

Basic Conditions Statement Mattersey and Mattersey Thorpe Neighbourhood Plan

25 July 2018

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Mattersey and Mattersey Thorpe Neighbourhood Development Plan hereafter the Mattersey and Mattersey Thorpe NP has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 The Plan relates to planning matters (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 by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the Mattersey and Mattersey Thorpe Neighbourhood Plan. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions¹:
 - I. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - II. contribute to the achievement of sustainable development.
 - III. be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area.)
 - IV. the making of the neighbourhood plan does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.
- 1.4 This document will outline how the Mattersey and Mattersey Thorpe NP meets all of the above basic conditions.

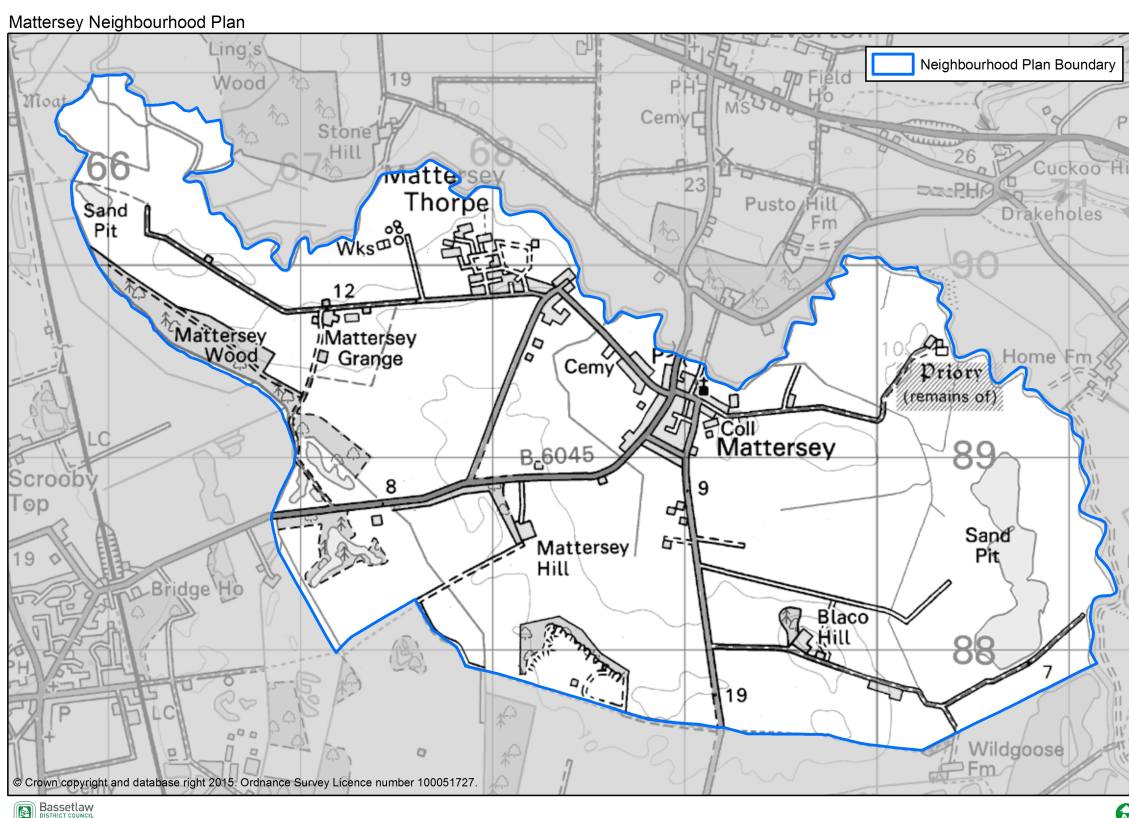
2 Key Statements

- 2.1 The Plan area covers the Parish of Mattersey. Mattersey Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Mattersey and Mattersey Thorpe Neighbourhood Plan expresses policies that relate to the development and use of land only within the neighbourhood area.
- 2.2 The neighbourhood area is contiguous with the Plan area boundary as shown on the map accompanying the neighbourhood designation application. For clarity, the Plan area is shown at Figure 1.

¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

- 2.3 The Mattersey and Mattersey Thorpe Neighbourhood Plan covers the period from 2017 to 2032. The analysis below demonstrates that the Neighbourhood Plan policies are in conformity with the adopted policies in the Core Strategy (adopted 2011).
- 2.4 The Plan proposals do not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.
- 2.5 The Mattersey and Mattersey Thorpe NP does not relate to more than one neighbourhood area. It is solely related to the area of Mattersey and Mattersey Thorpe Parish as designated by Bassetlaw District Council on 18th April 2015.
- 2.6 There are no other Neighbourhood Plans in place for the Mattersey and Mattersey Thorpe neighbourhood area.
- 2.7 The Pre-Submission Draft Mattersey and Mattersey Thorpe Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 17th March 2018 to 12th May 2018. Amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

Figure 1: Mattersey and Mattersey Thorpe Neighbourhood Area



3 Conformity with National Policy

- 3.1 The Mattersey and Mattersey Thorpe Neighbourhood Plan is required to have appropriate regard to national planning policy. This is principally provided in the National Planning Policy

Framework (NPPF) July 2018. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

- 3.2 Paragraphs 28-30 and footnote 16 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies in any development plan that covers the area.
- 3.3 The Development Plan for Bassetlaw comprises the Core Strategy & Development Management Policies Development Plan Document adopted in 2011. This is available to view on the Council's website, at its offices and libraries throughout the District. At time of submission of the Mattersey and Mattersey Thorpe Neighbourhood Plan, Bassetlaw District Council is in the early stages of preparing the Bassetlaw Plan. This will be the new Local Plan for Bassetlaw and it will establish the long-term approach to development in the District up to 2034. On adoption the Bassetlaw Plan will replace the 2011 Core Strategy & Development Management Policies Development Plan Document.
- 3.4 The policies in this Neighbourhood Plan have been drafted to be in general conformity with the adopted policies and the emerging evidence base for the emerging Local Plan to ensure this Neighbourhood Plan will remain up to date once the Bassetlaw Plan is adopted.
- 3.5 The Neighbourhood Plan has been in preparation since 2016 and National Planning Guidance Paragraph: 009 Reference ID: 41-009-20160211 provides guidance on how a neighbourhood plan should relate to the Development Plan where not all the policies are up to date as has been the case during the drafting of the Mattersey and Mattersey Thorpe Neighbourhood Plan. The NPPG advises that
- *the reasoning and evidence used to support an emerging Local Plan is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested,*
 - *the qualifying body and the Local Planning authority should discuss and aim to agree the relationship between policies in:*
 - *the emerging neighbourhood plan*
 - *the emerging Amended Core Strategy*
 - *the adopted development plan*
 - *with appropriate regard to national policy and guidance.*
 - *The Local Planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.*
- 3.6 In accordance with the National Planning Guidance, documents commissioned by Bassetlaw District Council) to support their new Local Plan have been used to guide the Neighbourhood Plan policies. These are;

- SHMA OAN Update 2017
- SHLAA 2013
- Residential Design Successful Places: Supplementary Planning Document 2013
- Mattersey Conservation Area Designation Statement 2010
- housing background papers for the Initial Draft Bassetlaw Plan at <http://www.bassetlaw.gov.uk/media/623685/how-much-housing-does-bassetlaw-need.pdf>

3.7 Table 1 and Table 2 demonstrate that the Mattersey and Mattersey Thorpe Neighbourhood Development Plan has regard to relevant national policies within the NPPF.

3.8 The Mattersey and Mattersey Thorpe NP contains Objectives these are summarised in **Table 1** alongside the NPPF objective they seek to address.

Table 1: Summary of NP Objectives with NPPF Goal

NP Objectives	Relevant NPPF Objective
Encouraging housing growth to sustain the range of facilities in the village	Delivering a sufficient supply of homes Supporting a prosperous rural economy Promoting healthy and safe communities Achieving sustainable development Making effective use of land
Ensuring future housing meets local need	Delivering a sufficient supply of homes Achieving sustainable development
Ensuring that the design of new development reflects the rural nature of the parish	Conserving and enhancing the natural environment Achieving well-design places
Ensuring that development protects and where possible enhances the heritage assets of the Parish	Conserving and enhancing the historic environment
Improving the range of community facilities	Promoting healthy and safe communities
Protecting and extending walking and cycling routes and public open spaces	Promoting healthy and safe communities Open spaces and recreation Conserving and enhancing the natural environment.
Ensuring that future development minimises its impact on the environment and reduces running costs by using energy efficient materials	Conserving and enhancing the natural environment Meeting the challenge of climate change

NP Objectives	Relevant NPPF Objective
Encouraging developers to consult with the community early in the planning application process wherever possible so local people can inform the design, location and layout of a scheme. ²	<p>Pre-application engagement and front loading</p> <p>Promoting healthy and safe communities</p> <p>Para 128 encourages early discussion between the applicants and the local community '<i>clarifying expectations and reconciling local ...interests</i>'.</p> <p>Achieving well-design places</p> <p>Achieving sustainable development</p>

3.17 **Table 2** provides a summary of how each of the Neighbourhood Plan policies have regard to the NPPF.

Table 2: Assessment of how each policy in the Mattersey and Mattersey Thorpe NP conforms to the NPPF

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Protecting the Landscape Character of Mattersey Parish	127, 170	<p>The NPPF requires planning policies to ensure that developments will '<i>function well and add to the overall quality of the area</i>' not just in the short term but over the life time of the development.</p> <p>Planning policies are expected to '<i>contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes</i>'</p> <p>Policy 1 defines the overall approach to protecting landscape character in considering the location for future development. It is based on an understanding and evaluation of the defining characteristics of the Parish undertaken for the Neighbourhood Plan. The Mattersey and Mattersey Thorpe Village Appraisal combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 127c). Policy 1 provides a framework to show how new development can be integrated into the natural, built and historic environment.</p>

² As community objective 7 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
2	Design Principles	124, 125, 126 127, 129, 130 131 185 c	<p>Policy 2 provides ‘a clear vision and expectations, so that applicants have ... certainty about what is likely to be acceptable... and how these will be tested’.</p> <p>Policy 2 ensures that development <i>adds to the overall quality</i>. The policy is ‘sympathetic to local character and history including the surrounding built environment and landscape setting’ as the policies are based on an understanding of the characteristics of the two settlements; the policy seeks to ‘add to the overall quality of the area not just for the short term but over the lifetime of the development’ by and sympathetic to local character.</p> <p>The use of BfL12 is encouraged to provide a measure of the standard required. This policy is supported by the Village Appraisal work.</p>
3	Infill and redevelopment in Mattersey Village	68, 78	<p>Policy 3 sets out the criteria to be used for infill sites in Mattersey Village to ensure development responds to local character. It also encourages infill plots near village amenities to be for smaller dwellings to meet local needs.</p> <p>The NPPF encourages the development of housing in rural areas to enhance the vitality of rural communities and notes that smaller sites can usually be built out more quickly.</p>
4	Development Affecting Heritage Assets	184, 185, 189, 192	The NPPF places great importance on the protection and enhancement of heritage assets. Policy 4 sets out a clear framework setting out how the impact of development on heritage assets should be considered.
5	A mix of housing types	60	Policy 5 is based on the evidence from the AECOM HNA and it addresses the need to provide housing to meet demonstrable local need for smaller 2-3 bed dwellings. The NPPF supports the need to meet local housing need.
6	Enhancing facilities in the Parish	83	The NPPF states that planning policies should enable ‘the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space,’

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<i>cultural buildings, public houses and places of worship.</i> ⁶ Policy 6 recognises the importance of maintaining and where possible enhancing the facilities in the village (the provision of a pub and village hall is supported).
7	Local Green Spaces	99, 100	The NPPF encourages communities to identify for special protection green areas of particular importance. Policy 7 identifies 2 such areas of tranquillity and community value that will be protected from development.
8	Conservation and Enhancement of non vehicular routes	104	Policy 8 seeks to ensure that cycling and walking across the Plan area is encouraged and where possible as part of development proposals foot paths routes are extended to create a network of routes that encourage easier access to the countryside. Creating a route along the River Idle is highlighted as of particular value. This accords with the NPPF which states that planning policies should <i>'provide for high quality walking and cycling networks'</i>
9-16	Site Allocations	69	These policies relate to specific sites. They carry forward the general principles established in policies 1-8. The NPPF advises that neighbourhood plans should <i>'consider the opportunities to identify small and medium sites'</i> .

4 Contribution to the Achievement of Sustainable Development

- 4.1 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three overarching objectives *'which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)'*³. The Mattersey and Mattersey Thorpe NP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.
- 4.2 The **social** goals are to maintain a thriving community by recognising the need for some housing development over the Plan period to meet local and District need. 8 sites are allocated as suitable for housing. The Plan also encourages the enhancement of community facilities (it is expected that demand will increase as the local population grows) and supports the protection of the school. The increase in population should also attract more children to the parish and provide more pupils for the school.

³ NPPF para 8

- 4.3 The provision of a pub and village hall is supported. The extension and conservation of footpaths and cycle routes will also create additional opportunities for local residents to exercise and socialise within the parish.
- 4.4 The **environmental** goals are to protect the natural and built environment. Neighbourhood Plan polices ensure that proposals protect and where possible enhance existing landscape character and that proposals conform with the actions of the District's Landscape Character Assessment.
- 4.5 The **economic** goals relate the promotion of 8 sites – it is hoped that given the requirement for smaller dwellings this will free up family size houses which will attract working age people to the parish. The increased local population will assist in providing more customers for the local shop.
- 4.6 The Mattersey and Mattersey Thorpe Neighbourhood Plan has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application stage. The Policies therefore aim to enable development necessary to meet District requirements whilst protecting and where possible enhancing the quality of life for local people.
- 4.7 Table 3 sets out how the Neighbourhood Plan Policies are delivering Sustainable Development.

Table 3 Sustainable Development and the Mattersey and Mattersey Thorpe Neighbourhood Plan

Sustainable Development Dimensions	Neighbourhood Plan Focus	Comment	Neighbourhood Plan Objectives and Policy
Economic	Increase population due to planned growth on 8 allocated sites	The increase in population will provide increased customers for the shop and pupils for the school making the parish a more attractive place to live	Community Objectives 1, 2, 5 NP Policies 3, 5, 6, 9 -16
Environmental	The design of any new developments to be of a high standard that reflects the distinctive rural character; the landscape character is protected and the Plan promotes extensions to footpaths. 2 Local Green Spaces are designated	The natural and built environment both require protection; the NP policies ensure there is no erosion of rural character. The identification of two LGS's protects these valued green spaces; policies to encourage the provision of footpath routes will	Community Objectives 3, 4, 6, 7 NP Policies 1, 2, 4, 7, 8

Sustainable Development Dimensions	Neighbourhood Plan Focus	Comment	Neighbourhood Plan Objectives and Policy
		improve access to the countryside.	
Social	<p>Encouraging the provision of additional housing to meet local need.</p> <p>Seeking opportunities to provide additional community facilities and supporting existing amenities.</p> <p>Creating and enhancing walking and cycling routes to visitor destinations from the village.</p>	<p>Provides housing suitable for the changing population and to release family housing (especially in Mattersey Village) where smaller dwellings are provided for downsizing.</p> <p>Increasing community facilities will enhance well-being and help to increase social cohesion in the village</p> <p>Enabling people to walk/ cycle also improves health and well-being.</p>	<p>Community Objectives 1,2,5,6</p> <p>NP Policies 5, 6, 8,9 -16</p>

5 Compatibility with EU Obligations

Strategic Environmental Assessment and Sustainability Appraisal

- 5.1 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive. A Screening Report has been prepared by Bassetlaw District Council to determine whether or not the Mattersey and Mattersey Thorpe Neighbourhood Plan (Regulation 14 Draft November 2017) requires a SEA.
- 5.2 The Screening Report concluded that a SA was required. The Sustainability Appraisal (SA) process is a way of ensuring that plans and programmes relating to the development and use of land are compatible with the aims of sustainable development. Sustainability Appraisal assesses the economic, environmental and social impacts of a proposed policy to ensure that it will contribute to achieving sustainable development. Neighbourhood Plans that allocate sites are required to undertake a sustainability appraisal. The Mattersey and Mattersey Thorpe Neighbourhood Plan does allocate sites so a Sustainability Appraisal of the Plan has been undertaken.

- 5.3 The Draft Sustainability Appraisal for Mattersey and Mattersey Thorpe NP is available to view at <http://www.bassetlaw.gov.uk/media/771727/Mattersey-Draft-Sustainability-Appraisal.pdf> . The SA sets out the process at para 2.1 to demonstrate that the report meets SEA as well as SA requirements.
- 5.4 Table 9 is the Sustainability Appraisal of the Neighbourhood Plan policies. The criteria used is set out at para 6.11 of the SA. The criteria and table 9 are shown at Appendix A.
- 5.5 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in negative significant effects on protected European Sites as a result of the Plan's implementation⁴.
- 5.6 The Screening Report determined whether the content of the draft Neighbourhood Plan required a HRA Appropriate Assessment. Natural England, Historic England and the Environment Agency were consulted. It has been determined that the Plan is not likely to have significant environmental effects and as such an Appropriate Assessment is not required.
- 5.7 The Screening Report is available at <http://www.bassetlaw.gov.uk/everything-else/planning-building/neighbourhood-plans/draft-neighbourhood-plans/mattersey-mattersey-thorpe-neighbourhood-plan.aspx>

Other EU obligations

- 5.8 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the **European Convention on Human Rights**. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 5.9 The main issues for planning are the right to family life and in preventing discrimination. The Plan makes positive contributions, such as through seeking to provide housing to meet local needs. The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.
- 5.10 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. There was consultation and engagement early on in the process and residents were encouraged to participate throughout. The draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012; responses have been recorded and changes have been made as per the schedule set out in the Statement of Consultation. The Statement of Consultation has been prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

⁴ Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

6 Site Assessment Process and Sustainability

- 6.1 The Neighbourhood Plan steering group along with Bassetlaw District Council and the Community considered 4 options. The likely social, economic and environmental impacts of each potential neighbourhood plan option was undertaken to assist the Neighbourhood Plan Steering Group in further decisions over the most favourable course of future action. A total of 23 potential development sites were considered in early 2017. The Neighbourhood Plan Steering group and Bassetlaw District Council undertook a detailed site assessment of all the sites which is available on the following link <http://www.bassetlaw.gov.uk/media/772075/Mattersey-Site-Assessment-Report.pdf>
- 6.2 Three consultation sessions were carried out in 2016 and 2017 to determine, from the public's point of view, which sites would be most suitable for development. The findings from the site selections process and public consultation resulted in 8 suitable sites being available for development within the Plan area.
- 6.3 Four options were considered; option 4, to develop the 8 identified development sites was taken forward. Table 7 (set out in Appendix B) shows how each option was reviewed against the SA matrix. Note option 4 was not assessed to have any negative impacts.

7 Conformity with Strategic Local Policy

- 7.1 There has been a positive working relationship and close collaboration between Bassetlaw District Council (BDC) and the Parish Council⁵ including meetings with Policy Officers at BDC to support and guide the site assessment work as part of the preparation of the Neighbourhood Plan.
- 7.2 The adopted policies are those in the Core Strategy & Development Management Policies Development Plan Document 2011.
- 7.3 The Basic Conditions set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 require the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan for the area. In acknowledgement that the Bassetlaw Plan will one day supersede the Core Strategy an assessment of the conformity with the Neighbourhood Plan has been provided (see section 7 and table 4)

The Core Strategy Adopted 2011

- 7.4 This document sets out the big issues that the council, public and private sector partners need to address up to 2028 in Bassetlaw. It sets a vision, objectives and policies to help deliver the development and change identified.
- 7.5 The Core Strategy took its housing figure from the Regional plan (now revoked) by the time of adoption it was required to deliver a minimum of 7000⁶ up to 2026.
- 7.6 Mattersey village is classified as a rural service centre in the Core Strategy. Policy 8 sets out the scale of development for rural service centres.

⁵ Represented by the Neighbourhood Plan Steering Group which is chaired by the chairman of the Parish Council

⁶ See para 1.13 at <http://www.bassetlaw.gov.uk/media/105902/CS1AdoptedCoreStrategy.pdf>

‘Any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities.’

- 7.7 Mattersey Thorpe is classified as an ‘other settlement’ (see Core Strategy Policy 9) where housing development is *‘limited to conversions or replacement dwellings’*. Developments that *deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses* are supported and community infrastructure is supported *‘where they are of a scale appropriate to, and accord with, the role of the settlement’*
- 7.8 The Neighbourhood Plan promotes 3 sites in Mattersey Thorpe; however, it is contended that this approach is in general conformity with the Core Strategy 2011 on the basis that;
- a) the 3 sites identified in Mattersey Thorpe constitute sustainable development (see the SA appraisal); and
 - b) the Core Strategy was adopted before the NPPF; the presumption in favour of sustainable development supports the principle of limited development in Mattersey Thorpe; and
 - c) the limited facilities in Mattersey village will be supported by the growth of Mattersey Thorpe – in this regard the settlements support each other
- 7.9 The evidence base for the emerging Local Plan (the Initial Draft Bassetlaw Plan) supports the need for additional housing growth and takes a different approach looking at ‘functional clusters’ with settlements of differing sizes supporting each other. Strategic Proposal 5 of the Initial Draft supports an approach that will
- ‘work alongside neighbourhood plans to*
- *support the delivery of their site allocations*
 - *acknowledge where there are clear aspirations for growth and how they can contribute to the strategic objectives of the Bassetlaw Plan’.*
- 7.10 The NP approach reflects the emerging evidence and sets out a sustainable scale of growth for Mattersey Thorpe.

The Initial Draft Bassetlaw Plan

- 7.11 The Initial Draft Bassetlaw Plan does not carry any weight but the evidence base upon which its principles are based have also been used to support the Neighbourhood Plan⁷. BDC are aiming to adopt the Plan in 2019 with a life span of 15 years. This early draft sets out Strategic Proposals and a thematic approach.
- 7.12 Strategic Proposal 1 sets out the principle of functional clusters, Mattersey is identified (but Mattersey Thorpe is not). Strategic Policy 5 establishes the principles for development and growth in sustainable rural settlements – there is a list of criteria a – l and the approach

⁷ See <http://www.bassetlaw.gov.uk/media/623685/how-much-housing-does-bassetlaw-need.pdf>

includes the principle of acknowledging '*aspirations for growth*' and '*supporting neighbourhood plans in their site allocations*' (see above).

7.13 The Strategic Proposals and thematic approaches that support the neighbourhood plan are set out in table 4 below.

7.14 **Table 4** provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the District's Strategic Policies in the Core Strategy 2011 and the Strategic Proposals in the Initial Draft Bassetlaw Plan

Table 4: Assessment of how each policy in the Mattersey and Mattersey Thorpe Neighbourhood Plan is in general conformity with the Strategic Policies of the Development Plan and the Strategic Proposals and Thematic Approach in the initial Draft Bassetlaw Plan.

Neighbourhood Plan Policy No.	Core Strategy 2011	Initial Draft Bassetlaw Plan
1 Protecting the Landscape Character of Mattersey Parish	DM 9 Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities	SP 1, 5 TA 11
2 Design Principles	DM 4 Design and Character	TA 12
3 Infill and redevelopment in Mattersey Village	DM 5 Housing Mix and Density	SP 5 TA 7
4 Development Affecting Heritage Assets	DM8 The Historic Environment	TA 10
5 A mix of housing types	DM 5 Housing Mix and Density	TA 7, TA 13
6 Enhancing facilities in the Parish	CS 8 Rural Service Centres	SP 5
7 Local Green Spaces	DM 9 Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities	TA 11
8 Conservation and Enhancement of non vehicular routes	DM 9 Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities	TA 11
9 – 16 Site Specific Policies	DM 9, DM 4, DM 5,	SP 1, 5 TA 7 TA 12

8 Conclusion

- 8.1 It is the view of the Mattersey and Mattersey Thorpe Neighbourhood Plan Steering Group that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 Act are considered to be met by the Mattersey and Mattersey Thorpe Neighbourhood Plan and all the policies therein.
- 8.2 The Neighbourhood Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in Bassetlaw District Council's strategic planning policies and meets relevant EU obligations.
- 8.3 On that basis, it is respectfully suggested to the Examiner that the Mattersey and Mattersey Thorpe Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.

9 Appendix A Table 9 SA of Neighbourhood Plan Policies

Criteria used to assess the Development Management Policies

Key	
Strong Positive Impact	✓✓
Positive Impact	✓
Neutral / No Impact	-

Key	
Negative Impact	X
Strong Negative Impact	XX
Uncertain Impact	?

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
Policy 1: Protecting the Landscape Character of Mattersey Parish	-	✓	✓✓	-	✓	✓✓	✓✓	-	-	-	-	-	-	-
	Policy 1 seeks to protect and enhance the landscape character within the plan area and the publically accessible important views. The policy also seeks to implement a settlement break between Mattersey and Mattersey Thorpe ensuring the settlements remain separate whilst preserving the important landscape quality between the two villages. To support this policy a Landscape Character Assessment was undertaken which provides the necessary evidence for this policy. This policy scores well against the environmental SA objectives as it is preserving, enhancing and protecting the landscape setting and assets within the plan area.													
Policy 2: Design Principals	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	-	-
	Policy 2 seeks to promote good design in new developments. New development proposals should demonstrate high quality design that reflects the rural character and distinctiveness of the area. The policy supports the use of local materials, the siting of plots, street frontages, parking, boundary treatments, setting within the landscape and private amenity in order to provide greater integration in to the existing village and reflect the rural character of the plan area. The policy also seeks to implement and reinforce the use of the Building for Life national standards. This policy scores well on SA01-5 due to its influence on the design of developments which can help manage their, potential, impacts on both the built and natural environments.													
Policy 3: Infill and Redevelopment in Mattersey Parish	✓✓	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-
	The infill policy seeks to ensure that new development is of a high design quality and it will not detrimentally impact on the historical assets of the plan area (e.g. non designated heritage assets, listed buildings and the conservation area). The infill development must also meet and support the identified housing need of the area. This policy also seeks to support the creation of well-connected areas and promotes healthy communities and social cohesion.													

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
Policy 4: Development Affecting Heritage Assets	-	✓	✓✓	✓	✓	✓	✓✓	-	-	-	-	-	-	-
	Policy 4 seeks to protect and ensure that no future development impacts detrimentally on Heritage Assets. The policy sets out the expectations and requirements for the design, location and materials that should be used within any future developments. Policy 4 scores highly against SAO 2 to 7 as the policy seeks to ensure that new development respects and complements the existing village.													
Policy 5: Housing Mix and Type	✓✓	✓	✓	✓	✓✓	-	-	-	-	-	-	-	-	-
	Policy 5 is promoting the use of a “good and appropriate” mix of new housing in order to cater for the needs of the future population. In particular, the policy seeks to encourage smaller 2 bed market dwellings to be built within the area. This policy scores well on SA01-2 due to its influence in housing location, type and the design of developments which can help manage their, potential, impacts on both the built and natural environments as well as the demographics of the future population.													
Policy 6: Enhancing Facilities in the Village	-	✓	✓	-	✓✓	✓	✓	-	-	-	-	-	-	-
	Policy 6 scores highly with SA objectives 2, 3, 5, 6 and 7 as the policy promotes the protection of existing and creation of new community services (in particular a public house, village hall and the provision of a multi-functional facility in Mattersey Thorpe) and facilities within the area in order to remain a sustainable and vibrant community. This contributes to healthy communities and social cohesion.													
Policy 7: Local Green Spaces	-	✓✓	✓✓	-	✓✓	✓✓	✓	-	-	-	-	-	-	-

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
	Policy 7 seeks to designate two local green spaces in Mattersey Thorpe. The National Planning Policy Framework enables local communities to designate local greens spaces to ensure the future usage of the spaces for future generations. The policy scores highly against the environmental objectives as this protects and enhances the access to green open spaces in the plan area.													
Policy 8: Conservation and Enhancement of Non-vehicular Routes	-	✓✓	✓✓	-	-	✓	✓	-	-	-	-	-	-	-
	Policy 8 scores highly with SA objectives 2, 3, 6 and 7 as the policy promotes the creation of new non vehicular routes and encourages linkages into the existing networks in particular the connection to and from the proposed allocated site. This contributes towards healthy communities and social cohesion.													
Policy 9: Land west of Main Street Mattersey	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 9 scores highly with SA objectives 1, 2, 3, 5, and 6 because it seeks to identify an area – “Land West of Main Street Mattersey” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage) but it does provide a criterion that any future development proposals should take into consideration when designing the site. In addition to this it supports the protection/enhancement of local environmental and historic assets and the linkages to the existing footpath to the north of the site.													
Policy 10: Land North of Thorpe Road Mattersey	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 10 scores highly with SA objectives 1, 2, 3, 5 and 6 because it seeks to identify an area – “Land North of Thorpe Road Mattersey” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage) but it does provide a criterion that any future development proposals should take into consideration when designing the site. In addition to this it supports the protection/enhancement of local environmental and the boundary treatments should reflect that of the surroundings which are low walls and hedges at the front of the site													

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
	and low walls/hedges in the rear gardens to allow for the transition into the countryside.													
Policy 11: Land East of Retford Road	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 11 scores highly with SA objectives 1, 2, 3, 5 and 6 because it seeks to identify an area – “Land east of Retford Road” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage) however, the policy does set out the requirements that any future planning application should respect and address to ensure the proposals are in accordance with this policy. For example any future application should address the impact on the setting of the Grade 2 listed collage, conservation area and the Lime Trees along the western boundary of the site.													
Policy 12: Land South of Thorpe Mattersey	✓✓	✓	✓	-	✓	✓	-	-	✓	-	-	-	-	-
	Policy 12 scores highly with SA objectives 1, 2, 3, 5, 6 and 11 because it seeks to identify an area – “Land South of Thorpe Road Mattersey” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage). The application should demonstrate that the proposed layout does not impact negatively on the peace and tranquillity on the setting of the cemetery, provides low level boundary treatments, respect local materials and links into the existing footpaths and includes an uncontrolled pedestrian crossing point to the footway opposite the site.													
Policy 13: Land East of Main Street Mattersey	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 13 scores highly with SA objectives 1, 2, 3, 5, and 6 because it seeks to identify an area – “Land East of Main street													

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
	Mattersey” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage). The application should demonstrate that the proposed development meets the requirements of the policy in particular in relation to the historical character and setting and that the layout of the site takes advantage of the key views of the church.													
Policy 14: Land North of Newall Drive Mattersey Thorpe	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 14 scores highly with SA objectives 1, 2, 3, 5 and 6 because it seeks to identify an area – “Land North of Newall Drive Mattersey Thorpe” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage). Any future planning application would need to demonstrate that it meets the requirements of the policy and in particular that a flood risk assessment has been carried out and that the development would not increase the risk of flooding either onsite or within the vicinity.													
Policy 15: Land South of Breck Lane, Mattersey Thorpe	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-
	Policy 15 scores highly with SA objectives 1, 2, 3, 5 and 6 because it seeks to identify an area – “Land South of Breck Lane, Mattersey Thorpe” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage). Any future application would need to demonstrate that it meets the criteria of the policy.													
Policy 16: Land to the rear of Gilbert Croft	✓✓	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-

Element of the Draft Plan	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
	Policy 16 scores highly with SA objectives 1, 2, 3, 5 and 6 because it seeks to identify an area – “Land to the rear of Gilbert Croft, Mattersey Thorpe” This allocation does not specify the number of properties to be developed on the site (as this will be established at the planning application stage). Any future application would need to demonstrate that it meets the criteria of the policy.													

10 Appendix B Assessing the Alternative Site Options against the SA Objectives

Potential Impact of the Options	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
Option 1	X	-	X	-	-	-	-	-	-	-	-	-	-	-
	This option would have a neutral impact on the majority of the SA criteria because there would be no change to the settlement and no development in the area. It would have a negative impact on SA objective 1 as there will be no planned development in the settlement and this would not ensure the housing stock meets the needs for the area. SA objective 3 also scores negatively as this option does not provide any additional opportunities for recreation in the area.													
Option 2	✓✓	✓	✓	-	✓	X	X	X	-	-	-	-	-	-
	This option would have a positive effect on providing additional housing to meet the needs of the population. It would also have a positive effect on reducing health inequalities by providing additional recreational space in-line with the policy requirements in Bassetlaw's Core Strategy. This option is undeliverable as not all sites are suitable for development due to their impact on existing planning constraints such as flood zone, listed buildings and development within the Conservation area. This option is more likely to have a negative impact on the social and environmental assets within the plan area.													
Option 3	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-
	Option 3 would provide minimal development and probably only provide a limited housing mix. This scores favourable against SA objectives 1, 2 and 4 as it delivers some housing, health benefits and community cohesion. However, the option scores neutrally against protecting the landscape and natural environment as there would likely be little change.													
Option 4	✓✓	✓	✓✓	✓	✓✓	✓	✓✓	✓	-	-	-	-	-	-

Potential Impact of the Options	Sustainability Appraisal Objective													
	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5	SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14
	Option 4 would provide some housing development on the carefully selected sites in line with the communities' wishes. This scores favourable against SA objectives 1 - 8 as it delivers housing, health benefits and community cohesion. However, the option scores neutrally against protecting the landscape and natural environment as there would likely to be change.													