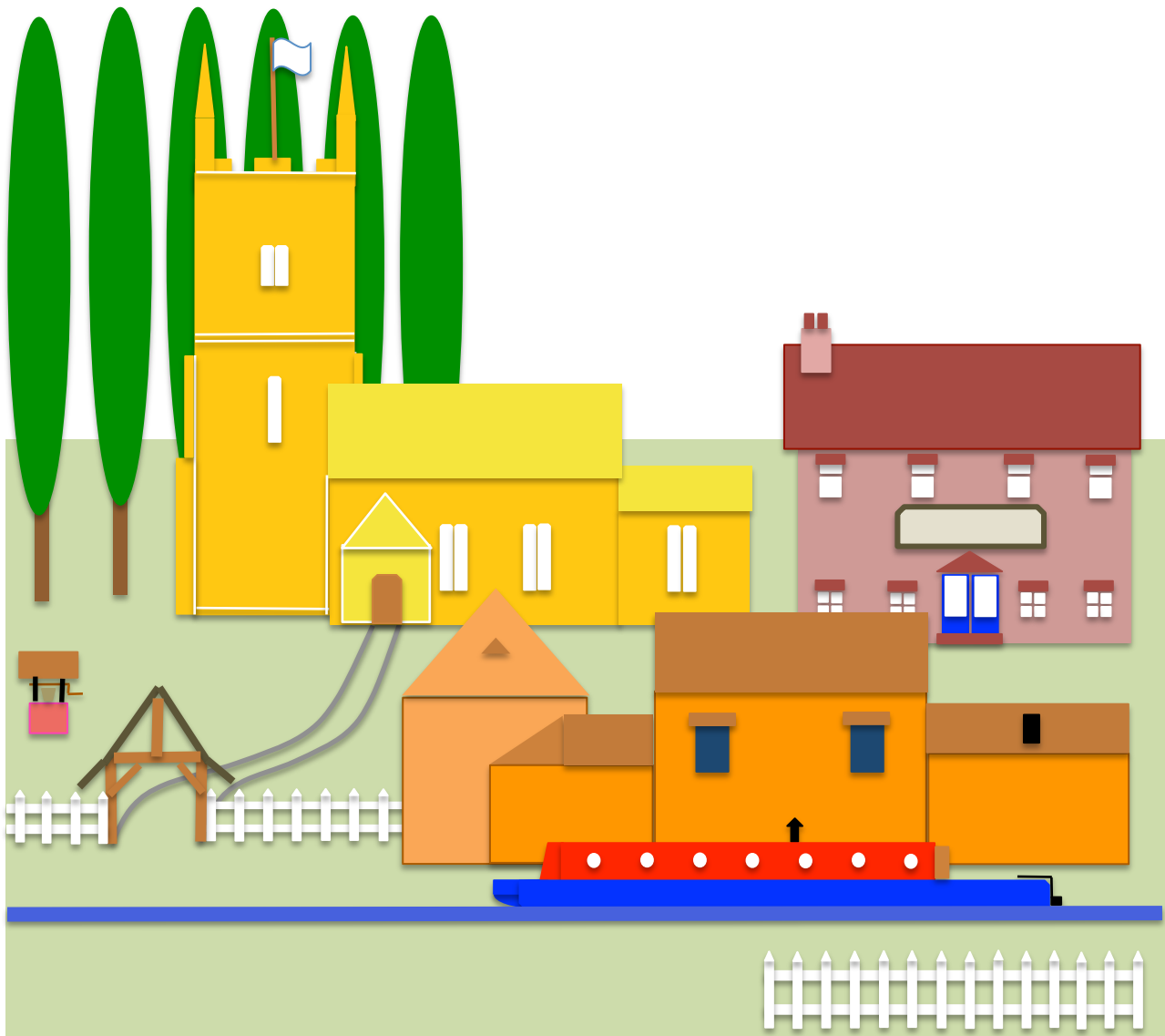


Clarborough & Welham

Neighbourhood Plan



Clarborough & Welham Neighbourhood Development Plan
2016 – 2031

Basic Conditions Statement

Your village. your plan. your future

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Clarborough and Welham Neighbourhood Development Plan 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 of the Plan area 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 Clarborough & Welham 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:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;
 - contributes to the achievement of sustainable development;
 - 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); and
 - 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 Clarborough & Welham Neighbourhood Plan meets all of the above basic conditions

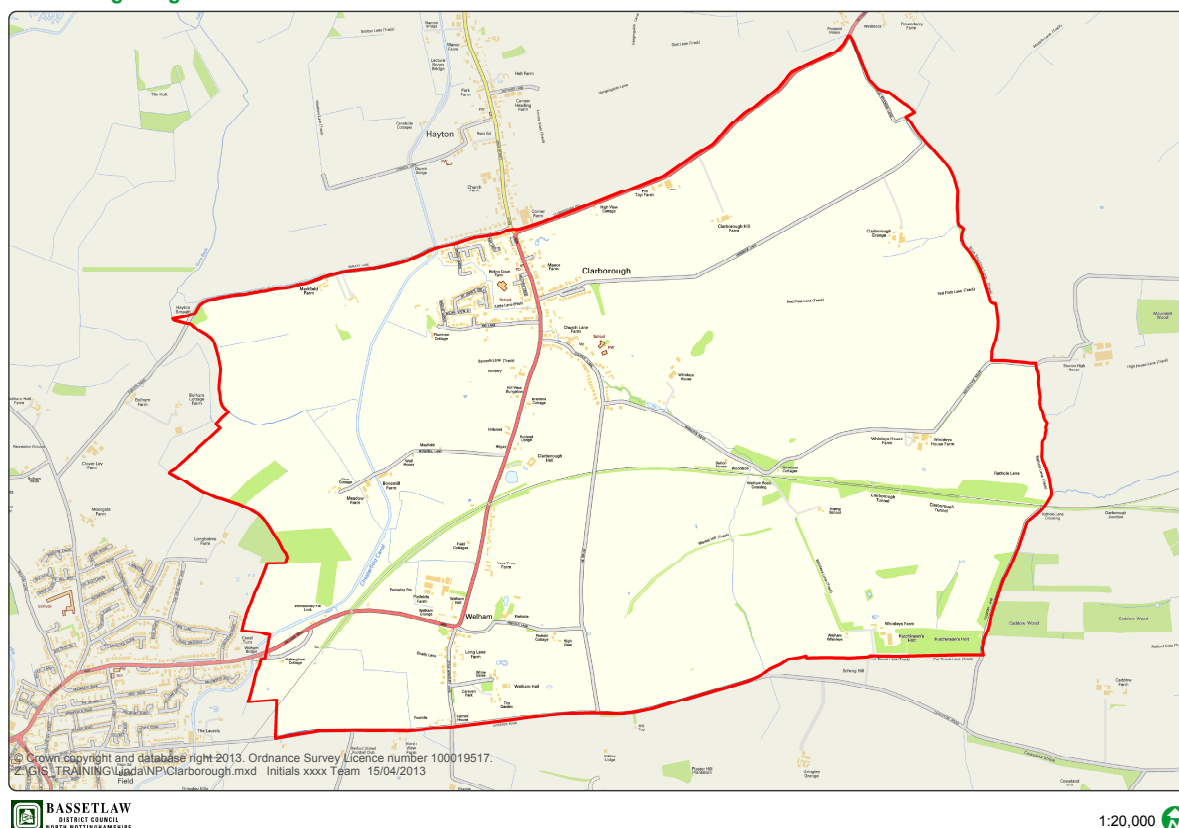
¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

2 Key Statements

- 2.1 The Plan area covers the Parish of Clarborough and Welham. Clarborough and Welham Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Clarborough & Welham 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.

Figure 1: Clarborough & Welham Neighbourhood Plan Area

Clarborough Neighbourhood Plan



- 2.3 The Clarborough & Welham Neighbourhood Development Plan covers the period from 2016 to 2031 and is aligned with the evidence base that has been prepared for the emerging Local Plan. However, until a new Local Plan is adopted the policies in the 2011 Core Strategy remain in place (and this Plan has been tested against the adopted policies in the 2011 Core Strategy.)
- 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 Planning and Country Planning Act 1990 as 'excluded development'.
- 2.5 The Clarborough & Welham Neighbourhood Development Plan does not relate to more than one neighbourhood area. It is solely related to the area of Clarborough & Welham Parish as designated by Bassetlaw District Council in December 2013.
- 2.6 There are no other Neighbourhood Plans in place for the Clarborough & Welham neighbourhood area.
- 2.7 The Pre Submission Draft of the Clarborough & Welham Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 1 January 2016 until the 14 February 2016. Amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

3 Conformity with National Policy

- 3.1 Clarborough & Welham Neighbourhood Plan is required to have appropriate regard to national planning policy. This is principally provided in the National Planning Policy Framework (NPPF) published in March 2012. The NPPF provides a framework within which local communities can produce a Neighbourhood Development Plan for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).
- 3.2 Sections 183 - 185 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 of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 3.3 This section demonstrates that the Clarborough & Welham Neighbourhood Plan has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes;
 - Supporting a prosperous local economy;
 - Requiring good design;
 - Promoting healthy communities;
 - Conserving and enhancing the natural environment; and
 - Conserving and enhancing the historic environment.
- 3.4 The Clarborough & Welham Neighbourhood Plan contains a Vision and Objectives. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

Table 1: Summary of Neighbourhood Plan Objectives with NPPF Goal

| NP Objective | Relevant NPPF Goal |
|--|--|
| <p>Housing To meet the local requirement for smaller houses for downsizing and for starter homes.</p> | <p>Delivering a wide choice of high quality homes.</p> <p>Promoting healthy communities.</p> |
| <p>Design To provide Clarborough and Welham specific design guidance for developers and to require new development to integrate with the existing settlements.</p> | <p>Requiring good design.</p> |
| <p>Community Facilities To support the improvement of the Village Hall.</p> <p>To secure the future ownership of land for a village green and allotments as part of the development of the Broad Gores site.</p> <p>To provide additional recreational space and facilities for young people and others based on local need</p> | <p>Ensuring the vitality of the Plan area.</p> <p>Promoting healthy communities.</p> |
| <p>Flooding To ensure the design of new development does not increase the flood risk in the area.</p> <p>To identify those areas where flooding significantly affects the quality of life of local people and to encourage proposals that address this.</p> | <p>Supporting a prosperous rural economy.</p> <p>Ensuring the vitality of the Plan area.</p> <p>Promoting healthy communities.</p> |

| NP Objective | Relevant NPPF Goal |
|---|--|
| <p>Environment</p> <p>To maximise the opportunity created by the development of the Broad Gores site to provide additional recreational space for local people.</p> <p>To create a village green for Clarborough, a green corridor between the canal and Main Street and a green corridor between Welham and Retford.</p> <p>To identify opportunities where environmental improvements would enhance the enjoyment of the Parish for local people and/or contribute to improving the biodiversity of the Parish.</p> <p>To maximise the potential of the Chesterfield Canal SSSI, protecting its biodiversity whilst promoting its usage.</p> | <p>Conserving and enhancing the natural environment.</p> <p>Promoting healthy communities.</p> |
| <p>Transport</p> <p>To secure better connections to Retford for walkers and cyclists.</p> <p>To encourage proposals that enhance pedestrian and cyclist safety and movement along the A620.</p> | <p>Supporting a prosperous rural economy.</p> <p>Ensuring the vitality of the Plan area.</p> <p>Promoting healthy communities.</p> |
| <p>Employment</p> <p>To provide a positive planning policy framework for business growth, particularly relating to home working.</p> <p>To ensure broadband connections are fast and reliable and up to national averages.</p> | <p>Supporting a prosperous rural economy.</p> <p>Building a strong competitive economy.</p> |

| NP Objective | Relevant NPPF Goal |
|--|--|
| <p>Tourism</p> <p>To use the development of the Broad Gores site as the catalyst for the provision of a canal side green space to generate a focal point for residents, visitors and canal goers.</p> <p>To provide a positive planning policy framework for the development of tourist accommodation (particularly bed and breakfast accommodation) to meet the shortfall in provision in Retford as well as to support additional tourist activities within the Parish.</p> | <p>Building a strong competitive economy.</p> <p>Supporting a prosperous rural economy.</p> <p>Ensuring the vitality of the Plan area.</p> |

3.5 Table 2 provides a summary of how each of the Neighbourhood Plan policies conform with the NPPF.

Table 2: Assessment of how each policy in the Clarborough & Welham Neighbourhood Plan conforms to the NPPF

(See following page)

Basic Conditions Statement

| Policy No. | Policy Title | NPPF Ref (para.) | Commentary |
|------------|---|------------------|---|
| 1 | The Development of the Broad Gores Site | 47, 17 | The NPPF places great emphasis on the need to significantly boost the supply of housing. Policy 1 proposed the development of a site for about 38 dwellings. Securing the use of a small area of the land adjoining (outside the development boundary) as a Local Green Space is an example of the 'creative exercise' the NPPF endorses. |
| 2 | Design of Residential Development | 56, 57, 58, 61 | Policy 2 seeks to ensure that development responds to local character and history, reinforces local distinctiveness and adds to the overall quality of the Parish in accordance with the NPPF. |
| 3 | Designation of Local Green Space | 76, 77 | Policy 3 identifies an area of tranquillity and community value adjacent to the Chesterfield Canal SSSI that will be protected from development for community benefit. |
| 4 | Housing Types | 47, 50 | The NPPF requires policies to be based on evidence of housing need. Policy 4 supports the provision of a mix of housing based on evidence provided in the Plan about existing housing stock and local and District need up to 2031. |
| 5 | Infill development | 48, 58, 50 | Policy 5 sets out the criteria to be used if infill sites come forward to ensure development responds to local character. It also encourages infill plots near village amenities to be developed for smaller dwellings to meet local needs. |
| 6 | Reducing the Risk of Flooding | 99, 100 | Policy 6 seeks to ensure that new development does not worsen the impact from flooding and that development in those areas susceptible to flooding is designed in accordance with recognised standards that will not exacerbate flood risk. |

Basic Conditions Statement

| Policy No. | Policy Title | NPPF Ref (para) | Commentary |
|------------|--|---------------------|--|
| 7 | Green Infrastructure and the Natural Environment | 75, 109, 118 | Policy 7 seeks to ensure that cycling and walking across the Plan area is encouraged and that foot paths are extended to create a network of routes to improve accessibility to local wildlife sites. It also seeks to protect the high quality of landscape distinctiveness and biodiversity that exists across the Parish and encourages the use of natural features in new development layouts. |
| 8 | Supporting Local Business | 17, 20, 21, 28, 160 | Policy 8 seeks to proactively drive and support sustainable economic development by increasing the provision of small employment premises in order to enable local businesses to grow and to encourage start-ups. This will help to meet local and future needs for the area to offer more local employment. |
| 9 | Better Broadband | 42 | Policy 9 seeks to ensure that the Parish is provided with a high quality communications network to strengthen its economic base and to encourage flexible working arrangements. This also reflects the importance of broadband in supporting local businesses and increasingly enabling residents to access services |
| 10 | Promoting Tourism | 28 | Policy 10 encourages sustainable tourism including the provision of tourist accommodation and the development of facilities to improve the visitor experience as part of a wider economic strategy to maximise the considerable assets of the Plan area. |

4 Contribution to the Achievement of Sustainable Objectives

4.1 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three dimensions:

- Economic;
- Social; and
- Environmental.

The Clarborough & Welham Neighbourhood Plan recognises that this is a balancing act and the strategic objectives of the Plan comprise a balance of social, economic and environmental goals.

4.2 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. Providing a mixture of new housing that is well connected to local facilities is an important aim of this Plan.

4.3 The **economic** goals relate to the policies to support and, where possible, expand the existing business base. By encouraging small scale new development for business use and by promoting the need for better broadband it is hoped that existing businesses will continue to thrive and that new business opportunities will be created for local residents.

4.4 The **environmental** goals relate to the focus on protecting and improving access to the countryside (particularly to designated areas of local wildlife value) and securing an area of local green space adjoining the Chesterfield Canal SSSI and the village for the community to continue to enjoy.

4.5 The Clarborough & Welham 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 the development necessary to meet district requirements whilst protecting and, where possible, enhancing the quality of life for local people.

4.6 A Sustainability Appraisal was undertaken on behalf of the Parish Council by Bassetlaw District Council. It was consulted on in accordance with the statutory guidelines and showed that all the policies have an overall positive impact on the Parish socially, economically and environmentally.

(see <http://www.clawenp.btck.co.uk/> for the full document).

5 Conformity with Strategic Local Policy

- 5.1 The Clarborough & Welham Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group in close collaboration with officers from Bassetlaw District Council. This has ensured that the process of developing the policies in the Clarborough & Welham Neighbourhood Plan has been informed by the Strategic Policies in the 2011 Core Strategy and the evidence base for the emerging Local Plan.
- 5.2 Table 3 provides a summary of how each of the Neighbourhood Plan policies is in general conformity with the Strategic Policies of Bassetlaw District Council.

Table 3: Assessment of how each policy in the Clarborough & Welham NP conforms to the Policies in Bassetlaw's Core Strategy

| Neighbourhood Plan Policy No. | Policy Title | Core Strategy Policy | Commentary |
|-------------------------------|---|--|--|
| 1 | The Development of the Broad Gores site | CS1: Settlement Hierarchy; CS8: Rural Service Centres | Policy 1 proposes the development of about 38 dwellings within Clarborough; Clarborough is identified as a rural service centre that makes it suitable for limited rural growth |
| 2 | | SO7, DM4: Design and Character | Policy 2 seeks to ensure that new development integrates with the existing settlement, is built to the highest national standards and that the provision enhances the character of the Plan area in keeping with the key tenets of SO7 and DM4 |
| 3 | Designation of Local Green Space | S08, DM9: Green Infrastructure | SO8 supports the protection of the natural environment and landscape character. DM9 expects proposals to enhance Green Infrastructure, restore or enhance biodiversity and respect landscape character. Policy 3 designates an area of Local Green Space that will remain protected and will be a focus for environmental improvements over the Plan period. |

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| Neighbourhood Plan Policy No. | Policy Title | Core Strategy Policy | Commentary |
|-------------------------------|-------------------------------|--|---|
| 4 | Housing Types | DM5: Housing Mix | DM5 requires development to be informed by local housing studies and local market factors and supports houses for 'the elderly'. NP Policy 3 uses local studies and extrapolates from the SHMA 2014 requiring developers to demonstrate how development accords with these studies. |
| 5 | Infill Development | DM4: Design and Character; DM5: Housing Mix; DM8: The Historic Environment | Policy 5 takes the key principles in DM4, DM5 and DM8 and says how they should be applied to infill sites in the Parish. It encourages infill sites near village amenities to provide smaller dwellings suitable for people for whom mobility and accessibility may be an issue. |
| 6 | Reducing the Risk of Flooding | SO6, DM12: Flood risk sewerage and drainage | SO6 requires all new development to mitigate flood risk. DM12 requires all new development (other than minor extensions) to incorporate Sustainable Urban Drainage Systems with preference given to systems that contribute to conservation of biodiversity. Based on extensive local knowledge of the flooding issues in the Parish, Policy 6 requires development to meet specific requirements that relate to the significant surface water run off issues present in parts of Clarborough and Welham. |

Basic Conditions Statement

| Neighbourhood Plan Policy No. | Policy Title | Core Strategy Policy | Commentary |
|-------------------------------|--|--------------------------------------|--|
| 7 | Green Infrastructure and the Natural Environment | SO8, SO10, DM9: Green Infrastructure | SO8 and SO10 support the protection and enhancement of green infrastructure and encourages the growth of the Green Infrastructure network. DM9 expects proposals to enhance Green Infrastructure, restore or enhance biodiversity and respect landscape character. Policy 7 promotes the improvement and expansion of the existing footpath and cycle ways that run through the Plan area and encourages new development to protect and enhance existing Green Infrastructure. |
| 8 | Supporting Local Business | SO5, CS8b | SO5 supports enterprises in rural locations. CS8b encourages the expansion of rural employment opportunities 'of a scale and type appropriate to the settlement'. Policy 8 supports opportunities to create additional small employment premises within or adjoining the development boundary to strengthen the economic base of the Parish. |

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| Neighbourhood Plan Policy No. | Policy Title | Core Strategy Policy | Commentary |
|-------------------------------|-------------------|--|---|
| 9 | Better Broadband | DM11: Developer Contributions and Infrastructure provision | There is no particular reference to broadband but DM11 requires the necessary infrastructure to be in place. Policy 9 seeks to ensure that the Parish is provided with a broadband connection to meet national standards reflecting the importance of broadband in supporting local businesses and increasingly enabling residents to access services. It is seen as a critical factor in strengthening the area's economic base. |
| 10 | Promoting Tourism | DM1, DM3, CS8 | The Core Strategy does not have a specific reference to tourism although policies DM1 and DM3 set out a positive framework for the replacement of buildings or the re-use of land in rural areas for tourist attractions. CS8 encourages development to sustain local services. NP Policy 10 links to policies 7 and 8 which both seek to maximise the environmental and economic assets of the area. Policy 10 would directly and positively support the two pubs and village shop by attracting people to spend time and money in the Parish. |

6 Compatibility with EU Obligations

- 6.1 A Strategic Environmental Assessment was undertaken as part of the Sustainability Appraisal for the Neighbourhood Plan. It was consulted on in accordance with the statutory guidelines and showed that the policies have an overall positive impact on the environment in the Parish.
(see <http://www.clawenp.btck.co.uk/> for the full document)
- 6.2 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.
- 6.3 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 for older people and for young people wanting to buy their first home. The population profile has revealed that there are not significant numbers of people who do not have English as a first language and it has not been necessary to produce consultation material in other languages.
- 6.4 The inclusive nature of the preparation of the Plan is a further benefit. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying 'Consultation Statement'. There was extensive consultation and engagement early on in the process and later in identifying issues and options.
- 6.5 Finally, 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 'Consultation Statement'. The 'Consultation Statement' has been prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

- 6.6 The Neighbourhood Plan area is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by Bassetlaw District Council.

7 Conclusion

- 7.1 It is the view of the Clarborough and Welham Neighbourhood Plan Steering Group that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are considered to be met by the Clarborough & Welham Neighbourhood Plan and all the policies therein.
- 7.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in the Local Plan of Bassetlaw District Council and meets relevant EU obligations.
- 7.3 On that basis it is respectfully suggested to the Examiner that the Clarborough & Welham Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.

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