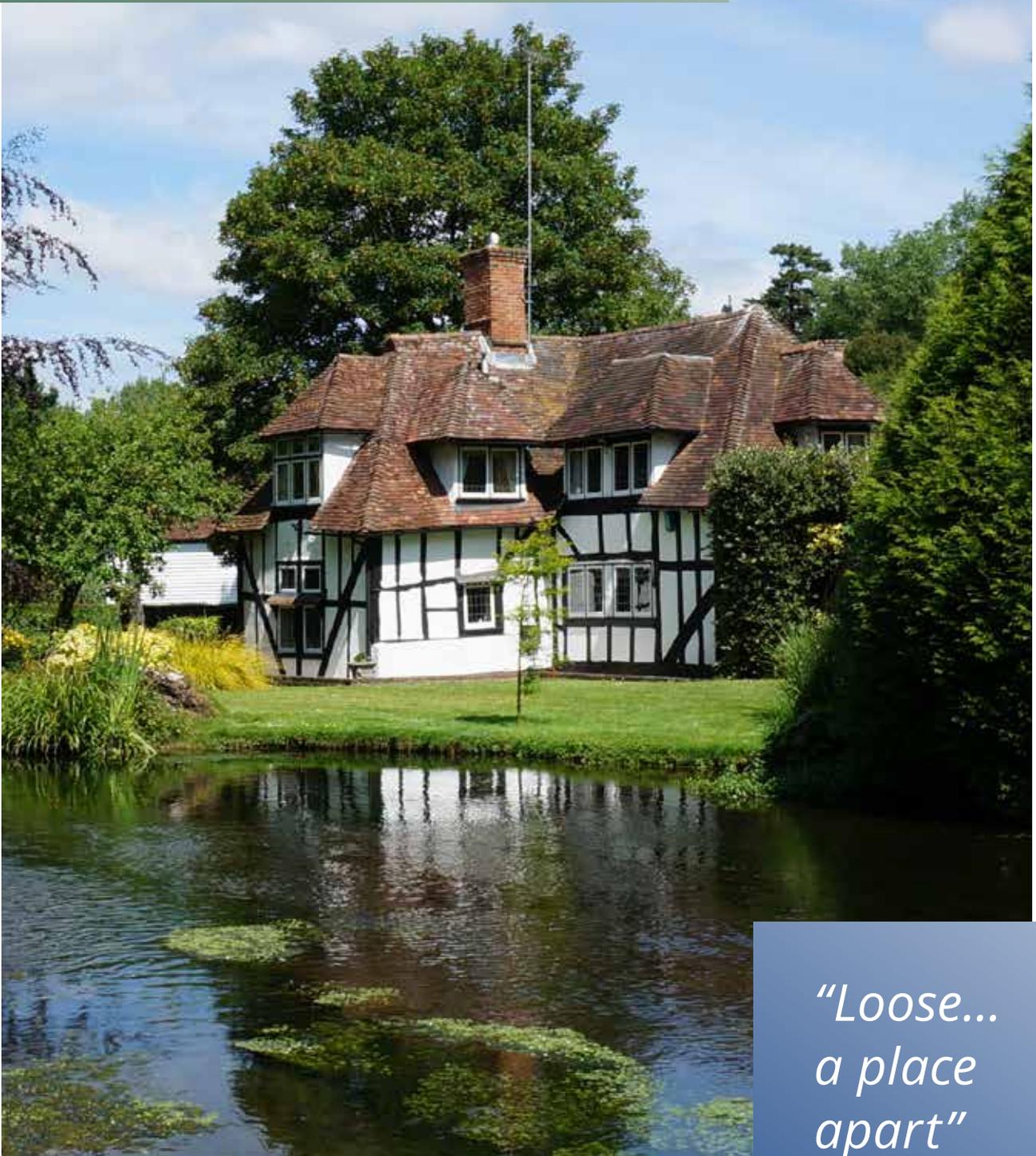


Loose Parish Council

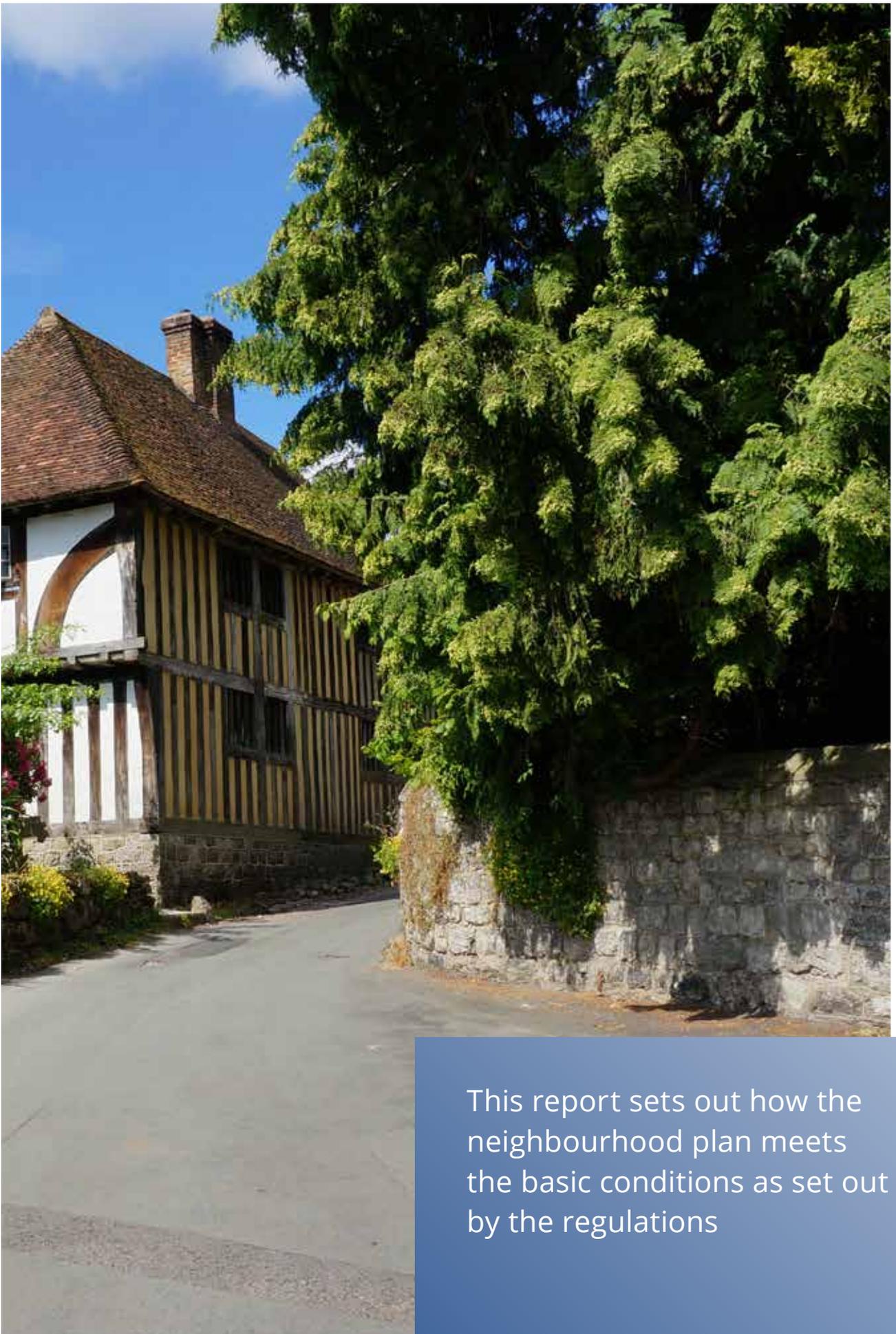
# Basic Conditions Statement

June 2018



*“Loose...  
a place  
apart”*





This report sets out how the neighbourhood plan meets the basic conditions as set out by the regulations



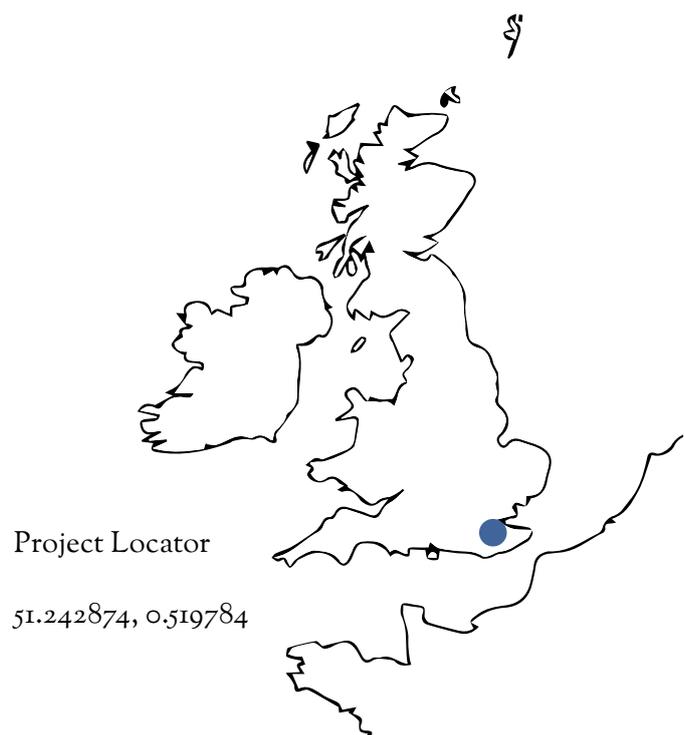
Feria Urbanism is a planning and design studio that specialises in urban design, urban planning, neighbourhood strategies, public participation and community engagement. Established in 2007, we have been involved in a diverse range of planning and design projects across the UK.

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# Meeting the Basic Conditions

Loose Parish Council considers that its neighbourhood plan meets the basic conditions as required by the legislation. The neighbourhood plan is in accordance with the Neighbourhood Plans (General) Regulations 2012, the National Planning Policy Framework and with Maidstone Borough Council planning policies.

The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by 38A of the Planning and Compulsory Purchase Act 2004. Schedule 9 of the Localism Act 2011 amends Schedule 4B by deleting references to listed buildings and conservation areas. See Section 38C Supplementary Provisions paragraph 5(d).

The basic conditions according to the legislation are:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order
- (d) the making of the order contributes to the achievement of sustainable development
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.



## General conformity

The planning context for the production of neighbourhood plans are set out in the Localism Act 2011, the Town and Country Planning Act 1990 (as amended), the National Planning Policy Framework (NPPF) and the Neighbourhood Planning (General) Regulations 2012. For a neighbourhood plan to be approved, it must demonstrate that it:

- is in compliance with national planning policy as set out by the NPPF
- contributes to sustainable development
- is in general conformity with the spatial policies of the development plan for the local area
- is compatible with European policies
- reflects best practice in terms of quality urban design and sustainable planning principles.

## Key outcomes of the neighbourhood plan

The Loose Neighbourhood Plan is considered to meet the basic conditions as prescribed by the regulations as it:

- contains a mix of uses that meets the need of the local community
- has been developed through widespread local consultation
- has general support from the residents of Loose parish, as demonstrated by the Consultation Statement
- has general support of the various businesses that will be directly affected by the policies in the plan
- provides development opportunities that will add to the village without unnecessarily infringing upon protected countryside
- creates a welcoming environment for residents, tourists and business interests alike
- promotes sustainable development through a holistic approach to development across the parish
- enhances pedestrian and cycle routes in the village
- encourages a strong village economy through protection for retail and employment opportunities that will support the local jobs and reduce the need to travel.

## Conformity with the National Planning Policy Framework (NPPF)

This neighbourhood plan is in conformity with the National Planning Policy Framework (NPPF) which has been taken into consideration at all stages of the plan's development.

Paragraphs 1 and 2 of the NPPF make clear that neighbourhood plans need to take the policies in the NPPF into account and that these policies are a material consideration in the determination of planning applications, alongside local documents such as the Local Plan and neighbourhood plans.

Paragraph 16 of the NPPF states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

Loose Parish Council considers that this neighbourhood plan supports both of these objectives. The range of policies in this neighbourhood plan both addresses the strategic growth agenda in the Maidstone Borough Local Plan and helps shape and support development in response to the local context.

Paragraph 28 of the NPPF states that neighbourhood plans should support economic growth in the rural areas. The second objective of this neighbourhood plan seeks the creation of safe, sustainable and mixed communities

with good access to jobs and essential services for everybody who lives and works in Loose. Paragraph 58 of the NPPF requires neighbourhood plans to include policies that encourage good design in their areas and this is met through Objective 6 of the plan and neighbourhood plan policies LP1, LP2, LP3, DQ1 and DQ2.

Paragraphs 150 — 157 of the NPPF set out how development plans should be aspirational but practical and should spatially address the economic, social and environmental dimensions of sustainable development. This neighbourhood plan has been generated to address all of these aspects while remaining flexible in order to respond to change in the parish.

Paragraphs 183 — 185 of the NPPF provide some general guidance on the production of neighbourhood plans in addition to the requirements of paragraph 16. In particular, paragraph 184 makes it clear that “... neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic policies”.

This neighbourhood plan accepts the principle of development within the housing allocations as set out in the Maidstone Borough Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. It should also be noted that paragraph 185 of the NPPF states that once approved, the policies in the neighbourhood plan will take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.

## Presumption in favour of sustainable development

The National Planning Policy Framework (NPPF, 2012) sets out a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations. So sustainable development is about high quality growth that improves the quality of life for those that it affects, helping contribute to economic, environmental and social well-being for current and future generations.

## Responding to local context

The National Planning Practice Guidance (NPPG, 2014) provides further advice on how development should be sustainable and respond to climate change. Paragraph 10 of the NPPF requires that plans and decisions take account of local circumstances so that they can respond in a positive manner to the various opportunities to create sustainable development in different parts of the country. This is an acknowledgement that what constitutes sustainable development may well be different from place to place. The Loose Neighbourhood Plan has used its location within a sensitive landscape setting to inform this aspect of the plan.

## Practical & deliverable

The NPPF refers variously to positively seeking development opportunities, providing a practical framework for planning decisions and taking a positive approach to sustainable new development. The NPPF requires that neighbourhood plans be practical and deliver the sustainable development that communities need. This emphasis on deliverability is important because it links plan-making to a realistic understanding of the development process.

## Neighbourhood interpretation of policy

The NPPF states that neighbourhood planning provides a powerful set of tools for local people to ensure they receive the right types of development for their community. The proposed policies in the Loose Neighbourhood Plan do not seek to replace policies within Maidstone Borough Council's adopted local plan. Instead, the policies seek to implement the main aims and objectives of the Maidstone Borough Local Plan at a neighbourhood level to respond to the local context in order that development is delivered efficiently and to the benefit of local people. Neighbourhood development plan policies need to meet the basic conditions in the opinion of the examiner. They will be subject to a public referendum if they meet the basic conditions. Set out in the table (from page 14) is a summary of the most relevant paragraphs from the National Planning Policy Framework (NPPF) together with an explanation about how the Loose Neighbourhood Plan conforms with these national planning policies.

## Sustainability matters

Paragraphs 7 and 14 of the NPPF identify the components of sustainable development, and how planning applications and Local Plans can meet these requirements. It is considered that the Loose Neighbourhood Plan fills an economic, social and environmental role in planning positively to shape the future development and needs of the parish. This neighbourhood plan has been produced with the requirements of paragraph 14 of the NPPF in mind.

The policies in the Loose Neighbourhood Plan have been produced in general conformity with the strategic policies of the Maidstone Borough Local Plan. These Local Plan policies have been subject to a Sustainable Appraisal (SA) in line with the relevant European directives. The policies in the neighbourhood plan therefore supplement and help to implement these strategic policies. They are therefore considered sustainable in line with these regulations.

Maidstone Borough Council carried out a Strategic Environmental Assessment (SEA) screening exercise in October 2016 in consultation with relevant statutory bodies and confirmed in writing on 5<sup>th</sup> December 2016 that the Loose Neighbourhood Plan does not require a SEA under European Directive 2001/42/EC. The same conclusions were drawn for the Habitats Regulation Assessment (HRA) under European Directives 92/43/EEC and 2009/147/EC whereby a screening exercise confirmed that a full Appropriate Assessment for the plan was not required.

## Best practice in rural design

To ensure that the design and layouts of new developments are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. This plan seeks to integrate new development with the necessary social and physical infrastructure.

Paragraphs 47 — 55 in the NPPF expect the delivery of high quality homes to match appropriate housing needs through sensitively designed new places. This plan indicates appropriate housing sites in the context of the wider village. In terms of design, a positive relationship between existing built areas and the new will be critical to the successful assimilation of new development.

Formulation of the plan has been based on striking the right balance between the need for more housing and the protection of the countryside environment. Paragraph 58 of the NPPF states that new developments “... *will function well and add to the overall quality of the area, not just for the short term*”. The parish council considers this submission plan to be a long-term strategy that will enhance the village through high quality architectural form and layout.

## Supporting new development

This plan supports new development in a sustainable way. Planning policies have been formulated in such a way as to create a compact and balanced settlement that enhances connections across the parish. This will help create a sustainable settlement that will connect residential neighbourhoods with services through the increased use of non-car modes of travel. This is a direct response to paragraph 47 of the NPPF on delivering high quality homes in a rural environment; this plan sets out a site selection criteria for the parish that reflect locations suitable for the long term success of the parish.

## Effective local consultation

As set out in Section 14 (a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the plan and the plan-making process must be brought to the attention of the people who live or work in the village. Loose Parish Council has ensured that this is a plan that reflects local opinions and local needs. To ensure that public engagement and consultation were effective, input from the community has been sought at every stage and has been invaluable to the production of the plan. Throughout the process, members of the community have been able to shape discussions and form dialogues with fellow residents, with land owners and with other interest groups. The result has been that different groups have been able to find shared outcomes.

There have been a series of consultation and engagement events that have directly influenced the drafting of the plan. All consultation material relating to these events (e.g. slide-shows, reports and posters) have been published online during the plan preparation. Please see the accompanying Consultation Statement for full details on the consultation process undertaken as part of the preparation of this neighbourhood plan.

## Broad local support

From the outset, Loose Parish Council has tried to ensure that a broad cross-section of the local community has been involved in the plan-making process. The consultation and engagement process has been open and transparent and interest groups such as land owners, local developers and school representatives have all been included in the process. All these groups are considered appropriate consultation bodies to include, as defined in the neighbourhood planning (General) Regulations Schedule 1.

This approach towards finding shared solutions to resolve issues in the parish has the support from the various interest groups. It is hoped that this support for the process will also translate into support for the submission plan.

## Establishing the shared vision

The results of the local consultation and the parallel work to ensure the plan meets the basic conditions have been combined to establish a shared vision, bringing the plan in line with paragraph 183 of the NPPF. This vision is expressed in the form of a clear vision statement and plan objectives. These points have structured the neighbourhood plan and informed the development of the individual policies.

## Meeting community needs

The parish council believes that this neighbourhood plan supports the needs of the wider community by addressing the social, economic and environmental aspects of village life. This has been expressed through the identification of retail operations for protection and enhancement, together with a sustainable access and movement network across the parish. The specific policy themes within the plan will benefit all elements of the community.

## Conformity with the policies of the Maidstone Borough Local Plan — adopted 25<sup>th</sup> October 2017

The submission version of a neighbourhood development plan must be in general conformity with the strategic policies contained in the development plan for the area of the relevant authority. For the Loose Neighbourhood Plan, the relevant authority is Maidstone Borough Council. The development plan currently comprises the Maidstone Borough Local Plan (adopted 25<sup>th</sup> October 2017).

Loose Neighbourhood Plan must demonstrate conformity with the Maidstone Borough Local Plan. A total of 12 strategic policies and 17 development management policies have been identified as relevant to the Loose Neighbourhood Plan.

It is the considered view of Loose Parish Council, the qualifying body responsible for the preparation of the neighbourhood plan, that the Loose Neighbourhood Plan is indeed in general conformity with both the NPPF and the range of strategic and non-strategic MBC Local Plan policies, as recommended and set out here:

### Strategic Policies

- Policy SS1 Maidstone Borough Spatial Strategy
- Policy SP1: Maidstone Urban Area
- Policy SP17 Countryside
- Policy SP18 Historic Environment
- Policy SP19 Housing Mix
- Policy SP20 Affordable Housing
- Policy SP21 Economic Development
- Policy SP22 Retention of Employment Sites
- Policy SP23 Sustainable Transport
- Policy H1 Housing Site allocations
- Policy H1(51) Hubbards Lane and Haste Hill Road, Loose
- Policy H1(55) Hubbards Lane, Loose

### Development Management Policies for Maidstone Borough

- Policy DM1 Principles of Good Design
- Policy DM2 Sustainable Design
- Policy DM3 Natural Environment
- Policy DM4: Development Affecting Designated & Non-Designated Heritage Assets
- Policy DM6: Air Quality
- Policy DM12 Density of Housing Development
- Policy DM13 Affordable Local Needs Housing on Rural Exception Sites
- Policy DM17 District Centres, Local Centres & Local Shops & Facilities
- Policy DM19 Open Space & Recreation
- Policy DM20 Community Facilities
- Policy DM21 Assessing the Transport Impact of Development
- Policy DM23 Parking Standards

### Development Management Policies in the Countryside

- Policy DM30 Design Principles in the Countryside
- Policy DM31 Conversion of Rural Buildings
- Policy DM32 Rebuilding & Extending Dwellings in the Countryside
- Policy DM36 New Agricultural Buildings & Structures
- Policy DM37 Expansion of Existing Businesses in Rural Areas

# Table Demonstrating Conformity

CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK		
NPPF Para.	SUMMARY	EXPLANATION OF CONFORMITY
Paragraphs 1 & 2	Makes clear that neighbourhood plans need to take the policies of the NPPF into account in their preparation.	The neighbourhood plan contains a range of policies, all of which conform with national policy.
Paragraph 16	Neighbourhood plans should develop policies that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods “plan positively” to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.	The neighbourhood plan guides the principles for the allocation of land for housing, helping in the Maidstone Borough Local Plan via allocations H1 (51) and H1 (55). This is demonstrably support for the “plan positively” requirement set out in the NPPF. The neighbourhood plan also contains Objective 2 to address economic development across the parish.
Paragraph 28	Neighbourhood plans should include a policy on economic growth in the rural areas.	The Loose Neighbourhood Plan contains Objective 2. Meanwhile, Policy DQ1 refers to employment developments across the parish.

CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK		
NPPF Para.	SUMMARY	EXPLANATION OF CONFORMITY
Paragraphs 47 — 55	An expectation that the delivery of high quality homes will match appropriate housing needs through sensitively designed new places.	To ensure that the design and layouts of new development are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. The neighbourhood plan seeks to integrate new development with the necessary social and physical infrastructure. See Objectives 4, 7 and 8.
Paragraph 58	Neighbourhood plans to include policies that encourage good design.	This is addressed in the neighbourhood plan through the design aspects of policies DQ <sub>1</sub> and DQ <sub>2</sub> , together with LP <sub>1</sub> , LP <sub>2</sub> and LP <sub>3</sub> .
Paragraph 17 (parts of)	Neighbourhood plans should set out a positive vision for the future of the area.	The vision and objectives of the neighbourhood plan describe a positive vision for the future of the area.
Paragraph 17 (parts of)	Neighbourhood plans should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	Policies DQ <sub>1</sub> and DQ <sub>2</sub> address matters of design quality.
Paragraph 17 (parts of)	Neighbourhood plans should recognise the intrinsic character and beauty of the countryside and support thriving rural communities.	This is addressed in the neighbourhood plan through the design aspects of policies DQ <sub>1</sub> and DQ <sub>2</sub> , together with LP <sub>1</sub> , LP <sub>2</sub> and LP <sub>3</sub> .
	Neighbourhood plans should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.	Policy DQ <sub>2</sub> addresses the protection and enhancement of the Loose Conservation Area.

## CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

NPPF Para.	SUMMARY	EXPLANATION OF CONFORMITY
Paragraph 17 (parts of)	Neighbourhood plans should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.	The Loose Neighbourhood Plan does this through Policy AM1 and AM2.
Paragraph 76	Local communities, through neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.	The Loose Neighbourhood Plan does this through Policy LP5.
Paragraph 183 (part of)	Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.	The vision and objectives of the neighbourhood plan describe a positive vision for the future of the area. The plan also supports sustainable development.
Paragraph 183 (part of)	Neighbourhood plans can set planning policies to determine decisions on planning applications.	The Loose Neighbourhood Plan contains a range of planning policies that will be used to determine decisions on planning applications.

— ENDS —

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy SS1: Maidstone Borough Spatial Strategy</p> <p><i>The spatial strategy determines the housing and economic development targets for the plan period and describes the council's approach to the distribution of development. The approach includes allocation small scale employment for rural areas; protection of rural character; conservation and enhancement of green and blue networks; and support for infrastructure schemes.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 2: Create sustainable communities</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), designation of local green spaces (LP5) and a design quality which references the local rural context (DQ1).</p> <p>The Loose Neighbourhood Plan aims to create communities with good access to jobs and essential services (Obj. 2) and deliver the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy SP1: Maidstone Urban Area</p> <p><i>This policy supports the infilling of urban sites; well-located business areas; a network of district and local centres; local green spaces and their accessibility; and social, environmental and employment well-being.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 7: Improve people’s quality of life</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy AM2: Improve public realm at Old Loose Hill and Village Green</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>The indicative Maidstone Urban Area diagram includes the northern part of Loose Parish. The Loose Neighbourhood Plan aims to achieve appropriate building densities for the local context (DQ1) and provide good access to jobs and essential services (Obj. 2).</p> <p>The Plan aims to improve social and environmental well-being by improving people’s quality of life (Obj. 7), making pedestrians feel safe and comfortable (AM1), providing high quality public realm (AM2) and designating local green spaces (LP5).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy SP17: Countryside</p> <p><i>This policy includes the protection of the local rural character; landscapes of local value including Loose Valley; and the separation of individual settlements.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), designation of green spaces (LP5) and a design quality which references the local rural context (DQ1).</p>
<p>Policy SP18: Historic Environment</p> <p><i>This policy promotes the protection and enhancement of heritage assets through the design of new development; neighbourhood plan policies on locally important heritage; and by considering heritage as a key aspect of site master plans.</i></p>	<p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy DQ1: Design quality</p> <p>Policy DQ2: Protection and enhancement of Loose Conservation Area</p>	<p>The Loose Neighbourhood Plan aims to protect and enhance the historic environment (Obj. 5) and ensure inclusive design qualities with appropriate materials and details that respond to the local context (Obj. 6). The design quality policies aim to do this by promoting design informed by the traditional vernacular (DQ1) and conserving the parish's historic character (DQ2).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy SP19: Housing Mix</p> <p><i>This policy seeks to deliver sustainable, mixed communities in new and existing housing developments by providing a range of housing sizes, types, and tenures. The policy also addresses the need for affordable housing.</i></p>	<p>Obj. 2: Create sustainable communities</p>	<p>Objective 2 of the Loose Neighbourhood Plan is to co-ordinate all new development so that it contributes to the creation of safe, sustainable, and mixed communities.</p>
<p>Policy SP20: Affordable Housing</p> <p><i>This policy requires the delivery of affordable housing on sites of 11 units or more, or which have a combined floorspace of greater than 1000m<sup>2</sup>.</i></p>	<p>Obj. 2: Create sustainable communities</p>	<p>Objective 2 of the Loose Neighbourhood Plan is to co-ordinate all new development so that it contributes to the creation of safe, sustainable, and mixed communities.</p> <p>The Loose Neighbourhood Plan has been amended in line with comments from MBC on this topic.</p>
<p>Policy SP21: Economic Development</p> <p><i>This policy includes the enhancement of existing employment areas; improvement of IT services; and support for local work-based initiatives.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 8: Deliver community infrastructure</p>	<p>The Loose Neighbourhood Plan aims to create communities with good access to jobs and essential services (Obj. 2) and deliver the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy SP22: Retention of Employment Sites</p> <p><i>This policy lists sites designated as Economic Development Areas (EDAs) for use classes B1, B2 and B8, which are to be of high quality design when included within countryside proposals.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Policy DQ1: Design quality</p>	<p>The neighbourhood area is outside a designated EDA and therefore the redevelopment and expansion of existing “B-class” employment premises in Loose for employment-generating uses will be supported.</p> <p>The neighbourhood plan aims to create communities with good access to jobs and essential services (Obj. 2).</p> <p>The design policy is written to ensure that new development complements the rural setting applies to both residential and employment buildings (DQ1).</p>
<p>Policy SP23: Sustainable Transport</p> <p><i>This policy aims to improve accessibility across the borough by enhancing public transport; improving walking and cycling opportunities; and amending the highway network.</i></p>	<p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Policy AM1: Improve the pedestrian environment</p>	<p>Objective 3 of the Loose Neighbourhood Plan is to create a robust, yet flexible, access and movement network for all modes of travel for current and future populations. Policy AM1 sets out a series of ways in which the pedestrian environment can be improved, including provision for cyclists.</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy H1: Housing Site Allocations</p> <p><i>This policy sets out the strategy to deliver 8,409 homes across the borough, including flood mitigation; provision of public open space; a transport assessment; and community infrastructure requirements.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 7: Improve people's quality of life</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy AM2: Improve public realm at Old Loose Hill and Village Green</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p>	<p>The Loose Neighbourhood Plan sets out how future development should be designed to achieve successful places (Obj. 2) for the benefit of new and existing residents (Obj. 7), supported by community infrastructure (Obj. 8).</p> <p>Integration of public open spaces (AM2, LP5), and the setting within the countryside (LP3) are also considered, as well as flood mitigation (LP4).</p> <p>The Plan supports establishing a robust and flexible access and movement network for both existing and new development (Obj. 3, AM1).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Hi(51): Hubbards Lane and Haste Hill Road, Loose</p> <p><i>Approx. 20 dwellings at average density of 33 dph; hedgerows at southern and eastern boundaries will be enhanced to provide buffer between existing and new housing on Hubbards Lane and Haste Hill Road; access from Hubbards Lane only; contributions will be made towards improvements at junction of B2163 Heath Road with A229 Linton Road/Linton Hill at Linton Crossroads.</i></p>	<p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan aims to achieve appropriate building densities for the local context (DQ1) and supports road improvements in its aim to create a robust, yet flexible, access and movement network (Obj. 3). The Plan includes the retention of hedgerows in its design principles for building within the countryside (LP3) and protection of the natural environment (LP4).</p>
<p>Hi(55): Hubbards Lane, Loose</p> <p><i>Approx. 8 dwellings at average density of 20dph; structural landscaping will be provided on eastern and southern boundaries to provide buffer between site and agricultural unit; seek to retain as much existing hedgerow on western boundary as possible to retain natural character; access from Hubbards Lane; consideration of car parking impact from Cornwallis Academy.</i></p>	<p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan aims to achieve appropriate building densities for the local context (DQ1) and includes the retention of hedgerows in its design principles for building within the countryside (LP3) and protection of the natural environment (LP4).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM1: Principles of Good Design</p> <p><i>This policy sets out principles of good design, including an accessible layout; responding to the local natural or historic environment; providing high quality public realm; retaining landscape features; incorporating sustainable elements; protecting and enhancing biodiversity; accommodating pedestrian and vehicular movement; flood mitigation; waste storage; and allowing flexibility for the future.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 4: Efficient use of land and resources</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Obj. 7: Improve people’s quality of life</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy AM2: Improve public realm at Old Loose Hill and Village Green</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Local green spaces</p> <p>Policy DQ1: Design quality</p> <p>Policy DQ2: Protection and enhancement of Loose Conservation Area</p>	<p>Through Objectives 1, 5 and 6, the landscape protection policies and the design quality policies, the Loose Neighbourhood Plan aims to maintain the rural and historic character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and a design quality which references the local context (DQ1) and protects and enhances heritage assets (DQ2).</p> <p>The Plan aims to improve the pedestrian environment (AM1) and provide high quality public realm (AM2).</p> <p>It supports efficient use of land and resources (Obj. 4) and aims to improve people’s quality of life (Obj. 7).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM2: Sustainable Design</p> <p>This policy promotes sustainable design by requiring developments to achieve water efficiency; BREEAM level 'Very Good'; and the strengthened energy performance standards of Building Regulations.</p>	<p>Obj. 4: Efficient use of land and resources</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan promotes the efficient use of land and resources so that developments have a reduced demand for energy or are carbon neutral (Obj. 4). Resource efficiency is included in the design quality checklist (DQ1).</p>
<p>Policy DM3: Natural Environment</p> <p><i>This policy aims to ensure that development protects and enhances the natural environment by responding to the effects of climate change; integrating green and blue infrastructure; compensating the relevant Biodiversity Opportunity Area; and protecting the listed biodiversity sites.</i></p>	<p>Obj. 4: Efficient use of land and resources</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan promotes the efficient use of land and resources so that developments have a reduced demand for energy or are carbon neutral (Obj. 4). It aims to protect and enhance the natural and historic environment (Obj. 5).</p> <p>The landscape protection policies guide development within the countryside (LP3), including the Loose Valley area (LP2), the parish-wide natural environment (LP4), and Designated local green spaces (LP5). The Plan sets out design guidance appropriate within the natural environment (DQ1).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM4: Development Affecting Designated &amp; Non-Designated Heritage Assets</p> <p><i>This policy aims to conserve and enhance designated and non-designated heritage assets.</i></p>	<p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy DQ1: Design quality</p> <p>Policy DQ2: Protection and enhancement of Loose Conservation Area</p>	<p>The Loose Neighbourhood Plan aims to protect and enhance the historic environment (Obj. 5) and ensure inclusive design qualities with appropriate materials and details that respond to the local context (Obj. 6). The design quality policies aim to do this by promoting design informed by the traditional vernacular (DQ1) and conserving the parish's historic character (DQ2).</p>
<p>Policy DM6: Air Quality</p> <p><i>This policy aims to improve air quality by requiring demonstration of how developments will mitigate air quality impacts.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 4: Efficient use of land and resources</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy LP4: Natural environment in Loose</p>	<p>The Loose Neighbourhood Plan aims to create communities with good access to jobs and essential services, therefore reducing commuting and air quality impacts (Obj. 2). Likewise, pedestrian movement is promoted in the aim to create a robust, yet flexible, access and movement network (Obj. 3) and improve the pedestrian environment (AM1).</p> <p>The Plan aims to make efficient use of land and resources, with clean energy resulting in clean air (Obj. 4). Objective 5 and Policy LP4 aim to protect and enhance the natural environment.</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM12: Density of Housing Development</p> <p><i>This policy aims to protect the local distinctive character. Sites within and adjacent to the urban area should achieve a net density of 35 dph, and sites within or adjacent to the rural service centres should achieve a net density of 30 dph.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan aims to maintain and enhance rural character (Obj. 1) and protect and enhance the natural and historic environment (Obj. 5). The Plan promotes inclusive design qualities with appropriate details that respond to the local context (Obj. 6) and are informed by the traditional vernacular (DQ1).</p>
<p>Policy DM13: Affordable Local Needs Housing on Rural Exception Sites</p> <p><i>This policy applies to areas outside of Maidstone, the rural service centres and larger villages. It aims to provide affordable local needs housing to the five rural service centres and five larger villages outside of Maidstone, subject to sustainability (community services, access), environmental and design criteria.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 7: Improve people's quality of life</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan aims to create safe, sustainable and mixed communities (Obj. 2) and improve people's quality of life (Obj. 7). The criteria for this housing are supported by the Neighbourhood Plan's aims to create an access and movement network (Obj. 3), protect and enhance the natural and historic environment, deliver community infrastructure (Obj. 8), and improve the pedestrian environment (AM1). The Plan defines good design in Policy LP3 and DQ1.</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM17: District Centres, Local Centres &amp; Local Shops &amp; Facilities</p> <p><i>This policy gives consideration to planning proposals that would involve or require the loss of existing post offices, pharmacies, banks, public houses or class A1 shops selling mainly convenience goods outside local and district centres.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 7: Improve people’s quality of life</p> <p>Obj. 8: Deliver community infrastructure</p>	<p>The Loose Neighbourhood Plan aims to create safe, sustainable, and mixed communities with good access to jobs and essential services for everybody who lives and works in Loose. (Obj. 2).</p> <p>The plan aims to improve people’s quality of life (Obj. 7) and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM19: Open Space &amp; Recreation</p> <p><i>This policy aims to deliver different forms of public open space as part of a green infrastructure network, that are safe, easily accessible, welcoming, interesting, varied, attractive, and enhance the biodiversity of the area.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 7: Improve people's quality of life</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy AM2: Improve public realm at Old Loose Hill and Village Green</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p>	<p>The Loose Neighbourhood Plan aims to create safe, sustainable, and mixed communities (Obj. 2), improve people's quality of life (Obj. 7), and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8). The Plan promotes accessibility to such places through objective 3 and Policy AM1.</p> <p>The Loose Neighbourhood Plan supports public open spaces as part of the protection and enhancement of the natural environment (Obj. 5), improvements to the public realm (AM2), concern for the natural environment (LP4) and designation of green spaces (LP5).</p>
<p>Policy DM20: Community Facilities</p> <p><i>This policy requires the provision of community facilities, where there is a need, as an essential part of any new residential development.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 7: Improve people's quality of life</p> <p>Obj. 8: Deliver community infrastructure</p>	<p>The Loose Neighbourhood Plan aims to create safe, sustainable, and mixed communities (Obj. 2), improve people's quality of life (Obj. 7), and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>DM21: Assessing the Transport Impact of Development</p> <p><i>The policy aims to reduce the impact of new development on the transport network. It requires public service vehicle access; safe and convenient passenger waiting facilities and information; signed pedestrian access routes; and disabled access to waiting facilities and onto buses.</i></p>	<p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 7: Improve people’s quality of life</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy AM1: Improve the pedestrian environment</p>	<p>The Loose Neighbourhood Plan aims to create safe, sustainable, and mixed communities (Obj. 2), improve people’s quality of life (Obj. 7), and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p> <p>The Plan aims to create a robust, yet flexible, access and movement network (Obj. 3) and improve the pedestrian environment (AM1).</p>
<p>Policy DM23: Parking Standards</p> <p><i>This policy aims to provide adequate parking facilities for both residential and non-residential uses, while achieving an efficient and attractive development layout. The policy includes cycle parking and electric vehicle charging infrastructure.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy DQ1: Design quality</p>	<p>The Loose Neighbourhood Plan aims to create a robust, yet flexible, access and movement network (Obj. 3) and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8). The appropriate design of parking is detailed in Policy DQ1, with the overall aim being to maintain and enhance the rural character (Obj. 1).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM30: Design Principles in the Countryside</p> <p><i>This policy sets out the design principles for new development outside of the settlement boundaries. This includes regard for local features; impact on the landscape; traffic mitigation; appropriate location; and sympathetic design within the rural and historic context.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p> <p>Policy DQ2: Protection and enhancement of Loose Conservation Area</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and designation of green spaces (LP5).</p> <p>Objective 6 and Policies DQ1 and DQ2 aim to protect and enhance the historic context of Loose through a series of design principles. The Plan aims to mitigate impact on traffic by creating a robust, yet flexible, access and movement network (Obj. 3) and improving the pedestrian environment (AM1).</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM31: Conversion of Rural Buildings</p> <p><i>This policy outlines design guidance for the re-use and adaptation of existing rural buildings, outside of the settlement boundaries. The criteria include sympathy with the local landscape character; sound construction; traditional materials and form; parking space within the curtilage; no fences or walls which are out of context; protection of roadside verges; consideration of nearby farms; and sufficient surrounding land for outdoor amenity.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and designation of local green spaces (LP5). Objective 6 and Policy DQ1 aim to protect and enhance the historic context of Loose through a series of design principles.</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM32: Rebuilding &amp; Extending Dwellings in the Countryside</p> <p><i>This policy outlines guidance for the replacement of a dwelling outside of the settlement boundaries. The criteria include the building having a lawful residential use; not being listed; sympathetic design within the rural landscape; no destruction to the original form; no creation of a separate building; and for any outbuildings to be subservient in scale.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 6: Ensure inclusive design qualities</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p> <p>Policy DQ1: Design quality</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and designation of local green spaces (LP5). Objective 6 and Policy DQ1 aim to protect and enhance the historic context of Loose through a series of design principles.</p>

## CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN

Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM36: New Agricultural Buildings &amp; Structures</p> <p><i>This policy outlines guidance for new agricultural buildings. The criteria include being necessary for purposes of agriculture; no adverse impact on existing residents; and for the building to be located within an existing group of buildings, to prevent negative visual impact, unless isolation is essential. In the case of polytunnels, the criteria include surface water run-off; inclusion of a rotation programme; and a field margin maintenance programme which encourages biodiversity.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 2: Create sustainable communities</p> <p>Obj. 4: Efficient use of land and resources</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and designation of local green spaces (LP5).</p> <p>Objective 2 aims to create safe, sustainable, and mixed communities with good access to jobs and essential services for everybody who lives and works in Loose. The Plan aims to make efficient use of land and resources (Obj. 4).</p>

CONFORMITY WITH THE MAIDSTONE BOROUGH LOCAL PLAN		
Summary of the relevant strategic or development management policy	Relationship to the Loose Neighbourhood Plan	Explanation of conformity
<p>Policy DM37: Expansion of Existing Businesses in Rural Areas</p> <p><i>This policy outlines guidance for the sustainable growth and expansion of rural businesses. The criteria include new buildings being small in scale; integration within the local landscape; no negative impact on traffic levels; no loss of amenity in the area; and no impact on nearby properties. Where significant adverse impact would be caused, businesses are encouraged to relocate to an Economic Development Area, to a site within Maidstone Urban Area, or one of the rural service centres.</i></p>	<p>Obj. 1: Maintain and enhance rural character</p> <p>Obj. 2: Create sustainable communities</p> <p>Obj. 3: Create a robust, yet flexible, access and movement network</p> <p>Obj. 5: Protect and enhance natural and historic environment</p> <p>Obj. 7: Improve people's quality of life</p> <p>Obj. 8: Deliver community infrastructure</p> <p>Policy AM1: Improve the pedestrian environment</p> <p>Policy LP 1: Views across village and countryside</p> <p>Policy LP2: Area of local landscape importance</p> <p>Policy LP3: Design of development in the countryside</p> <p>Policy LP4: Natural environment in Loose</p> <p>Policy LP5: Designated local green spaces</p>	<p>Through Objectives 1 and 5 and the landscape protection policies, the Loose Neighbourhood Plan aims to maintain the rural character of the parish. This is achieved through protection of key views (LP1), sensitive design in the Loose Valley area (LP2), demonstration of specific design principles (LP3), enhancement of the natural environment (LP4), and designation of local green spaces (LP5).</p> <p>Objective 2 aims to create safe, sustainable, and mixed communities with good access to jobs and essential services for everybody who lives and works in Loose. The Plan aims to improve people's quality of life (Obj. 7) and provide the community infrastructure necessary to support Loose in the 21st Century (Obj. 8).</p> <p>The Plan aims to mitigate impact on traffic by creating a robust, yet flexible, access and movement network (Obj. 3) and improving the pedestrian environment (AM1).</p>
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*“Loose...  
a place  
apart”*