



Urban Vision Enterprise  
Coppull Neighbourhood Plan  
Basic Conditions Statement V2.0  
January 2026

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# **1. Introduction**

## **1.1 Purpose of this Statement**

This is a Basic Conditions Statement, prepared to accompany the submission of the Coppull Neighbourhood Plan.

The statement explains how the Coppull Neighbourhood Plan meets the Basic Conditions and other legal requirements. It includes an equalities assessment to help demonstrate compliance with human rights law.

## **2. Meeting Legal Requirements**

### **2.2 General Legal Requirements**

#### **Qualifying Body**

The draft Neighbourhood Plan is being submitted by Coppull Parish Council, which is the qualifying body for neighbourhood planning.

#### **Scope and Statutory Process**

The draft Neighbourhood Plan relates to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in planning legislation, policy and guidance. This includes designation of the Neighbourhood Area, screening and statutory consultation.

#### **Period of Effect**

The draft Neighbourhood Plan states the period for which it is to have effect in Paragraph 1.2 (until the end of 2035).

#### **Excluded Development**

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

#### **Neighbourhood Area**

The draft Neighbourhood Plan relates to the Coppull Neighbourhood Area (Coppull Parish) and to no other area. There are no other neighbourhood plans relating to the Coppull Neighbourhood Area.

## 2.1 The Basic Conditions

The Basic Conditions that neighbourhood plans must meet are as follows:

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

In addition, the plan must meet requirements of human rights law.

Regulations specify an additional basic condition that a 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.

The following chapters of this statement deal with the basic conditions and human rights law in more detail.

## 3. Sustainable Development

### 3.1 Dimensions of Sustainable Development

The National Planning Policy Framework states that sustainable development has economic, social and environmental objectives.

The draft plan proposal takes a balanced approach to enabling growth, also considering economic, social and environmental sustainability. This is reflected in the Plan's aims:

- i. **To help ensure that development is sustainable, against the context of climate change;**
- ii. **To support local employment opportunities, including homeworking;**
- iii. **To help provide housing to meet local need, supported by range of community facilities;**
- iv. **To help preserve or enhance Coppull's green and blue infrastructure;**
- v. **To support high quality and sustainable design, to reinforce Coppull's distinctive identity;**
- vi. **To support sustainable and safe transport and active travel.**

### 3.2 Policies for Sustainable Development

The Neighbourhood Plan policies seek to deliver sustainable growth by the following means:

**COP-1: Employment:** The policy supports development of existing employment sites, facilities to support home-working, development to enhance the vitality of Coppull Local Centre and diversification of farms and agricultural buildings. The policy seeks to enhance and diversify local economic opportunities, to help create more sustainable live\work patterns.

**COP-2: Housing: This policy seeks to shape residential development.** Residential development is supported for brownfield sites, infilling of gaps, redevelopment and building conversions. The policy requires that the mix of accommodation should reflect evidence of need, and affordable housing should be tenure blind. Support is given to housing with superior environmental performance and housing suitable for

older people. The policy also addresses amenities, including amenity space, bin storage and cycle storage.

**COP-3: Community Facilities:** Diversification of community facilities is supported, subject to infrastructure and impacts being considered. Enhancing local facilities helps to meet diverse local needs and to reduce the need for car journeys.

**COP-4: Green and Blue Infrastructure:** The policy supports development in country parks, public parks and public gardens to support their recreational use or operational management, subject to impacts. The policy also seeks to protect water features, informal green spaces, biodiversity, woodlands and mature trees and hedgerows. Facilities for local food growing are supported. Protection of green and blue infrastructure is a crucial part of ensuring that development is sustainable, taking account of the needs of current and future generations.

**COP-5: Design and Character:** The Plan recognises the social, economic and environmental benefits of good design. It deals with various aspects of design, including safety, pedestrian permeability and connectivity, quality of public realm, carbon use and biodiversity, urban context and character and enhancement of heritage.

**Green Design Guide:** COP-5 is augmented by a Green Guidance Note. This is intended as guidance rather than policy, so is able to be wider in scope than the policy itself. The purpose is to help and encourage developers to reduce carbon use and support biodiversity in the design of development.

**COP-6: Transport and Active Travel:** The policy supports balanced transport provision, including sustainable modes of transport and active travel. This is important for maintaining a walkable neighbourhood. Locally specific traffic safety issues are addressed, including capacity and visibility in terraced streets.

**COP-7: Surface Water:** This policy addresses surface water impacts from development.

### 3.3 Achieving Sustainable Development

The combination of policies:

- support growth (employment, rural diversification, housing, community facilities and the role of parks supporting the visitor economy);

- provide protection for the historic and green and blue environments;
- support sustainable design and active travel.

Collectively, they address economic, social and environmental dimensions of sustainability.

The Plan helps to achieve sustainable development, including practical measures to address climate change. The policies take account of the needs of current and future generations.

## 4. National Policy and Guidance

### 4.1 Having Regard to National Policy and Guidance

The draft plan has regard to the previous version of the National Planning Policy Framework (NPPF) and is compliant with the latest NPPF December 2024 and Planning Practice Guidance (PPG).

Chapter 2 of the NPPF deals with achieving sustainable development. Sustainable development has economic, social and environmental objectives, set out in Paragraph 8.

Paragraph 11a) states:

*‘all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects’*

This principle has underpinned the draft Neighbourhood Plan, which has the aims/objectives set out in part 3 of this statement.

Chapter 3 of the NPPF deals with plan-making. Paragraph 16 requires plans to be prepared with the objective of contributing to the achievement of sustainable development, to be aspirational but deliverable; to be shaped by early, proportionate and effective engagement and contain policies that are clearly written and unambiguous.

The policies are based on evidence and the outcomes of community engagement and have been written to provide a clear framework for decision-making. Feedback from previous neighbourhood plan independent examinations has informed the drafting of the policies.

The neighbourhood plan is based on a range of evidence, in line with the NPPF and planning practice guidance. This includes evidence on housing need, the natural and historic environments, transport, flood risk, and other economic, social and environmental factors.

The submission of the Neighbourhood Plan is accompanied by a full list of relevant evidence documents and reports.

## 4.2 NPPF Policy Areas

The following table details the policy areas that are most relevant to the Coppull Neighbourhood Plan.

NPPF Policy	NP Aim	NP Policies
<p><b>Chapter 5: Delivering a sufficient supply of homes</b></p>	<p>i, iii, v</p>	<p><b>COP-2: Housing</b>  <b>COP-5: Design and Character</b>  <b>Green Guidance Note</b></p> <p>The policies seek to support specified types of housing development.</p> <p>Housing would also need to meet design requirements. Green housing design is positively promoted and supported.</p> <p>Smaller housing and housing suitable for the elderly is supported, based on housing needs evidence for the wider area, and 2021 census data for Coppull.</p>
<p><b>Chapter 6: Building a strong, competitive economy</b></p>	<p>i, ii, v</p>	<p><b>COP-1: Employment</b>  <b>COP-3: Community Facilities</b></p> <p>The Plan seeks to diversify local economic opportunities and local facilities, including rural diversification.</p> <p>The policies will help to maintain and enhance a mix of uses and create more sustainable live\work patterns.</p>
<p><b>Chapter 8: Promoting healthy and safe communities</b></p>	<p>i, iv, v</p>	<p><b>COP-3: Community Facilities</b>  <b>COP-4: Green and Blue Infrastructure</b></p> <p>The Plan seeks to maintain and expand a range of local facilities in the area,</p>

		including community facilities and green spaces.
<b>Chapter 9: Promoting sustainable transport</b>	vi	<p><b>COP-5: Design and Character</b>  <b>COP-6: Transport and Active Travel</b></p> <p>The Plan promotes sustainable transport and active travel and seeks to maintain or enhance a walkable neighbourhood.</p>
<b>Chapter 11: Making effective use of land</b>	i, ii, iii	<p><b>COP-1: Employment</b>  <b>COP-2: Housing</b>  <b>COP-3: Community Facilities</b>  <b>COP-4: Green and Blue Infrastructure</b></p> <p>The Plan supports growth (employment, rural diversification, housing, community facilities and the role of parks supporting the visitor economy) and also has policies for environmental protection.</p>
<b>Chapter 12: Achieving well-designed places</b>	i, v	<p><b>COP-2: Housing</b>  <b>COP-5: Design and Character</b>  Green Guidance Note  <b>COP-6: Transport and Active Travel</b></p> <p>The Plan places emphasis on sustainable and green design and active travel, through policies and also a Green Guidance Note.</p> <p>These policies also take account of the National Design Guide (2021) which states that well-designed places have ten</p>

		<p>characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.</p>
<p><b>Chapter 14: Meeting the challenge of climate change, flooding and coastal change</b></p>	<p>i</p>	<p><b>COP-4: Green and Blue Infrastructure</b>  <b>COP-5: Design and Character</b>                  Green Guidance Note  <b>COP-7: Surface Water</b></p> <p>The Plan places emphasis on sustainable and green design and addresses impacts from surface water.</p>
<p><b>Chapter 15: Conserving and enhancing the natural environment</b></p>	<p>iv</p>	<p><b>COP-4: Green and Blue Infrastructure</b></p> <p>The Plan directly addresses protection of green and blue infrastructure.</p>
<p><b>Chapter 16: Conserving and enhancing the historic environment</b></p>	<p>v</p>	<p><b>COP-5: Design and Character</b></p> <p>The design policy directly addresses impacts on designated and non-designated heritage assets, including Coppull’s non-designated red brick industrial core.</p>

## 5. Local Policy

### 5.1 Strategic Policies

Strategic policies are to be found in the following:

**Central Lancashire Core Strategy** July 2012; and

**The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document** (adopted 21 July 2015).

### 5.2 General Conformity

General conformity relates to the policies of the neighbourhood plan taken as a whole, considered against adopted strategic local policies taken as a whole.

The draft Neighbourhood Plan has been drafted against the context of strategic local policies and helps to deliver and does not undermine and the spatial strategy set out Central Lancashire Core Strategy July 2012 and The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document (adopted 21 July 2015).

### 5.3 Policy Comparison

The following table compares the policies in the Neighbourhood Plan to the relevant corresponding Local Plan policies.

<b>Coppull Neighbourhood Plan.</b>	<b>Central Lancashire Core Strategy.</b>	<b>The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document.</b>
<p><b>COP-1: Employment</b></p> <p>The policy supports and augments Local Plan policies, providing a more localised focus. This includes recognition of the more dispersed nature of retail and community facilities in Coppull.</p>	<p>Policy 1: Locating Growth  Policy 9: Economic Growth and Employment  Policy 10: Employment Premises and Sites  Policy 11: Retail and Town Centre Uses and Business Based Tourism  Policy 13: Rural Economy</p>	<p>Policy EP3: Development Criteria for Business and Industrial Development  Policy EP4: Employment Development in Residential Areas  Policy EP7: Development and Change of Use in District and Local Centres  Policy EP8: Existing Local Shops</p>
<p><b>COP-2: Housing</b></p> <p>The policy seeks to shape housing development. It is intended to support and augment Local Plan policies.</p> <p>The policy highlights local needs but does not seek to modify thresholds or proportions for housing mix or affordable housing.</p> <p>The policy does not deal with rural exception housing, which is already dealt with at Local Plan level.</p>	<p>Policy 4: Housing Delivery  Policy 6: Housing Quality  Policy 7: Affordable and Special Needs Housing</p>	<p>Policy HS1: Housing Site Allocations  Policy HS4A: Open Space Requirements in New Housing Developments  Policy HS4B: Playing Pitch Requirements in New Housing Developments  Policy HS6: Replacement Dwellings  Policy HS7: Rural Infilling  Policy HS8: Rural Affordable Housing - Rural Exception Sites  Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas</p>

<b>Coppull Neighbourhood Plan.</b>	<b>Central Lancashire Core Strategy.</b>	<b>The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document.</b>
		Policy HS10: Agricultural Workers’ Dwellings in the Countryside Policy BNE3: Areas of Land Safeguarded for Future Development Needs
<p><b>COP-3: Community Facilities</b></p> <p>The policy augments Local Plan policies and responds to the value Coppull’s local communities place on community facilities.</p> <p>The rationale to the policy has a list of existing local facilities. The policy supports the improvement of these existing facilities, or development of new facilities, subject to impacts.</p>	<p>Policy 24: Sport and Recreation Policy 25: Community Facilities</p>	<p>Policy HW2: Protection of Existing Open Space, Sport and Recreational Facilities Policy HW6: Community Facilities</p>
<p><b>COP-4: Green and Blue Infrastructure</b></p> <p>The policy supports and augments Local Plan policies, providing a more localised focus, including identification of key local features of green and blue infrastructure.</p>	<p>Policy 18: Green Infrastructure Policy 22: Biodiversity and Geodiversity Policy 31: Agricultural Land</p>	<p>Policy BNE9: Biodiversity and Nature Conservation Policy BNE10: Trees Policy BNE11: Species Protection</p>

<b>Coppull Neighbourhood Plan.</b>	<b>Central Lancashire Core Strategy.</b>	<b>The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document.</b>
The policy recognises the economic and community value of the Country Parks.		
<p>COP-5: Design and Character Green Guidance Note</p> <p>The policy seeks to augment Local Plan policies, but with a focus on Coppull and also taking account of the National Design Guide, which was issued after the adoption of the Local Plans.</p> <p>The Green Guidance Note is intended as guidance only, but would help in meeting the requirements of Local Plan policies.</p>	<p>Policy 16: Heritage Assets</p> <p>Policy 17: Design of New Buildings</p> <p>Policy 27: Sustainable Resources and New Developments</p>	<p>Policy BNE1: Design Criteria for New Development</p> <p>Policy BNE8: Protection and Enhancement of Heritage Assets</p> <p>Policy HW1: New Open Space, Sport and Recreational Facilities</p>
<p>COP-6: Transport and Active Travel</p> <p>The policy places emphasis on sustainable transport and active travel, so complements Local Plan policies.</p>	Policy 3: Travel	<p>Policy ST1: New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.</p> <p>Policy ST4: Parking Standards</p>

<b>Coppull Neighbourhood Plan.</b>	<b>Central Lancashire Core Strategy.</b>	<b>The Chorley Local Plan 2012 – 2026, Site Allocations and Development Management Policies Development Plan Document.</b>
<p>The policy does not seek to modify Local Plan parking standards. However, it does recognise traffic safety and capacity issues associated with Coppull’s narrow terraced streets.</p>		
<p>COP-7: Surface Water</p> <p>The Policy reacts to issues in Coppull and augments Local Plan policy.</p>	<p>Policy 29: Water Management</p>	

## **6. EU Obligations**

### **6.1 Strategic Environmental Assessment**

The plan has been screened by Chorley Council to determine whether full Strategic Environmental Assessment (SEA) is required.

The screening report concluded that the neighbourhood plan would be unlikely to have significant environmental effects, so full SEA would not be required.

Consultation with national statutory bodies (Natural England, the Environment Agency and Historic England) confirmed their opinion that full SEA would not be required.

### **6.2 Habitat Regulations Assessment**

There are no European sites within or immediately adjacent to the Neighbourhood Area. The screening report concluded that the Plan would not require full Habitat Regulations Assessment (HRA).

### **6.3 EU Obligations**

Given the screening outcomes, which took account of the responses of national statutory bodies, the draft Neighbourhood Plan meets the basic conditions relating to not breaching EU obligations and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

## 7. Human Rights

### 7.1 Equalities Assessment

This part of the statement comprises an equalities assessment, to help demonstrate that the Neighbourhood Plan meets Human Rights requirements.

### 7.2 Community Engagement

The Neighbourhood Plan needs to cater for the diverse range of needs of the population. There is evidence to suggest that diversity is an important factor in achieving sustainable growth.

The draft plan is based on evidence (including economic, social and environmental data and analysis) and also the outcomes of engagement with the local community and stakeholders, from the earliest stages of the process.

Statutory consultation (Regulation 14) was undertaken, and this took account of consultation case law, including compliance with Gunning principles.

### 7.3 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. Everyone has at least two protected characteristics and this can change over someone’s lifetime.

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

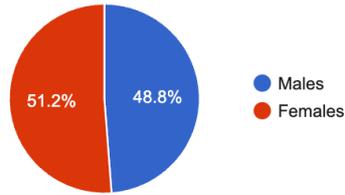
An assessment has been made on whether the Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics. If the impact is negative, this is given a high, medium or low assessment.

## 7.4 Coppull General Population Characteristics

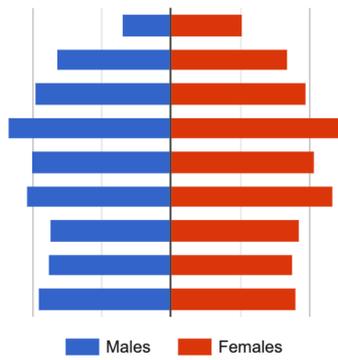
Sourced from the 2021 Census key statistics the following illustrates key population characteristics for the Parish.

**Population:** 8288

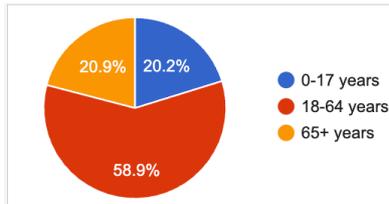
**Number of households:** 3412



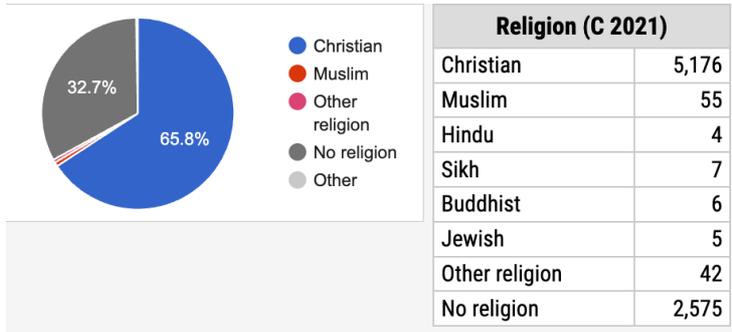
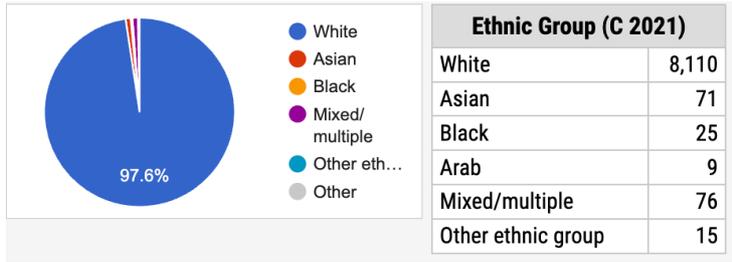
Gender (C 2021)	
Males	4,044
Females	4,244



Age Distribution (C 2021)	
0-9 years	928
10-19 years	885
20-29 years	904
30-39 years	1,105
40-49 years	1,018
50-59 years	1,204
60-69 years	980
70-79 years	832
80+ years	432



Age Groups (C 2021)	
0-17 years	1,673
18-64 years	4,882
65+ years	1,733



**Table 1: Sexual orientation, 2021, England, Wales and regions of England**

<b>Area Name</b>	<b>Straight or Heterosexual (percent)</b>	<b>Gay or Lesbian (percent)</b>	<b>Bisexual (percent)</b>	<b>Pansexual (percent)</b>	<b>Asexual (percent)</b>	<b>Queer (percent)</b>	<b>All other sexual orientations (percent)</b>
<b>England</b>	89.37	1.54	1.29	0.23	0.06	0.03	0.02
<b>Wales</b>	89.42	1.49	1.24	0.18	0.06	0.02	0.01
<b>North East</b>	91.03	1.56	1.19	0.18	0.06	0.02	0.01
<b>North West</b>	90.12	1.69	1.22	0.20	0.05	0.02	0.02
<b>Yorkshire and The Humber</b>	89.75	1.43	1.31	0.22	0.06	0.03	0.02
<b>East Midlands</b>	89.77	1.28	1.25	0.21	0.06	0.02	0.02
<b>West Midlands</b>	89.91	1.21	1.06	0.20	0.05	0.02	0.02
<b>East of England</b>	90.18	1.21	1.14	0.21	0.06	0.02	0.02
<b>London</b>	86.19	2.23	1.52	0.37	0.05	0.06	0.04
<b>South East</b>	89.84	1.48	1.29	0.22	0.06	0.03	0.02
<b>South West</b>	89.51	1.43	1.43	0.22	0.07	0.03	0.02

Source: Office for National Statistics - Census 2021

## 7.5 Impacts on Protected Characteristics

The policies of the Neighbourhood Plan are as follows:

- COP-1: Employment**
- COP-2: Housing**
- COP-3: Community Facilities**
- COP-4: Green and Blue Infrastructure**
- COP-5: Design and Character**
- COP-6: Transport and Active Travel**
- COP-7: Surface Water**

These policies are augmented by a 'Green Guidance Note'.

Equalities assessment requires consideration of the impact of these policies on each of the protected characteristics. These are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

It should be noted that the needs, attitudes and opinions of people within any of these groups are as diverse as in the wider population, sometimes with polarised views.

The plan will potentially benefit all of the local community, through the creation of local economic opportunities and community facilities to meet a range of needs. It seeks to shape housing development to meet diverse local needs. In addition, the plan protects green and blue infrastructure or promotes high quality design, with an emphasis on ease of movement and pedestrian convenience. The plan addresses climate change through a range of practical requirements.

More specifically against protected characteristics, the following are of particular relevance.

### **Age:**

Age can have implications for mobility, including limited access to a car (especially older and younger groups), reliance on local facilities, housing needs and health.

The Plan seeks to maintain or enhance local economic opportunities for people of all ages. Housing should meet diverse needs, including by supporting smaller housing (for first time buyers or downsizing) and accommodation suitable for older people. The Plan supports sustainable and active travel and protects green spaces. The Green Guidance Note responds to climate change, taking account of community concerns, including interests of younger and future generations. The impact on all ages will be positive.

### **Disability:**

Disability can have implications for accessibility, legibility, housing needs, access to employment, access to facilities and other factors.

The Plan seeks to cater for people with diverse needs, including visual, mobility and other challenges. The Plan supports housing suitable for older people. The Plan supports home working. The impact on people with disabilities will be positive.

### **Gender Reassignment:**

Gender reassignment may have implications for housing, community facilities, safety and a range of other planning matters.

The plan cannot directly address the social attitudes that underpin prejudice and hate crimes. However, the plan places emphasis on diversity, including in housing, employment and local facilities. The impact will be positive.

### **Pregnancy and Maternity:**

Maternity has implications for numerous factors, including ease of movement, changing housing needs, and access to local facilities.

The Plan provides for diverse housing needs and places emphasis on creating a safe and convenient environment, making it easy to get around. There is also a focus on home working. The impact on pregnant women will be positive.

**Race:**

Race and culture can be factors in housing needs, community facilities, safety and a range of other planning matters.

The plan cannot directly address the social attitudes that underpin prejudice and hate crimes. However, the plan seeks to cater for diverse needs in housing, employment, and local facilities. The impact will be positive on people of different races.

**Religion or Belief:**

Some religious beliefs may have implications for housing, community facilities, safety and other planning matters.

The plan places emphasis on diversity, including in housing, employment and local facilities. The impact will be positive.

**Sex:**

Sex can have implications for a range of factors, including housing needs, community facilities, safety and a range of other planning matters.

The plan seeks to shape housing and support local facilities and economic opportunity. It supports active travel and creation of safe and convenient places. The impact will be positive.

**Sexual Orientation:**

LGBT+ status may have implications for housing, community facilities, safety and a range of other planning matters.

The plan cannot directly address the social attitudes that underpin prejudice and hate crimes. However, the plan places emphasis on diversity, including in housing, employment and local facilities. The impact on LGBT+ people will be positive.

**Economic Deprivation:**

Economic status is not a protected characteristic. However, economic deprivation affects a proportion of the population and can affect different

people at different times, and can sometimes be associated with protected characteristics, especially where it affects work.

The Neighbourhood Plan seeks to enhance local economic opportunities. It also supports local facilities, reducing the need (and cost) of travel. It supports sustainable transport and active travel, recognising the needs of those without access to a car.

## **7.6 Equalities Conclusions**

The Neighbourhood Plan provides policies for the development of the neighbourhood area, to create sustainable growth and protection of the local environment. These will result in positive benefits for the local community, including those with protected characteristics.

The Neighbourhood Plan would not breach human rights law.

## **8. Conclusion**

### **8.1 Legal Compliance**

The Neighbourhood Plan meets the Basic Conditions, is compatible with human rights law and meets other legal requirements, as demonstrated in this statement.

## Contact



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