



**Urban Vision Enterprise CIC  
Ongar Neighbourhood Plan  
Basic Conditions Statement  
September 2021**

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## **1. Introduction**

This is a 'Basic Conditions Statement' prepared to accompany the submission of the Ongar Neighbourhood Plan. The plan is being submitted by Ongar Parish Council, the qualifying body.

The Neighbourhood Plan proposal contains policies relating to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended), the Neighbourhood Planning Regulations 2012 (as amended) and other legislation.

The Neighbourhood Plan proposal states the period for which it is to have effect. This is a period until the end of 2033.

The Neighbourhood Plan proposal does not deal with excluded development (mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

The Neighbourhood Plan proposal relates to the Ongar Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Neighbourhood Plan proposal meets the basic conditions. This is covered in more detail in the next part of this statement.

## 2. Meeting the Basic Conditions

### 2.1 The Basic Conditions

The Basic Conditions that Neighbourhood Plans must meet are as follows:

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

The Neighbourhood Plan (General) Regulations 2012 set out additional basic conditions, one of which relates to neighbourhood plans, as follows:

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (either alone or in combination with other plans or projects).

It should be noted that there are no European sites in the neighbourhood area.

In addition, Neighbourhood Plans must be compatible with human rights law.

### 3. Regard to National Policy

#### 3.1 National Policy and Guidance

The Neighbourhood Plan has been prepared against the context of national policy and guidance, in particular the National Planning Policy Framework 2021 (NPPF) and Planning Practice Guidance (PPG).

#### 3.2 Overarching Objectives of the NPPF

The central theme of the NPPF 2021 is the presumption in favour of sustainable development. Three overarching objectives are stated for achieving sustainable development in Paragraph 8:

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

Paragraph 9 makes clear that the objectives should be achieved through planning policies.

The Ongar Neighbourhood Plan includes a range of aims and policies to achieve growth to meet local need, ensuring that such growth takes account of the local community and environment. This includes the following aims, which are delivered by the policies shown in figure 1, and which address the economic, social and environmental objectives of the NPPF.

1. Enabling rural and urban regeneration of the Parish.
2. Creating a more vibrant historic High Street in Chipping Ongar.
3. Ensuring development is sustainable, well-designed and creates a distinctive local identity.
4. Protecting or enhancing the historic, natural and rural environments of Ongar.
5. Creating more sustainable live/work patterns.
6. Maintaining and expanding the range of local community facilities and amenities.

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	1	2	3	4	5	6
Policies:						
Policy ONG-RR1: Employment and Rural Diversification	✓	✓		✓	✓	
Policy ONG-RR2: Chipping Ongar High Street	✓	✓		✓		
Policy ONG-RR3: Housing Mix and Standards	✓		✓		✓	
Policy ONG-RR4: Broadband	✓		✓		✓	
Policy ONG-ED1: Local Character and Design	✓	✓	✓	✓		
Policy ONG-ED2: Design and Character in the Chipping Ongar Conservation Area	✓	✓	✓	✓		
Policy ONG-ED3: Historic Buildings	✓	✓	✓	✓		
Policy ONG-ED4: Sustainable Design	✓	✓	✓	✓		
Policy ONG-ED5: Natural Environment			✓	✓		
Policy ONG-ED6: Landscape & Amenity Buffer Zones	✓			✓		✓
Policy ONG-CT1: Local Green Space			✓	✓		✓
Policy ONG-CT2: Community, Culture, Leisure and Sports Facilities			✓	✓		✓
Policy ONG-CT3: Transport & Movement	✓		✓		✓	
Policy ONG-CT4: Infrastructure Priorities	✓		✓		✓	✓
Policy ONG-CT5: Footpaths and Cycle Route	✓		✓		✓	✓

**Figure 1: policy matrix for Ongar Neighbourhood Plan**

### 3.3 NPPF Policy Areas

The NPPF was revised in July 2021. The following table details the policy areas that are most relevant to the Ongar Neighbourhood Plan against the aims and policies of the Neighbourhood Plan.

NPPF Policy Area	Ongar Neighbourhood Plan	
	Aims	Policies
<b>Delivering a sufficient supply of homes</b>  Chapter 5 deals with supply of homes, mix and affordability.	Aim 3 and 5	Policy RR2 supports alternative reuse of upper storeys as residential  Policy RR3 ensures that new housing addresses local needs.
<b>Building a strong, competitive economy</b>  Chapter 6 deals with building a strong, competitive economy and the need to create conditions for businesses to invest, expand and adapt.  This includes consideration of economic and investment strategy, infrastructure, and flexibility to changing practices.	Aims 1, 3 and 5	Policy RR1 encourages and supports a diverse range of commercial and tourism uses to make a resilient local economy.  The Plan seeks to accommodate growth through good internet connectivity in Policy RR4.
<b>Ensuring the vitality of town centres</b>  Chapter 7 refers to the role that town centres play at the heart of local communities.  Planning policies should define town centres and primary shopping areas and 'promote their long-term vitality and viability, allowing them to 'grow and diversify'.	Aims 1, 2 and 3	Policy RR2 seeks to improve the vitality of the High Street  Policy CT2 ensures that the community value of facilities is continued and enhanced.  Policy ED2 protects the character of the historic High Street.

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<p><b>Promoting healthy and safe communities</b></p> <p>Chapter 8 states that planning policies should aim to achieve 'healthy, inclusive and safe places ...'. This includes promoting social interaction, being safe and accessible, and enable and support healthy lifestyles.</p> <p>Policies should also make provision for shared spaces and community facilities and guard against loss of valued facilities and services.</p> <p>Local Green Space, including criteria for designation, is dealt with in Paragraphs 101-103.</p>	<p>Aims 4, 5 and 6</p>	<p>The plan seeks to improve a range of community and green infrastructure as well as creating safe and accessible places. (Policies ED5, ED6, CT1, CT2 and CT5).</p> <p>The Plan designates a range of Local Green Spaces (Policy CT1).</p>
<p><b>Promoting sustainable transport</b></p> <p><b>Chapter 9 states:</b></p> <p><i>"transport issues should be considered from the earliest stages of plan-making and development proposals ..."</i></p> <p>This includes consideration of impacts of development, existing and proposed infrastructure, promotion of walking, cycling, and public transport, environmental impacts, and movement, streets, and parking in the design of schemes.</p>	<p>Aims 5 and 6</p>	<p>The Plan seeks to promote sustainable means of movement through Policy CT5 promoting non-vehicular routes and policy ED6 integrates environments for pedestrians into future development proposals.</p> <p>Policy CT3 ensures suitable transport infrastructure is in place to support residential use.</p>
<p><b>Making effective use of land</b></p> <p>Chapter 11 states:</p> <p><i>"Planning policies and decisions should promote an effective</i></p>	<p>Aims 1, 2, 3, 4, 5 and 6</p>	<p>Various policies deal with growth.</p> <p>Policy ED4 seeks hard surfaces to also be water absorbent alongside SUDS in landscaped areas which may also enhance biodiversity.</p>



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<p><i>use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions ...”</i></p> <p>This includes promotion of mixed use to achieve environmental net-gain, using undeveloped land for alternative uses, using brownfield land and under-utilised land and buildings, use of airspace.</p>		<p>Policy ED5 requires environmental features to support biodiversity, wildlife and ecology.</p> <p>Policy RR2 supports alternative reuse of upper storeys as residential.</p> <p>The plan seeks to protect and enhance important natural environment infrastructure and features (Policies ED5 and CT2) and designates a range of Local Green Spaces (Policy CT1).</p>
<p><b>Achieving well-designed places</b></p> <p>Chapter 12 deals with design considerations and these include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimise site potential, and making safe, inclusive and accessible places.</p> <p>The National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.</p>	<p>Aims 2, 3, 4 and 5</p>	<p>The Plan seeks to ensure high standards of design are achieved and that development enhances Ongar’s character (Policies ED2, ED3 and ED4). The policies address sustainability and social factors, in addition to townscape and character.</p>

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<p><b>Meeting the challenge of climate change, flooding and coastal change</b></p> <p>Chapter 14, Paragraph 152 states:</p> <p><i>the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.</i></p> <p>This includes consideration of flood risk, resilience to climate change, and promoting a low carbon economy.</p>	<p>Aims 3, 4 and 5</p>	<p>Collectively, the policies cater for growth and encourage a balanced mix of uses. At the same time, they address character and environmental quality. In addition, they address connectivity, which is essential for both domestic and employment users.</p> <p>Flooding is particularly addressed in Policy ED4; Policy CT5 promotes sustainable transport methods.</p>
<p><b>Conserving and enhancing the natural environment</b></p> <p>Chapter 15 states that planning policies should protect and enhance valued landscapes, intrinsic character and beauty of the landscape, habitats, and provide net gains in biodiversity.</p> <p>This includes consideration of protection of valued landscapes, intrinsic character, biodiversity net-gain, pollution, mitigation.</p>	<p>Aims 1 and 4</p>	<p>The plan seeks to protect and enhance important natural environment infrastructure and features (Policies ED5 and CT2) and designates a range of Local Green Spaces (Policy CT1).</p>
<p><b>Conserving and enhancing the historic environment</b></p> <p>Chapter 16 states:</p> <p><i>plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk</i></p>	<p>Aims 2 and 4</p>	<p>The plan seeks to complement, conserve and enhance Ongar's historic character (Policies RR2, ED2 and ED3).</p>

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<p><i>through neglect, decay or other threats ...</i></p> <p>This includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place.</p>		
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## 4. Achieving Sustainable Development

### 4.1 NPPF Policy on Sustainable Development

Paragraph 7 of the National Planning Policy Framework states:

*The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*

Paragraph 8 makes clear that sustainable development has economic, social and environmental objectives.

Essentially, the neighbourhood plan must help to achieve growth, but take account of the needs of future generations. This is more important than ever, in the light of recent reports and evidence on the impacts of climate change.

### 4.2 Achieving Growth

The Ongar Neighbourhood Plan delivers growth by:

- Encouraging new economic development (Policies RR1 and RR5);
- Addressing identified local housing needs and encouraging sustainable locations for development (Policies RR2, RR3, ED4 and ED6);
- Ensuring a high-quality, well designed environment (Policies ED2, ED3, ED4); and protecting and enhancing the local environment (Policies RR2, ED1, ED2, ED3, ED4; ED5; CT1; CT2, CT4 and CT5). Quality of place and environment are key factors in attracting people to live and visit and invest in the area.

### 4.3 Addressing Sustainability

The Ongar Neighbourhood Plan addresses sustainability and the interests of future generations by:

- Encouraging housing growth to cater for a growing and ageing population, whilst addressing local housing needs (Policy RR2);
- Delivering high quality green infrastructure and preserving and enhancing key local community and environmental assets (Policies ED3; ED4, ED5, CT1 and CT2);
- Encouraging infrastructure improvements (Policies RR4; ED4; CT2; CT4 and CT5); and

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- Creating well designed new developments that are sustainable (Policies RR1; RR3; ED2; ED3; ED4 and ED6)

## 5. General Conformity with Strategic Local Policy

### 5.1 Strategic Policies

The Neighbourhood Plan will be tested against adopted strategic local policies. These policies are contained within the Combined Policies of Epping Forest District Local Plan 2030 (adopted 1998) and Alterations (2006).

Strategic Local Plan policies relevant to the Ongar NDP are as follows:

- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP6 Achieving Sustainable Urban Development Patterns
- CP8 Sustainable Economic Development

### 5.2 General Conformity

The relationship of the policies of the Neighbourhood Plan to the strategic policies of particular relevance are considered below.

#### **CP1 Achieving Sustainable Development Objectives**

CP1 ensures minimal impact on the environment, sufficient housing provision, meeting employment needs, reduce reliance on the private car and achieve prudent use of natural resources. Neighbourhood Plan policies RR1, ED4, ED5 and CT5 reflect local needs in this regard.

#### **CP2 Protecting the Quality of the Rural and Built Environment**

CP2 ensures the quality of the rural and built environment will be maintained, conserved and improved. Ongar Neighbourhood Plan achieves this by way of Policies RR1, RR2, ED1, ED2, ED3, ED4, ED5 and CT1.

#### **CP6 Achieving Sustainable Urban Development Patterns**

Development and economic growth will be accommodated in a sustainable manner which counters dispersed patterns of living, employment and travel by making more attractive places in which to live, work, shop, invest and spend leisure time. The Neighbourhood Plan contributes positively to the social, economic and environmental improvement of the neighbourhood area through a range of policies (RR1, RR2, ED1, ED2, ED3, ED4, ED5, CT3, CT4 and CT5).

#### **CP8 Sustainable Economic Development**

CP8 facilitates an even spread of economic, commercial and housing development and transport to reduce disparities in economic success across the district. The Neighbourhood Plan responds to this policy, enabling sustainable economic development through policies RR1, RR3, RR4, , ED6, CT1, CT4 and CT5.

## **6. EU Obligations and Human Rights Law**

### **6.1 Screening Outcomes**

A screening outcome dated 14<sup>th</sup> September 2020 confirmed that Habitat regulations Assessment was not required.

A screening outcome from the same date conformed that Strategic Environmental Assessment was not required.

The plan does not breach EU obligations.

### **6.2 Human Rights**

An Equalities Impact Assessment included at Appendix 2. This has indicated that the impact of the plan on protected characteristics is either neutral or positive.

The Neighbourhood Plan process has included a wide range of community engagement activities, ensuring the scope of the plan and its policies are informed by issues and themes identified by local people. Community engagement has gone considerably beyond the scope of statutory publicity and consultation. Further details can be found in the neighbourhood plan itself and the Consultation Statement.

The plan is compatible with human rights law.

## Appendix 1 – HRA and SEA Screening Outcome Extracts

Extracts from Screening documents of 14<sup>th</sup> September 2020.

On this basis this HRA Screening has concluded that it **will not** be necessary to undertake a full HRA/ Appropriate Assessment to accompany Version 2.5.1 of the Neighbourhood Plan.

**PLEASE NOTE: should a Full HRA/ AA be deemed necessary, then it will also be necessary for a full Strategic Environmental Assessment to be undertaken to accompany the Neighbourhood Plan.**

### Summary Conclusions

No significant effects expected as policies deal with design and very small areas. No SEA required.



## Appendix 2 - Equalities Assessment

### Legal Requirements

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. Protected characteristics are defined in the Equality Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

An Equalities Assessment is a systematic analysis of a policy or policies in order to scrutinise the potential for an adverse impact on a particular group or community, in particular those with a protected characteristic.

An assessment has been made on whether the Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics. If the impact is negative, this is given a high, medium or low assessment. The following table describes these:

Impact	Description
High	A significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.
Medium	Some potential impact exists, some mitigating measures are in place, poor evidence.
Low	Almost no relevancy to the process, e.g. an area that is very much legislation-led.

## Ongar General Population Characteristics

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

2011, Ongar Parish		
Age	Number	%
All usual residents	6,251	100.0
Age 0 to 4	360	5.8
Age 5 to 7	228	3.6
Age 8 to 9	116	1.9
Age 10 to 14	354	5.7
Age 15	84	1.3
Age 16 to 17	175	2.8
Age 18 to 19	152	2.4
Age 20 to 24	309	4.9
Age 25 to 29	255	4.1
Age 30 to 44	1,169	18.7
Age 45 to 59	1,255	20.1
Age 60 to 64	475	7.6
Age 65 to 74	617	9.9
Age 75 to 84	526	8.4
Age 85 to 89	120	1.9
Age 90 and over	56	0.9
Mean Age	42.6	-
Median Age	44.0	-

(Source: <https://www.nomisweb.co.uk/reports/localarea?compare=E04004027>, accessed 26<sup>th</sup> March 2020)

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

date	2011	
geography	Ongar	
measures	value	percent
Ethnic Group		
All usual residents	6,251	100.0
White	6,072	97.1
English/Welsh/Scottish/Northern Irish/British	5,926	94.8
Irish	51	0.8
Gypsy or Irish Traveller	6	0.1
Other White	89	1.4
Mixed/multiple ethnic groups	74	1.2
White and Black Caribbean	24	0.4
White and Black African	6	0.1
White and Asian	26	0.4
Other Mixed	18	0.3

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Asian/Asian British	52	0.8
Indian	19	0.3
Pakistani	0	0.0
Bangladeshi	9	0.1
Chinese	16	0.3
Other Asian	8	0.1
Black/African/Caribbean/Black British	36	0.6
African	16	0.3
Caribbean	14	0.2
Other Black	6	0.1
Other ethnic group	17	0.3
Arab	5	0.1
Any other ethnic group	12	0.2

(Source: <https://www.nomisweb.co.uk/reports/localarea?compare=E04004027>, accessed 26<sup>th</sup> March 2020)

There are no statistics available on other protected characteristics.

## Aims and Policies of the Ongar Neighbourhood Plan

The aims of the Ongar Neighbourhood Plan are:

1. Enabling rural and urban regeneration of the Parish.
2. Creating a more vibrant historic High Street in Chipping Ongar.
3. Ensuring development is sustainable, well-designed and creates a distinctive local identity.
4. Protecting or enhancing the historic, natural and rural environments of Ongar.
5. Creating more sustainable live/work patterns.
6. Maintaining and expanding the range of local community facilities and amenities.

The policies are:

- Policy ONG-RR1: Employment and Rural Diversification
- Policy ONG-RR2: Chipping Ongar High Street
- Policy ONG-RR3: Housing Mix and Standards
- Policy ONG-RR4: Broadband
- Policy ONG-ED1: Local Character and Design
- Policy ONG-ED2: Design and Character in the Chipping Ongar Conservation Area
- Policy ONG-ED3: Historic Buildings
- Policy ONG-ED4: Sustainable Design
- Policy ONG-ED5: Natural Environment
- Policy ONG-ED6: Landscape and Amenity Buffer Zones

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- Policy ONG-CT1: Local Green Space
- Policy ONG-CT2: Community, Cultural, Leisure and Sports Facilities
- Policy ONG-CT3: Transport and Movement
- Policy ONG-CT4: Infrastructure Priorities
- Policy ONG-CT5: Footpaths and Cycle Route

### Impact on Protected Characteristics

#### Age

The plan seeks to accommodate housing need and growth and require that housing proposals address identified local needs (Policy RR3). This will help to ensure that housing provision caters for all ages, including younger people seeking housing for the first time and older people looking to downsize.

Policies RR1 and RR2 seek to encourage the growth of enterprise and tourism uses and to make a vibrant and sustainable settlement. This will help to create new jobs for people of all ages and will help to create choice and opportunity for people who have restrictions on their mobility (including the young and the old) by improving access to employment, goods and services and to facilities.

Policies ED2 and ED4 require good design, including for people of a range of mobilities.

The impact on all ages will be positive.

#### Disability

The needs of persons who are disabled or who have limited mobility are addressed in Policies RR1 and CT3, which seek to create a well-designed and accessible environment.

Policy RR3 requires new housing to meet local needs, Policy RR1 and RR2 will help to enable local employment, and Policies ED1, ED2, ED4 and ED5 will enable improvement to the local environment.

Policies CT3 and CT5 encourage the provision and improved infrastructure to support improved public transport services or access to.

The impact on people with disabilities will be positive.

#### Maternity and Pregnancy

Key issues for women who are pregnant or who have young children are access to appropriate housing, flexible employment, and community facilities. Policies RR1, RR3 and CT2 address these issues.

The impact on pregnant women will be positive.

## **Race**

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

For the most part, the plan will have an equal impact on the local population regardless of race. A public realm designed with safety in mind will minimise opportunities for hate crime (there is no evidence that this is a problem in Ongar). Policies ED4 and ED6 seek to create well designed development, which includes safety considerations.

The impact will be positive on people of all races.

## **Sex (Gender)**

The Neighbourhood Plan contains no specific policies or proposals for any particular gender. The policies have been written to provide equal opportunity to any gender in respect of the provision of development and access to facilities.

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

The impact will be positive for all genders.

## **Religion, Gender Re-assignment, Sexual orientation**

Key issues for religious groups are discrimination relating to employment, housing and the provision of services.

Key issues for gender re-assigned people, gays and lesbians are personal relationships, transphobia and/or discrimination, and hate crime.

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

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

## **Conclusion**

The Neighbourhood Plan provides a strategy for the development of the neighbourhood area, and a range of policies and proposals, which will result in positive benefits for many parts of the local community with protected characteristics.

The Neighbourhood Plan makes equal provision for housing and seeks to provide community facilities which will benefit the diverse population.

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