

Basic Conditions Statement – Harworth & Bircotes Neighbourhood Development Plan

Harworth & Bircotes Town Council
2015 - 2028



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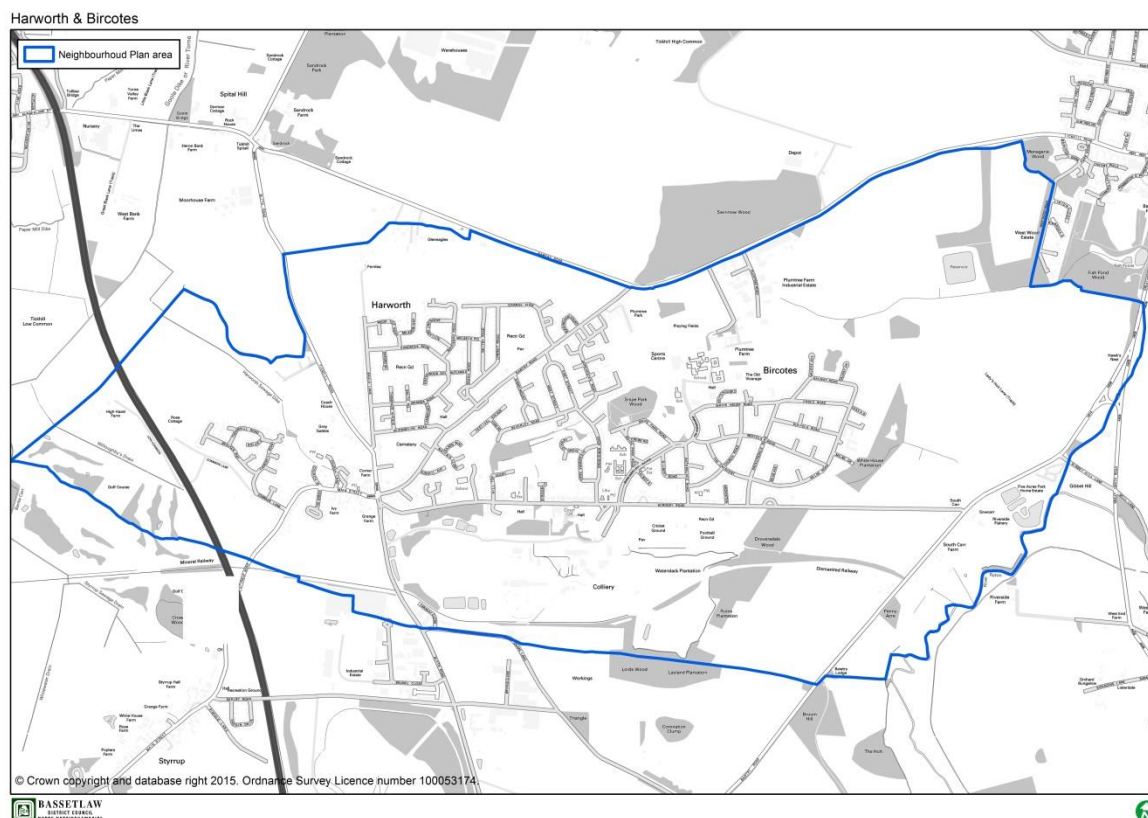
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1 Introduction

What is the Harworth & Bircotes Neighbourhood Plan?

- 1.1** The Harworth & Bircotes Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & 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 of the ward and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2** This NDP is a new type of planning document prepared by Harworth & Bircotes Town Council on behalf of its residents. It is a legal planning policy document and once it has been 'made' by Bassetlaw District Council it must be used by:
 - a) planners at Bassetlaw District Council in assessing planning applications; and
 - b) by applicants as they prepare planning application for submission to Bassetlaw District Council.
- 1.3** Planning applications must be decided in accordance with Bassetlaw District Council's (BDC) adopted planning policies (including this NDP).
- 1.4** To carry this much influence in planning decisions this NDP will be examined by an independent examiner who will check that it has been prepared in accordance with planning law, be in conformity with the National Planning Policy Framework, Bassetlaw's 2011 Core Strategy and be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum.
- 1.5** 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. The Plan proposal does 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.
- 1.6** This Plan has been prepared by the Harworth & Bircotes Neighbourhood Plan Steering Group, which has been led by Harworth & Bircotes Town Council. It covers the whole Town Council area as identified on Figure 1 on the following page and is intended to cover the period 2015-2028.

Figure 1: Harworth & Bircotes Neighbourhood Area



What is the Basic Conditions Statement

1.7 This Basic Conditions Statement has been prepared to accompany the Harworth & Bircotes Neighbourhood Development Plan. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

- I. the NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- II. the NDP must contribute to the achievement of sustainable development;
- III. the NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Bassetlaw District Councils (BDC) Core Strategy and Development Management Policies DPD adopted in December 2011; and
- IV. the NDP must meet the relevant EU obligations.

1.8 This document will outline how the Harworth & Bircotes Neighbourhood Development Plan meets all of the above basic conditions and therefore is compliant with the Town and Country Planning Act 1990.

2 Compliance with Basic Conditions

Overview

- 2.1 With regards to Part 2 of the Neighbourhood Planning Regulations 2012 Harworth & Bircotes (H&B) Town Council submitted an application for designation of the H&B Neighbourhood Area for the purpose of creating a NDP with the Town Council to act as the qualified body to do so. This application was received by Bassetlaw District Council on the 30th April 2013 and a statutory 6-week consultation period was enacted, running from 3rd May to the 14th June 2013.
- 2.2 As outlined in the Regulations the Local Authority have a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information on how to comment was made available on the Council's website and information on the application and how people could comment was placed in the Worksop Guardian on the 3rd May 2013, this advert is available to view in **Appendix A** of this document.
- 2.3 Local business owners and land owners were also contacted informing them of the application and how a NDP could affect them. In addition to this, posters were placed in various locations around the town and in local shops informing local residents of the Town Council's intention to produce a Plan.
- 2.4 During the 6-week consultation period, no objections were received to the Neighbourhood Area as outlined in the initial application. Therefore on the 25th July 2013 Bassetlaw District Council contacted H&B Town Council to confirm that the council may proceed with the preparation of a NDP for the area as designated.
- 2.5 The Draft Harworth & Bircotes Neighbourhood Development Plan was made available for consultation in accordance with Regulation 14 of the regulations, from the 29th September 2014 until the 10th November 2014. Some minor amendments have been considered to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'¹.

¹ 'Consultation Statement (2014)' available on the NDP website - <http://harworthandbircotesnp.weebly.com/>

Regard to National Policy

- 2.6 The National Planning Policy Framework (NPPF) was published in March 2012. 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).
- 2.7 The Harworth & Bircotes NDP contains a Vision, Aim and several Objectives, in addition to 15 Development Management Policies. These Policies work to deliver sustainable development and growth to the town and have been developed in accordance with principles outlined in the NPPF.
- 2.8 **Table 1** outlines how these Policies are in accordance with the NPPF.

Contribute to the Achievement of Sustainable Development

- 2.9 The NPPF states a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better life for local residents and making the quality of life better for future generations. The Harworth & Bircotes NDP echoes that of the NPPF and encourages positive growth in the settlement ensuring economic, environmental and social progress for future generations.
- 2.10 The Harworth & Bircotes NDP has been prepared with a central understanding that the key areas it addresses, environment, economy and community, are all closely linked. The Policies therefore aim to enable the change the community needs whilst protecting what is valued.
- 2.11 Policy 1: Sustainable Development Principles of the Plan sets out the overarching approach of the Plan to new development and growth in the town. The underpinning factor of this Policy is ensuring the delivery of sustainable development in the area and its community to ensure it is self-sustaining over the long term.

Conformity with Strategic Local Policy

- 2.12 The Harworth & Bircotes NDP has been prepared by the Town Council working with the assistance of officers from Bassetlaw District Council from the Neighbourhood Planning and Planning Policy team. This has ensured that the process of developing the policies for the Harworth & Bircotes has been scrutinised in terms of conformity with strategic policies contained within Bassetlaw District Council's Core Strategy and Development Management Policies Document adopted in December 2011.
- 2.13 **Table 1** provides detailed analysis with relation to the Development Management Policies of the Harworth & Bircotes NDP being in general conformity with the Strategic Policies of BDC Core Strategy.

Compatibility with EU Obligations

- 2.14 There are no sites within the Plan that would make the Environmental Assessment of Plans and Programmes Regulations 2004 apply. The NDP includes a housing site allocation on a brown field former Colliery Site but no development is suggested that would have significant effects on any habitats. The Strategic Environmental Assessment (SEA) screening undertaken by Bassetlaw District Council made the judgement that a full SEA is not required and the Plan will not have any significant environmental impacts. This document was submitted to English Heritage, Natural England and the Environment Agency who also agreed with this outcome.
- 2.15 A Sustainability Assessment was undertaken on the NDP and a report has been produced that outlines the results of this assessment of the sustainability of the NDP for Harworth & Bircotes. This is available along with the SEA Screening Statement on the Neighbourhood Plan website that is accessible using the link below.

<http://harworthandbircotesnp.weebly.com/>

- 2.16 The plan has been determined to not have any impacts on human rights.
- 2.17 **Table 1** on the following page outlines how the Development Management Policies of the Harworth & Bircotes NDP are in conformity with the NPPF and Strategic Policies contained in BDC Core Strategy. These documents are accessible using the links below.

NPPF - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Core Strategy - <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/local-development-framework/core-strategy.aspx>

Table 1: NDP Policy Conformity

Policies in the H&B NDP	Regard for the NPPF	Regard for the Strategic Local Policy
Overall	The Harworth & Bircotes Plan is considered to have regard to the NPPF particularly in relation to the objectives for neighbourhood plans and in achieving sustainable development for the area.	In relation to the Local Plan policies, the Harworth & Bircotes Plan is considered to be in general conformity with policies of a Bassetlaw District Council in particular Policy CS1, CS4, DM4, DM5, DM9 and DM13.
Sustainable Development		
Policy 1: Sustainable Development Principals	This policy in the plan relates directly to Sustainable development (paragraph 14 of the NPPF) is split into three elements; economic, social and environmental. The NPPF stipulates that all aspects of planning, including NDP, must plan to deliver sustainable development in their area which the NDP does through this policy.	The Core Strategy's main aim is to deliver sustainable development and is evident throughout the document this is echoed in the Harworth & Bircotes NPD through all its Policies and specifically in Policy 1.

Regeneration of the Town Centre

Policy 2: New Development in the town centre

Policy 3: Shopping Frontages

Policy 4: Development of Sites A and Site B

Policy 5: Traffic and Parking in the Town Centre

In Paragraph 23 of the NPPF it states that *“Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period”*. This NDP support the regeneration, development and expansion of the town centre through allocations and seeks to improve the vitality and viability of the town centre.

The NPPF suggests that the parking in town centres should be improve and be convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate (paragraph 40).

The Plan promotes sustainable development as its primary objective and supports an appropriate level of parking provision to support new development whilst promoting policies that will encourage more local people to walk or cycle and use public transport to town for at least some of their shopping trips.

The Core Strategy shows a Local Centre Boundary on the Harworth & Bircotes proposal map drawn to reflect existing land uses in 2011 and sets out the policy for the town centre in Policy CS4. However, the area has already seen changes to the town centre and the NDP is anticipating further changes to the town centre expanding its services and facilities, including the redevelopment of the Colliery site that is adjacent to the town centre.

This NDP identifies a wider Town Centre Boundary to reflect the change and expected change in circumstances since 2011 and to support the aspirations in this Plan to regenerate the Town centre.

Colliery Site Redevelopment & Housing

<p>Policy 6: Colliery Site Redevelopment</p>	<p>Promoting Growth is the central to the NPPF. The NPPF (paragraph 47) suggest that plans should identify a supply of specific, developable sites or broad locations for growth and this is what the plan does through allocating the former colliery site.</p>	<p>The Core Strategy identifies Harworth & Bircotes as a Regeneration settlement that will deliver a minimum of 1560 houses until 2026 (Policy CS1 & CS4). The NDP actually will increase the number of houses to above this level but the Core Strategy allows this flexibility and supports the development of further houses in the Settlement Hierarchy (Policy CS1).</p>
<p>Policy 7: Housing Mix</p>	<p>The Plan promotes the development of a mix of housing tenures, types and sizes that are more able to meet the changing needs and aspirations of its residents, through changing life stages, household shapes and sizes or changes in income. This reflects the aspirations of the NPPF (paragraph 47 & 50).</p>	<p>At the start of the NDP process the former brownfield land at Harworth Colliery had an outstanding planning permission for employment uses (and also lies within the development boundary in the adopted Core Strategy 2011 and the remainder is a preferred Site in the recently withdrawn BDC Allocation Document 2014) in which the community were not supportive of. Throughout the consultation on the NDP the community suggested the best use for the site would be for housing and community uses. In the light of this the neighbourhood plan group decided to allocate this site only in the NDP and did not undertake a Town Strategic Housing Land Availability Assessment due to the factors outlined above. Bassetlaw District Council, Planning Aid and other planning consultants agreed and supported the approach taken.</p>
<p>Policy 8: Design Principles for New Development</p>		<p>Policy CS4 of the Core Strategy Specifically states that support will be given to appropriate re-development of the Harworth Colliery site that serves to increase the range and quality of housing in the town. Policy 6 of the</p>

		<p>NDP does this by allocating the site for a mix of housing types and tenures.</p> <p>The NDP aims to deliver growth for the Town that is of high quality which not only provides good quality homes.</p> <p>DM4 and DM5 of the Core Strategy support the development of high quality and appropriate mix of housing suitable to its location in which the policies in this plan reflect and complement those of the Core Strategy.</p>
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Environment & Green Infrastructure		
<p>Policy 9: Improving Green Infrastructure</p> <p>Policy 10: Open Spaces & Sports Fields Provision</p> <p>Policy 11: Designating Local Green Spaces</p>	<p>The NPPF suggest that development plans should proactively plan for social, recreational and cultural facilities and services the community needs (Paragraph 70).</p> <p>The NPD promotes the development and improvement of existing and new community green spaces and play provision.</p> <p>The Harworth & Bircotes Green Infrastructure Project Proposal identified several areas of greenspace that meet the eligibility criteria of being designated as local green spaces. The NPPF affords Neighbourhood Development Plans the powers to designate areas of greenspace areas as Local Green Spaces (see paragraphs 76-78).</p>	<p>DM9 of the Core Strategy ensures the development of and retention of existing open spaces and ensuring that new open spaces are of a high quality. This is evident within Policies 9, 10 and 11 of the NPD where it shares the same qualities of DM9 but is more locally specific to the area and it also designates open spaces that are of local importance.</p>
Public Transport		
<p>Policy 12: Promoting Public Transport</p>	<p>The NDP promotes the use of public transport along with walking and cycling and the NPPF in Paragraph 35 states that <i>“Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people”</i>. This NPD promotes the same principal of the NPPF by ensuring applications for major development show how they have considered the need for safe, direct</p>	<p>DM13 of the Core Strategy supports the development of sustainable transport as does the NDP.</p> <p>The Bassetlaw District Council Parking Standards Supplementary Planning Document sets out parking standards for the District in which the NDP is in accordance with and implements these standards.</p>

	access to public transport in accordance with the relevant section (Section 3) of Building for Life 12.	
Digital Connectivity		
Policy 13: Improving Digital Connectivity	The NPPF encourages policies to promote good broadband connections as part of a wider benefit including ‘enhancing local community services and facilities’ (paragraph 42 of the NPPF). Support for broadband reduces the need to travel and promotes economic development by enabling more people to set up business from home.	The Core Strategy does not make direct reference to the provision of digital connectivity. However, Policy CS4 states that new development in Harworth & Bircotes should provide facilities needed to support a new community and local businesses and also attract further inward investment, which broadband provision is deemed to fall under.
Community Services and Facilities		
Policy 14: Community Facilities	The NPPF supports the development and retention of community services and facilities (paragraph 70). The Plan provides an opportunity to protect and enhance community facilities in the town but also to identify plans and projects where future investment would be appropriate.	Policy CS4 outlines the intention for new development to deliver a range of services and facilities for Harworth & Bircotes with a focus on the town centre. Part D of this Policy further reinforces this by stating support will be given to regeneration opportunities to include improvements to and the redevelopment of the towns educational and leisure facilities.

3 Summary

- 3.1** Due to the information provided in this document the Town Council are of the belief that the Harworth & Bircotes Neighbourhood Development Plan fulfils the criteria laid out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 and therefore meets the basic conditions.

- 3.2** This is as the 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 Core Strategy and meets relevant EU obligations.