

Basic Conditions Statement

Misson Neighbourhood Plan

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Misson Neighbourhood Development Plan hereafter Misson NP and has been prepared in accordance with the Plan area & 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 Misson NP. 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. contributes 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.

This document will outline how the Misson NP meets all of the above basic conditions.

2 Key Statements

- 2.1 The Plan area covers the parish of Misson. Misson Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Misson NP expresses policies that relate to the development and use of land only within the neighbourhood area.

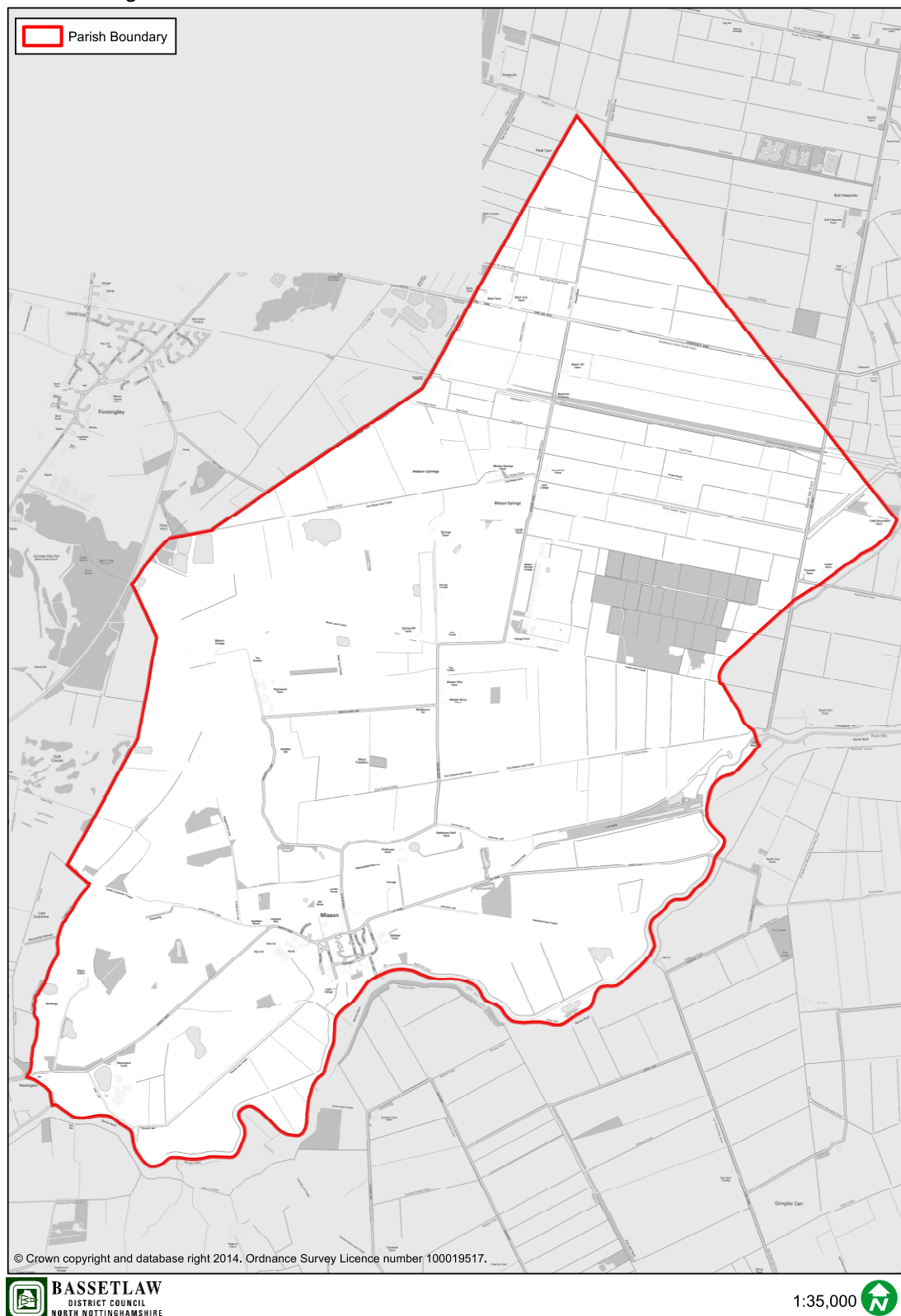
¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

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- 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.
- 2.3 The Misson NP covers the period from 2016 to 2031 extending slightly beyond the District Council's Core Strategy which runs to 2028. As the NP uses the evidence base for the emerging Local Plan (i.e. the SHMA 2014 which covers the period to 2033) it is considered appropriate that the NP extends 3 years beyond the 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 Plan area and Country Planning Act 1990 as 'excluded development'.
- 2.5 The Misson NP does not relate to more than one neighbourhood area. It is solely related to the area of Misson Parish as designated by Bassetlaw District Council in December 2013.
- 2.6 There are no other neighbourhood plans in place for the Misson neighbourhood area.
- 2.7 The Pre Submission Draft Misson NP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 14th July until the 26th August 2016. Amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

Figure 1: Misson Neighbourhood Area

Misson Neighbourhood Plan



3 Conformity with National Policy

- 3.1 The Misson NP 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 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 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 Whilst most of Bassetlaw's district policies in the Core Strategy are up to date those relating to housing supply are not. National Planning Guidance Paragraph: 009 Reference ID: 41-009-20160211 provides guidance on how a neighbourhood plan should relate to a Local Plan in this circumstance. 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 Local Plan*
 - *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.*
- 3.4 In accordance with the National Planning Guidance Paragraph, documents commissioned by BDC to support their emerging Local Plan have been used to guide the Neighbourhood Plan policies and there has been collaboration in assisting the Parish Council with the Neighbourhood Plan.
- 3.5 Table 1 and Table 2 demonstrate that the Darley Dale Neighbourhood Development Plan has regard to relevant national policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes

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- Supporting a prosperous local economy
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

3.6 The Misson NP contains a Vision and Objectives. The objectives are summarised in **Table 1** alongside the NPPF goals they seek to address.

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

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Table 1: Summary of NP Objectives with NPPF Goal

NP Objective	Relevant NPPF Goal
Ensuring that new development meets local as well as district housing needs whilst minimising its impact on the natural and built environment.	Conserving and enhancing the natural environment Promoting healthy communities Delivering a wide choice of high quality homes
Bringing forward sites for housing to meet the current and future needs of local people	Delivering a wide choice of high quality homes
Allocating a brownfield site for mixed use development	Conserving and enhancing the natural environment Promoting healthy communities Delivering a wide choice of high quality homes Ensuring the vitality of Plan area Supporting a prosperous rural economy
Ensuring that development is designed in accordance with guidelines that reflect the areas distinctive character	Conserving and enhancing the historic environment Requiring good design
Protecting the landscape character whilst improving non-vehicular access to the countryside	Conserving and enhancing the natural environment Promoting healthy communities
Maintaining and enhancing the community facilities and local services	Building a strong competitive economy Supporting a prosperous rural economy Ensuring the vitality of Plan area
Protecting and expanding the provision of public open space	Promoting healthy communities Conserving and enhancing the natural environment
Encouraging better broadband	Ensuring the vitality of Plan area Promoting healthy communities Supporting a prosperous rural economy
Encouraging energy efficiency and seeking solutions to the lack of mains gas	Ensuring the vitality of Plan area

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Table 2: Assessment of how each policy in the Misson NP conforms to the NPPF

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Pre Application Community Consultation	69	Although Bassetlaw District Council have always encouraged pre application consultation they cannot legally require it (apart from major infrastructure projects). This Policy takes its context from the NPPF (which post-dates the Core Strategy). The NPPF promotes the principle that LPAs should involve all sections of the community in planning decisions. Policy 1 seeks to encourage consultation with the community before an application is submitted.
2	Design Principles for Residential Development	17,56,57,58,60,61, 62	Policy 2 sets out robust and comprehensive design standards based on an understanding of its characteristics, the importance of reinforcing local distinctiveness and the integration of new development with the existing built and natural environment. The policy takes account of the differing character of the settlements that make up the Parish. Policy 2 supports the use of a design review process.
3	A Mix of Housing Types	47, 50	The NPPF requires policies to be based on evidence of housing need. Policy 3 supports the provision of a mix of housing based on evidence provided in the Neighbourhood Plan about existing housing stock and local and district need up to 2031.

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Policy No.	Policy Title	NPPF Ref (para.)	Commentary
4	Infill Development in Misson Village	48, 58, 50	Policy 4 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.
5	Enhancing the Provision of Community Facilities	69, 70	A key part of ensuring Misson NP area continues to be a strong rural community is to ensure the area is equipped with those buildings that enable social interaction. Policy 5 recognises the importance of improving the community facilities in the village.
6	Protecting and Enhancing Heritage Assets	126,131, 132	The NPPF places great importance on the protection and enhancement of the heritage assets. Policy 6 includes a reference to St Johns Church encouraging development related to improving the church facilities.
7	Mixed use development on Misson Mill Site	17	Policy 7 reflects the core principle of planning as defined in the NPPF, it encourages the effective reuse of previously developed land, and promotes missed use developments to encourage 'multiple benefits' eg new housing, employment premises and public open space.
8	Energy Efficiency of New Development	97	With no mains gas fuel poverty is higher than the national average. Future households are likely to continue to face the challenge of keeping the house warm and the heating costs down. Policy 8 encourages the use of on-site renewable energy solutions where appropriate.

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Policy No.	Policy Title	NPPF Ref (para.)	Commentary
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 online.
10	Improving Green Infrastructure and the Natural Environment	75, 109, 118	Policy 10 seeks to ensure that cycling and walking across the Plan area are 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 and enhance the high quality of landscape distinctiveness and biodiversity that exists across the Parish.

4 Contribute 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 dimensions: economic, social and environmental. The Misson NP 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 This Plan sees the opportunity provided at the Misson Mill site to provide local retail, employment, housing provision and public open space. On one site the three dimensions of sustainable development can be addressed.
- 4.3 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The redevelopment of the Misson Mill site provides an opportunity to improve retail facilities; the improvement of the village green and the provision of additional open space at Misson Mill will extend opportunities for the community to get together outdoors. The extension of footpaths and cycle routes will create additional opportunities for local residents to exercise and socialise within the parish.
- 4.4 The identification of suitable improvements to St Johns Church sets out a clear opportunity for the improvement of this important community and heritage asset.
- 4.5 The **economic** goals relate to the Misson Mill policy to support the provision of modern employment units to provide opportunity for local businesses to thrive. The policy to improve the broadband service relates to both the **economic** and **social** goals. Adequate telecommunication infrastructure is crucial to enable businesses to function and for residents to access an increasing range of commercial and social services.
- 4.6 The **environmental** goals relate to the focus on protecting and improving access to the countryside. The Plan area is rich in environmental assets and improved access as part of a maintenance programme can enhance biodiversity and promote healthy communities by increasing activity and a respect for the rural landscape.
- 4.7 There is also a significant emphasis on protecting and enhancing the historic built environment which reflects the dominance of heritage assets in the Plan area.
- 4.8 The Misson NP 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.

5 Conformity with Strategic Local Policy

- 5.1 The Misson NP has been prepared by the Neighbourhood Planning Steering Group for Misson Parish Council in close collaboration with officers from Bassetlaw District Council. This has ensured that the process of developing the policies in the Misson NP has been informed by the Strategic Policies in the Core Strategy and from the evidence base which will be used for the new Local Plan.
- 5.2 **Table 3** provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the District's Strategic Policies.

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

Neighbourhood Plan Policy No.	Policy Title	Core Strategy Policy	Commentary
1	Pre Application Community Consultation		Although Bassetlaw District Council have always encouraged pre application consultation they cannot legally require it (apart from major infrastructure projects). This Policy takes its context from the NPPF which post-dates the Core Strategy and seeks to encourage consultation with the community before an application is submitted.
2	Design Principles for New Development	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	A Mix of Housing Types	SO1, DM5 Housing Mix	Policy 3 is the local expression of DM5 referencing local housing need and requiring development to show how it meets this need.
4	Infill Development in Misson Village	DM4Bi Design and Character	DM4 requires infill development to respect its wider surroundings in relation to historic patterns of development, forms and density. Policy 4 applies that principle to Misson.
5	Enhancing the Provision of Community Facilities	SO10, CS8c	SO10 supports the provision of essential social infrastructure, CS8c supports the provision of community facilities in Rural Service Centres.
6	Protecting and Enhancing Heritage Assets	SO9, DM8 The Historic Environment	Policy 5 focuses on the opportunity provided by heritage assets like St Johns Church to both sustain the use of the building whilst enhancing its value as a community facility so long as development does not damage its heritage attributes. This positive approach whilst ensuring heritage is protected is in accordance with SO9 and DM8.
7	Mixed Use development on	SO1, SO5. SO10 DM7 Securing Economic	The strategic objectives in the Core Strategy identify sustainable rural centres as being suitable to provide a range

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Neighbourhood Plan Policy No.	Policy Title	Core Strategy Policy	Commentary
	the Misson Mill Site	Development, DM5 Housing Mix and density, CS8 Rural Service Centres	of high quality market and affordable houses, to enhance the range of local services and the provision of essential physical, social and green infrastructure to support the district's growth. DM7 recognises that proposals to redevelop protected employment sites will be expected to be mixed use. The provision of new employment units will provide more sustainable employment opportunities. DM5 supports the approach of Policy 7 to provide a mix of housing types appropriate to the site and locality based on local assessment of housing need and demand, local demographic context and the Strategic Housing Market Assessment. CS8 identifies Misson as a Rural Service Centre suitable of accommodating some housing and employment growth.
8	Energy Efficiency of New Development	SO6 DM4 Carbon Reduction, DM10 Renewable and Carbon Energy	From strategic objective to development management policies the Core Strategy contains clear policies to promote energy efficiency. Policy 8 is a reflection of this importance in Misson due to the cost of fuel (and the lack of mains gas). Local people want to encourage developers to seek creative solutions to provide renewable energy systems on site and to use energy efficient materials to reduce the burden for households who will live in the newly developed houses.
9	Better Broadband	SO5	An objective of the Core Strategy is to ensure the continued vitality of Bassetlaw's rural settlements through the protection and enhancement of facilities and support for rural enterprise. Throughout the Plan period the availability of fast internet access will be increasingly important to enable people to access services and to work from home or office. There is no specific reference to broadband provision in the 2011 Core strategy but the role of planning in securing good telecommunication infrastructure was highlighted in the NPPF

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Neighbourhood Plan Policy No.	Policy Title	Core Strategy Policy	Commentary
			in 2012.
10	Improving Green Infrastructure and the Natural Environment	SO8, SO10, DM9 Green Infrastructure	SO8 and SO10 support the protection and enhancement of green infrastructure and encourage the growth of the GI network, DM9 expects proposals to enhance GI, restore or enhance biodiversity and respect landscape character. Policy 10 promotes the improvement and expansion of the existing footpath and cycle ways that run through the Plan area and for development to have regard to the nature conservation value of the area.

6 Compatibility with EU Obligations

- 6.1 Bassetlaw District Council considered that a Strategic Environmental Assessment was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment that had not been already assessed as part of the Sustainability Appraisal for the Core Strategy and the Sustainability Appraisal for the Site Allocations for the Development Plan Document (SASADPD) undertaken by BDC in 2014.² Although the Site Assessment DPD was withdrawn, the SA work undertaken to identify the most suitable sites in Misson is still valid.
- 6.2 Para 5.115 - 5.117 of the SASADPD are set out in Figure 1.

Figure 1

Site 480 (Misson Mill) is the only site considered as a realistic option for residential development in the village. Under SAO8, despite the flood risk in the area, the wider community benefit associated with redeveloping this brownfield site is felt to balance-out the negative effects giving a neutral impact against this objective.

Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area with by replacing older industrial buildings at the front of the site with new residential development.

The economic benefit for Misson will be significant as provision of new business units will increase the attractiveness and economic potential of the site and provide local employment opportunities that are not currently available. Increasing local employment will reduce the need for local residents to travel out of the area.

- 6.6 An extract of the table in Appendix 1 with a description of the Sustainability Appraisal Objectives are set out below.

² document available at <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/site-allocations/preferred-options.aspx>

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Settlement	Site ref.	Sustainability Appraisal Objective														Comments
		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
Misson	480	+	+	+	+	++	?	?	0	-	?	+	+	0	++	The site location enables ease of access to PROW around the edge of the village; developing the site will enhance community cohesion through redeveloping an existing employment area on the edge of the residential area, providing new employment opportunities elsewhere on site; the size of the site has potential to impact either positively or negatively upon the wider landscape character and setting of the existing settlement; while the proposal involves redevelopment of existing brownfield land there will also be some greenfield land lost in expanding the site to the south and west, also requiring mitigation of flood risk; located within 800m of key services in the village; local employment provision will encourage alternative means of transport; mixed use development will provide some employment opportunities and provide a range of new buildings for business development

Sustainability Appraisal Objective (SAO)	
SAO1	To ensure that the housing stock meets the housing needs of Bassetlaw
SAO2	To improve health and reduce health inequalities
SAO3	To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage
SAO4	To improve community safety, reduce crime and the fear of crime
SAO5	To promote social cohesion and support the development of community facilities across the District
SAO6	To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District
SAO7	To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw
SAO8	To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals
SAO9	To minimise waste and increase the re-use and recycling of waste materials <i>'all residential development will increase the amount of household waste generated therefore, unless specific production measures are stated in the development proposals, will have a negative impact on this objective.'</i> ⁴
SAO10	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources
SAO11	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
SAO12	To create high quality employment opportunities
SAO13	To develop a strong culture of learning, enterprise and innovation
SAO14	To provide the physical conditions for a modern economic

³ see table 6.2 of SASADPD document

⁴ page 79 Sustainability Appraisal Site Assessment for Development Plan Document 2014

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	structure, including infrastructure to support the use of new technologies
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- 6.7 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.
- 6.8 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.
- 6.9 The inclusive nature of the preparation of the Plan is a further benefit. The consultation, (see below and in the Statement of Community involvement) has been inclusive, with particular efforts made to seek input via questionnaires and at various events to discuss the emerging policies with a range of local people of all ages.
- 6.10 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 extensive consultation and engagement early on in the process and later in identifying issues and options. 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 appendices to 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.
- 6.11 The Neighbourhood Plan 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 Useful Documents

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

Misson NP –

<https://themisshub.wordpress.com/2016/07/14/neighbourhood-plan-consultation/>

8 Conclusion

- 8.1 It is the view of the Misson NP 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 Misson NP and all the policies therein.
- 8.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in Bassetlaw District Councils Local Plan and meets relevant EU obligations.
- 8.3 On that basis it is respectfully suggested to the Examiner that the Misson NP complies with Paragraph 8(2) of Schedule 4B of the Act.