be expected to maintain and enhance these features. for biodiversity gain. New houses should integrate features which support biodiversity.</p>	Policy En1	Neighbourhood Plan Policy BotH5 supports Local Plan Policy En1 with appropriate local context by identifying the hierarchy of national and locally designated sites within the Neighbourhood Area. The Neighbourhood Plan also identifies key Wildlife Corridors and updates the Local Plan policy by taking account of mandatory biodiversity net gain.
<p>Policy BotH6: Trees and Hedgerows New and existing trees should be integrated into new development. Policy seeks to resist development that damages or results in the loss of ancient trees or trees of good arboricultural or amenity value.</p>	Policy En1	Neighbourhood Plan Policy BotH5 supports Local Plan Policy En1 (part (2)(g) by protecting trees and hedgerows of good arboricultural or amenity value.
<p>Policy BotH7: Water Management Seeks the sustainable management of water. Development should incorporate Sustainable Drainage Systems (SuDS) accompanied by a maintenance schedule, surface water discharges carried out in accordance with the drainage hierarchy, incorporate water efficiency measures and protect existing drainage systems.</p>	Policies Cc2, Cc3	Neighbourhood Plan Policy BotH5 supports Local Plan Policies Cc2 and Cc3 with appropriate local context by identifying the key flood risk factors in Breedon on the Hill. Policy BotH7 takes account of local hydraulic modelling, the Breedon on the Hill Flood Risk Study and the advice of the Lead Local Flood Authority to set out a policy that ensures that

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		development are designed to manage surface water sustainably.
Policy BotH8: Retention of Community Services and Facilities	Policy IF2	Local Plan Policy IF2 of the North West Leicestershire Local Plan aims to protect against the loss of key services and facilities but does not identify the community facilities to be retained. Neighbourhood Plan Policy BotH8 provides appropriate local context by identifying the key services and facilities in the Neighbourhood Area for retention.
Policy BotHg: Ultrafast Connectivity New development to facilitate access to fibre optic broadband technology.	Policy IF1	Local Plan Policy IF2 of the North West Leicestershire Local Plan supports the provision of superfast broadband communications. Neighbourhood Plan Policy BotHg takes account of the latest available technology to make fibre optic broadband provision a requirement of new developments.
Policy BotH10: Infrastructure Seeks new development to support the provision of new or improved infrastructure together with financial off-site contributions. Policy includes a list of identified infrastructure requirements. The viability of development will be taken into account.	Policy IF1	Local Plan Policy IF1 sets out new development will provide for new infrastructure. Neighbourhood Plan Policy BotH10 provides appropriate local context by identifying what infrastructure needs to be provided in the Neighbourhood Area to support development and ensure that the area can grow in a sustainable way.
Policy BotH11: Locally Valued Heritage Assets	Policy He1	Local Plan Policy He1 supports development that conserves the significance of non-

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
The impact of development on a number of identified Non- Designated Heritage assets will be assessed in terms of their harm or loss of the asset.		designated heritage assets including archaeological remains. Neighbourhood Plan Policy BotH11 provides appropriate local context by identifying and protecting undesignated buildings and sites in the Neighbourhood Area that make a positive contribution to local character because of their heritage value.
<p>Policy BotH12: Design New development should reflect the distinctive character of Breedon on the Hill Village and reflect the guidance set out in the Breedon on the Hill Village Design Code.</p>	Policy D1	Local Plan Policy D1 supports developments that are well designed and makes reference to Place Making principles and Building for Life 12. However, the Government has since published the National Design Guide and National Model Design Code. The Breedon on the Hill Design Code sets design guidelines that any potential development in Breedon on the Hill, Tonge and Wilson should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.
<p>Policy BotH13: Local Green Spaces Identifies Local Green Spaces which will be protected. Development in this designation will only be supported in very special circumstances.</p>	Not applicable	The North West Leicestershire Local Plan does not designate any Local Green Spaces, but instead leaves such designations to be considered as part of Neighbourhood Plans.
<p>Policy BotH14: Housing Requirement Identifies the housing requirement for Breedon on the Hill Neighbourhood Area. This is to be met by a committed development, allocations and windfall development.</p>	Policy S1	Over the plan period to 2031, Local Plan Policy S1 makes provision for the development of a minimum of 9,620 dwellings (481 dwellings per annum). Local Plan Policy S2 defines a settlement hierarchy

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		<p>to distinguish between the roles and functions of different settlements and to guide the location of future development. Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land within or well-related to the village.</p> <p>Tonge and Wilson are classified as Small Villages with very limited services, where development will be restricted to conversions of existing buildings, affordable housing or the redevelopment of brownfield land within or well-related to the villages.</p> <p>The Local Plan does not set out a housing requirement figure for designated neighbourhood areas.</p>
<p>Policy BotH15: Breedon on the Hill- Windfall Housing Development Supports housing development within Limits to Development.</p>	Policy S2	<p>Local Plan Policy S2 defines a settlement hierarchy to distinguish between the roles and functions of different settlements and to guide the location of future development. Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on</p>

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		<p>brownfield land within or well-related to the village.</p> <p>To clarify where development would be acceptable, the Neighbourhood Plan defines new Limits to Development for Breedon on the Hill to update and replace those in the Local Plan.</p>
<p>Policy BotH16: Land north of Southworth Road, Breedon the Hill</p> <p>Allocates approximately 0.5 hectare of land north of Southworth Road, Breedon the Hill for the development of around 13 dwellings.</p>	<p>Policy S2</p>	<p>Local Plan Policy S2 defines a settlement hierarchy to distinguish between the roles and functions of different settlements and to guide the location of future development. Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land within or well-related to the village.</p> <p>Neighbourhood Plan Policy BotH16 allocates approximately 0.5 hectare of land north of Southworth Road, Breedon the Hill for the development of around 13 dwellings. The site lies within Limits to Development.</p>
<p>Policy BotH17: Wilson- Windfall Housing Development</p> <p>Supports housing development within Settlement Boundary.</p>	<p>Policy S2</p>	<p>Local Plan Policy S2 defines a settlement hierarchy to distinguish between the roles and functions of different settlements and to guide the location of future development.</p>

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		<p>Wilson is classified as a Small Village with very limited services, where development will be restricted to conversions of existing buildings, affordable housing or the redevelopment of brownfield land within or well-related to the villages.</p> <p>The Neighbourhood Plan defines a Settlement boundary for Wilson within which new housing development can take place in conformity with the Local Plan.</p>
<p>Policy BotH18: Brook Farm, Moor Lane, Tonge Allocates approximately 0.4 hectare of land at Brook Farm, Moor Lane, Tonge for the development of around eight dwellings.</p>	<p>Policy S2</p>	<p>Local Plan Policy S2 defines a settlement hierarchy to distinguish between the roles and functions of different settlements and to guide the location of future development.</p> <p>Tonge is classified as Small Villages with very limited services, where development will be restricted to conversions of existing buildings, affordable housing or the redevelopment of brownfield land within or well-related to the villages.</p> <p>The Neighbourhood Plan allocates approximately 0.4 hectare of land at Brook Farm, Moor Lane, Tonge for the development of around eight dwellings. The site is vacant and was previously used as a plant nursery. There is a dwelling on site which has not been occupied for years and is in disrepair. There are many derelict glasshouses with broken</p>

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		glass across the site and dense areas of overgrown vegetation.
<p>Policy BotH19: Housing Mix Expects development to provide for a mix of housing types to reflect the most up to date Housing Needs Assessment and local evidence. Will also need to demonstrate how needs of older households will be met.</p>	Policy H6	<p>Local Plan Policy H6 does not prescribe a housing mix but is supported by the dwelling mix suggested by the Housing and Economic Development Needs Assessment (HEDNA). The Local Plan recognises that there may be a need for local variations. Neighbourhood Plan Policy BotH19 takes account of the more recent Housing and Economic Needs Assessment (HENA) and local characteristics to set a housing mix that is appropriate for the Neighbourhood Area.</p>
<p>Policy BotH20: Affordable Housing On large sites at least 30% of the total number of homes should be available as affordable homes. All affordable housing will be subject to a condition or planning obligation securing those people with a local connection to Breedon on the Hill Parish. First Homes are to comprise 25% of all affordable units delivered.</p>	Policy H4	<p>North West Leicestershire Local Plan Policy H5 requires 30% of new dwellings on large (11 or more dwellings or 1,000sqm (gross) floor space) greenfield sites to be affordable. On previously developed sites the requirement is less- 5% and the threshold is 30 or more dwellings (or sites of 1ha or more). The Policy does not set a tenure mix nor a lettings policy. Neighbourhood Plan Policy BotH20 updates Local Plan Policy H5 to take account of changes in national policy on affordable housing, including First Homes. It provides appropriate local context by providing for a tenure mix to meet local requirements and by</p>

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		prioritising people with a local connection when allocating affordable housing.
<p>Policy BotH21: Rural Housing In the countryside, support for housing development will be limited.</p>	Policy S3	Local Plan Policy S3 (parts a, b, d and h) provides for some housing outside the Limits to Development but not the full range set out by the national Planning Policy Framework. Neighbourhood Plan Policy BotH21 supports the Local Plan by setting out in more detail the special circumstances when homes in the countryside can be acceptable.
<p>Policy BotH22: Residential Conversion of Rural Buildings Supports the re-use and adaptation of redundant or disused buildings for residential use.</p>	Policy S3	Local Plan Policy S3 (part d) provides for the re-use and adaptation of buildings for appropriate purposes, including housing. Neighbourhood Plan Policy BotH22 supports the Local Plan by setting out in more detail the special circumstances when the residential conversion of rural buildings can be acceptable.
<p>Policy BotH23: Rural Worker Accommodation Supports the provision of rural worker accommodation subject to criteria.</p>	Policy S3	Local Plan Policy S3 (parts a and b) provides for rural worker's housing. some housing. Neighbourhood Plan Policy BotH23 supports the Local Plan by setting out in more detail the special circumstances when rural worker's housing can be acceptable.
<p>Policy BotH24: Replacement Dwellings Supports the demolition and rebuild of an existing dwelling.</p>	Policy S3	Local Plan Policy S3 (part h) provides for replacement dwellings. Neighbourhood Plan Policy BotH24 supports the Local Plan by setting out in more detail

Breedon on the Hill Neighbourhood Plan Policy	North West Leicestershire Local Plan 2011 to 2031	Explanation of Breedon on the Hill Neighbourhood Plan Conformity with the North West Leicestershire Local Plan
		the special circumstances when replacement dwellings can be acceptable.
<p>Policy BotH25: Business Conversion of Rural Buildings The re-use, adaptation or extension of rural buildings for business use will be supported subject to criteria.</p>	Policy S3	Local Plan Policy S3 (part i) provides for the expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Neighbourhood Plan Policy BotH25 supports the Local Plan by setting out in more detail the circumstances when the business conversion of rural buildings can be acceptable.
<p>Policy BotH26: Working from Home Supports development that facilitates working from home providing it is in keeping with the character of the area, does not adversely harm residential amenity or traffic flow on specified roads, and provides for a safe and suitable access.</p>	Not applicable	

5. Compliance with European Union obligations

- 5.1 A neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are three directives that may be of particular relevance to neighbourhood plans:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes.
 - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species.

Strategic Environmental Assessment

- 5.2 A Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment Screening Report for the Breedon on the Hill Neighbourhood Plan (September 2023) has been prepared by North West Leicestershire District Council to determine whether or not the contents of the Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plan and Programmes Regulations 2004. Neighbourhood Plans only require a SEA where they are likely to lead to significant effects. The Screening Report provides a screening opinion as to whether the Breedon on the Hill Neighbourhood Plan is likely to lead to significant environmental effects. This statement includes a commentary on whether these effects are likely to be significant.
- 5.3 The outcome of this assessment concludes that it is unlikely there will be any significant environmental effects arising from the Breedon on the Hill Neighbourhood Plan. As such the Breedon on the Hill Neighbourhood Plan does not require a full Strategic Environmental Assessment to be undertaken.
- 5.4 The environmental assessment consultation bodies (Environment Agency, Natural England and Historic England) were consulted on the Determination Report and their responses are summarised below:
- Environment Agency – Whilst the Environment Agency does not disagree with the SEA-HRA Screening Report's conclusion that an SEA

is not required. It makes some comments regarding the proposed housing allocation at Brook Farm, Moor Lane, Tonge.

- Natural England – Natural England's statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England agrees with the report's conclusion that it is not likely there will be significant environmental effects arising from the policies in the plan, which are not covered in the adopted local plan. Therefore, the Breedon on the Hill Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) to be undertaken.
- Historic England – On the basis of the submitted information Historic England are of the view that the preparation of a Strategic Environmental Assessment is not likely to be required,

Habitats Regulations Assessment Screening Statement

- 5.5 Habitats Regulations Assessment (HRA) refers to the requirement for any plan or project to assess the potential impacts against the conservation objectives of Natura 2000 wildlife sites. The assessment must determine whether the plans would adversely affect, or are likely to affect, the integrity of a site(s) in terms of its nature conservation objectives. Where negative effects are identified other options should be examined to avoid any potential damaging effects.
- 5.6 A Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment Screening Report for the Breedon on the Hill Neighbourhood Plan (September 2023) has been prepared by North West Leicestershire District Council. It looks at the potential impacts of the Plan's proposals on European Sites within 15km of the Neighbourhood Plan area of which there is one- the River Mease Special Area of Conservation (SAC).
- 5.7 The River Mease SAC is about 8.5km from the southern boundary of the Plan Area. However, there is no direct connection between the Neighbourhood Plan area and the River Mease SAC.
- 5.8 The Screening Statement concludes that there are unlikely to be any significant effects upon the River Mease SAC or any other Natura 2000 sites and so as such a full HRA is not required. Natural England also agrees that the Plan would be unlikely to result in any significant effect to European Sites, either alone or in combination, and therefore an appropriate assessment under the Habitats Regulations is not required.

6. Other basic conditions

- 6.1 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:
- the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites;
 - having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.
- 6.2 As set out in Section 5, it is considered that the Breedon on the Hill Neighbourhood Plan will not affect any Natura 2000 sites in line with the findings of the Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment Screening Report for the Breedon on the Hill Neighbourhood Plan (September 2023).

7. Equality Impact Assessment

- 7.1 The Equality Act 2010 (the Act) 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.
- 7.2 Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Equalities Impact Assessment of the Breedon on the Hill Neighbourhood Plan (Appendix 1) has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no recommendations are made and the assessment finds the Neighbourhood Development Plan to be appropriate and that the duty prescribed by the Equalities Act 2010 is met.

8. Conclusions

- 8.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) are met by the Breedon on the Hill Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Breedon on the Hill Neighbourhood Plan complies with paragraph 11 of Schedule A2 to the Town and Country Planning Act 2004.

Appendix 1: Breedon on the Hill Neighbourhood Plan – Equalities Impact Assessment

Introduction

The Equality Act 2010 (the Act) places a duty of care on public bodies to eliminate unlawful discrimination and to promote equality of opportunity for specified equality groups. Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Assessment must address the 'protected characteristics' identified within the Act:

- age;
- disability;
- gender reassignment;
- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

The purpose of an Equality Impact Assessment is to help understand and ultimately protect the groups identified above from any adverse impact. This Assessment considers the needs of these particular groups and how they might be affected by the Breedon on the Hill Neighbourhood Plan.

Methodology

The assessment considers whether the Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available) by reference to the Key Issues and Policies of the Plan. Where an adverse impact is identified the assessment considers whether that impact is high, medium or low.

High impact: a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

Medium impact: some potential impact exists, some mitigating measures are in place, poor evidence.

Low impact: almost no relevancy to the process, e.g. an area that is very much legislation-led.

Baseline Data

This Assessment has relied on Census data for 2021 published by the Office for National Statistics. For certain geographies, data is available for age, disability, gender identity, race, religious belief, sex and sexual orientation. There is no known data for pregnancy and maternity. Not all Census 2021 topics are available for all geographies.

Breedon on the Hill

Area map



Population

1,100
people

59,597,500 people in England and Wales

Rounded to the nearest 100 people

Number of households

490
households

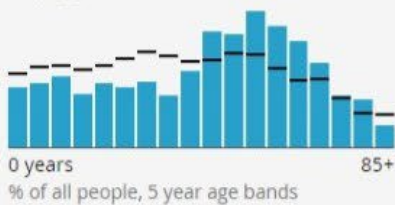
24,783,200 households in England and Wales

Rounded to the nearest 10 households

Age profile

Breedon on the Hill

(England and Wales)



0 years

% of all people, 5 year age bands

Sex

Breedon on the Hill

(England and Wales)

Female **48.3%** (51.0%)

Male **51.7%** (49.0%)

% of all people

Legal partnership status

Breedon on the Hill

(England and Wales)

Never married and never registered a civil partnership **25.8%** (37.9%)

Married or in a registered civil partnership **55.9%** (44.6%)

Separated, but still legally married or still legally in a civil partnership **2.0%** (2.2%)

Divorced or civil partnership dissolved **11.1%** (9.1%)

Widowed or surviving civil partnership partner **5.0%** (6.1%)

% of people aged 16 years and over

Ethnic group

Breedon on the Hill

(England and Wales)

Asian, Asian British or Asian Welsh **0.4%** (9.3%)

Black, Black British, Black Welsh, Caribbean or African **0.1%** (4.0%)

Mixed or Multiple ethnic groups **1.4%** (2.9%)

White **98.1%** (81.7%)

Other ethnic group **0.1%** (2.1%)

% of all people

Religion

Breedon on the Hill

(England and Wales)

No religion **35.7%** (37.2%)

Christian **57.1%** (46.2%)

Buddhist **0.2%** (0.5%)

Hindu **0.2%** (1.7%)

Jewish **0.0%** (0.5%)

Muslim **0.7%** (6.5%)

Sikh **0.0%** (0.9%)

Other religion **0.3%** (0.6%)

Not answered **5.8%** (6.0%)

% of all people

Disability

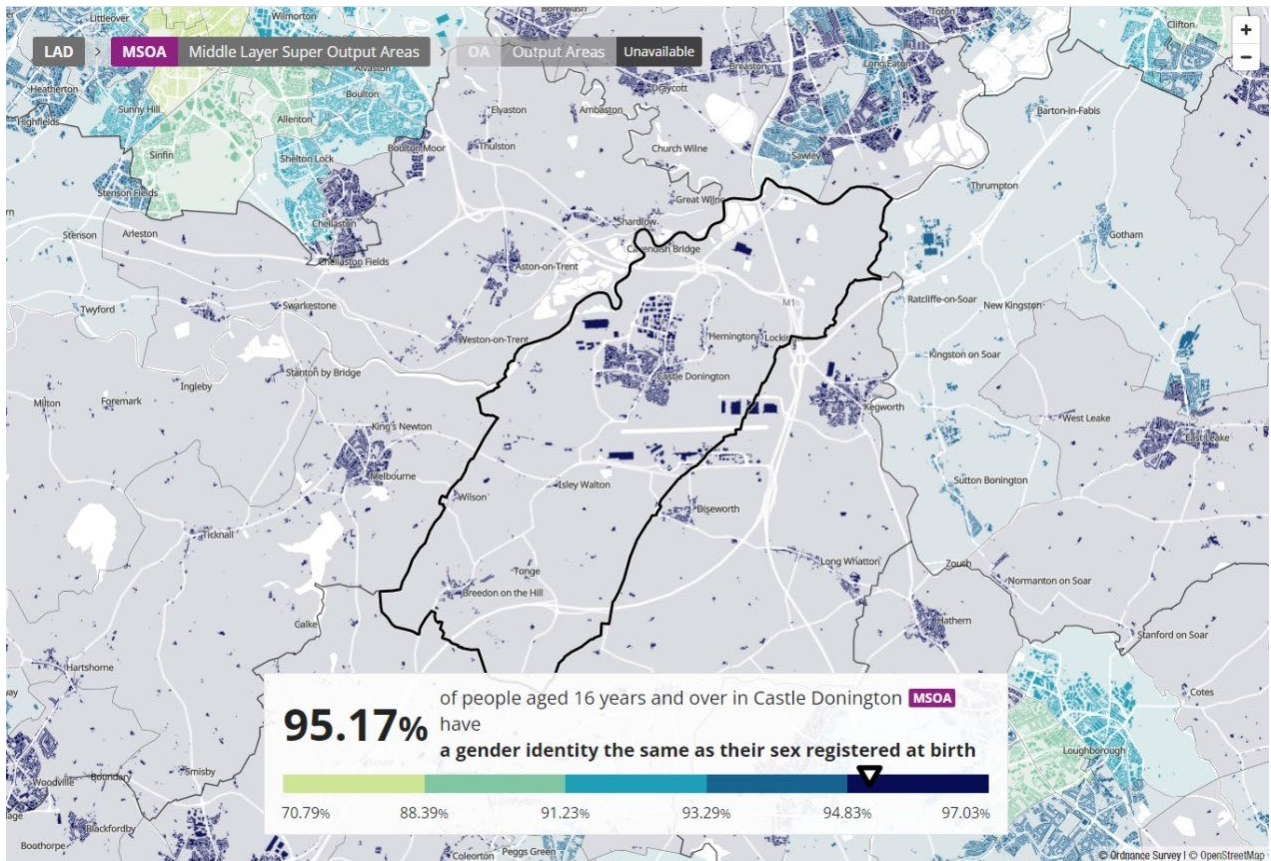
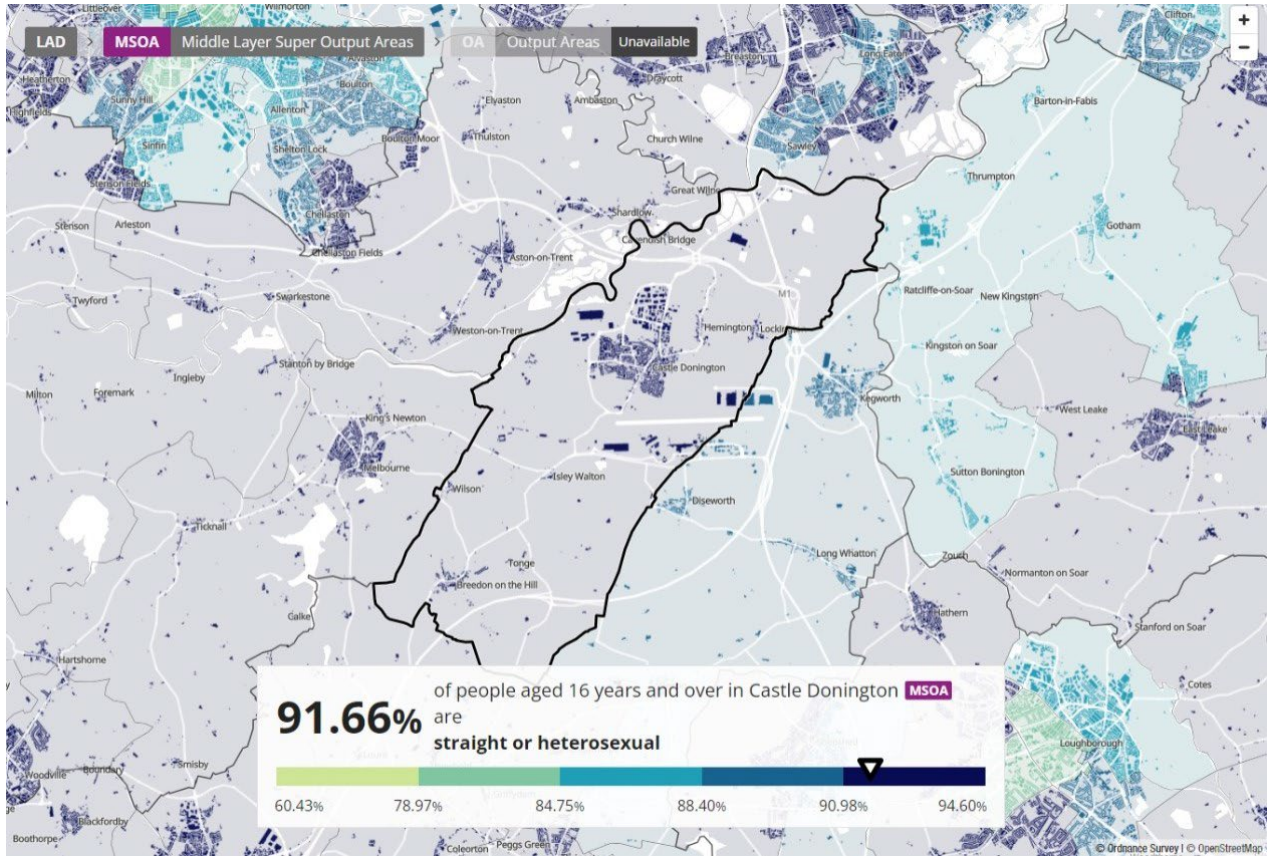
Breedon on the Hill

(England and Wales)

Disabled under the Equality Act **15.6%** (17.5%)

Not disabled under the Equality Act **84.4%** (82.5%)

% of all people



Summary

The proportion of older people in the Parish (includes Isley cum Walton parish) is significantly higher than the national picture, and the proportion of 0–15 year-olds is lower.

The proportion of people in the Parish who are disabled under the Equality Act is similar to England and Wales as a whole.

Breedon on the Hill Parish lies in a Middle Layer Super Output Area (MSOA) along with Isley cum Walton and Castle Donington parishes. In this MSOA, 95.17% of people aged 16 years and over have a gender identity the same as their sex registered at birth. This is a little less than England and Wales as a whole (97.03%).

A larger proportion of people aged over 16 in the Parish are married or in a registered civil partnership (55.95) than in England and Wales as a whole (44.6%).

The proportion of ethnic minorities is noticeably lower than the national picture.

The proportion of Christians in the Parish (57.1%) is higher than the England and Wales average (46.2%), whilst the proportion of other religions is markedly lower.

Generally, the proportion of Male/Females is comparable to the national picture.

In the MSOA, 91.66% of people aged 16 years are straight or heterosexual. This is a little less than England and Wales as a whole (94.6%).

Key Issues and Policies of the Breedon on the Hill Neighbourhood Plan

The Neighbourhood Plan identifies the following key issues for Breedon on the Hill that the Neighbourhood Plan needs to address;

- Protecting green areas
- Protecting the countryside
- Maintaining village identity
- Improving or retaining local services and facilities
- Conserving local heritage
- The impact of traffic
- Protecting and improving nature conservation
- Noise and disturbance
- Protecting important views
- Large-scale new development nearby

These issues are reflected in the Vision for the Breedon on the Hill Neighbourhood Plan, comprising seven broad objectives;

- The unique character and heritage of the area is conserved
- Local services and facilities are protected and improved
- Important green spaces are protected
- The character and beauty of the countryside and its natural environment are safeguarded
- Important views and valued landscapes are protected
- Local housing needs are met
- Improved local employment opportunities

The Neighbourhood Plan contains a suite of 26 policies to deliver against that vision and respond to the issues and objectives.

Impact of Policies on Groups with Protected Characteristics

Age

Policy BotH19 requires new developments to deliver a mix of housing and demonstrate how their proposals will meet the housing needs of older households.

Policy BotH20 supports the provision of affordable housing including a proportion of First Homes.

Policy BotH8 seeks the retention of key services and facilities. Policy BotH10 requires new development to be supported by appropriate infrastructure. These policies are seen as important for the long-term sustainability of Breedon on the Hill. In addition, with an increasing proportion of older people in the population, access to locally based services will become increasingly important, reflecting lower mobility levels. Some of the parish services include a primary school, public houses, community hall and local shops. Their retention is considered to have a strong benefit for young and old alike and is considered to have a positive impact.

Policy BotH13 requires designated local green spaces to be protected and development will not normally be supported on these spaces if harm would occur. As green spaces include spaces which have recreational value this is likely to benefit the young who are engaged in play and this is considered to have potential for a positive impact.

Disability

In requiring new developments to provide for a mix of homes to reflect evidence of need (Policy BotH19) there is a possibility that homes could be sought to the benefit of people with disabilities. However, the lack of evidence to include a specific requirement by reference to type of disability prevents a recommendation by this assessment for modification to the policy and leads to a conclusion that Policy BotH19 perhaps has only the potential for a neutral impact. There is no evidence, however, that would suggest a negative impact.

Policy BotH8 seeks the retention of key services and facilities. Policy BotH10 requires new development to be supported by appropriate infrastructure. These policies are seen as important for the long-term sustainability of Breedon on the Hill and provide access to locally based services for those with lower mobility levels.

Policy BotH26 facilitates home working which could potentially have a positive impact on those with less mobility.

Gender reassignment

The potential to secure high quality design under Policy BotH12, that creates places that work well for both occupants and users, may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of retribution or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.

Marriage and civil partnership

This assessment found no impacts on this protected characteristic.

Pregnancy and maternity

There are potential benefits for this protected characteristic from the retention and improvement of key services such as the community centre (Policies BotH8). These impacts might be positive but the lack of data for this characteristic and any tangible evidence suggests that the impact should be considered neutral.

Race

This assessment found no impacts on this protected characteristic.

Religion or belief

There is a potential benefit for this protected characteristic from the protection of key services and facilities. However, the uncertain prospects for demand and delivery draw the same conclusion that there is only a neutral impact although the potential for positive impacts should again be noted.

Sex

This assessment found no impacts on this protected characteristic.

Sexual orientation

The potential to secure high quality design under Policy BotH20, that creates places that work well for both occupants and users, may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is

generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, the potential for tangible impacts is unknown, so this assessment concludes that the impact to be neutral.

Conclusion

The Breedon on the Hill Neighbourhood Plan provides a suite of policies to respond to the vision for the benefit of the local community including those with protected characteristics but perhaps most particularly older people, young people, mothers to be and those with young children, disabled people and those with limited mobility.

The Neighbourhood Plan does not explicitly address the needs of religious groups, or transgender, gay or lesbian groups, or inequalities of sex. However, the Neighbourhood Plan seeks a range of housing types, and seeks retention of and improvements in facilities and services which will benefit these groups equally. There is also the potential to provide a higher quality public realm where people with protected characteristics will be less liable to be subject to hate crime.

In conclusion, this assessment has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no recommendations are made, and the assessment finds the Breedon on the Hill Neighbourhood Plan to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met.