

# Headon, Upton, Grove and Stokeham

## BASIC CONDITIONS STATEMENT

March 2018



Neighbourhood Plan for  
Headon, Upton, Grove  
& Stokeham

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## 1. Legal Requirements

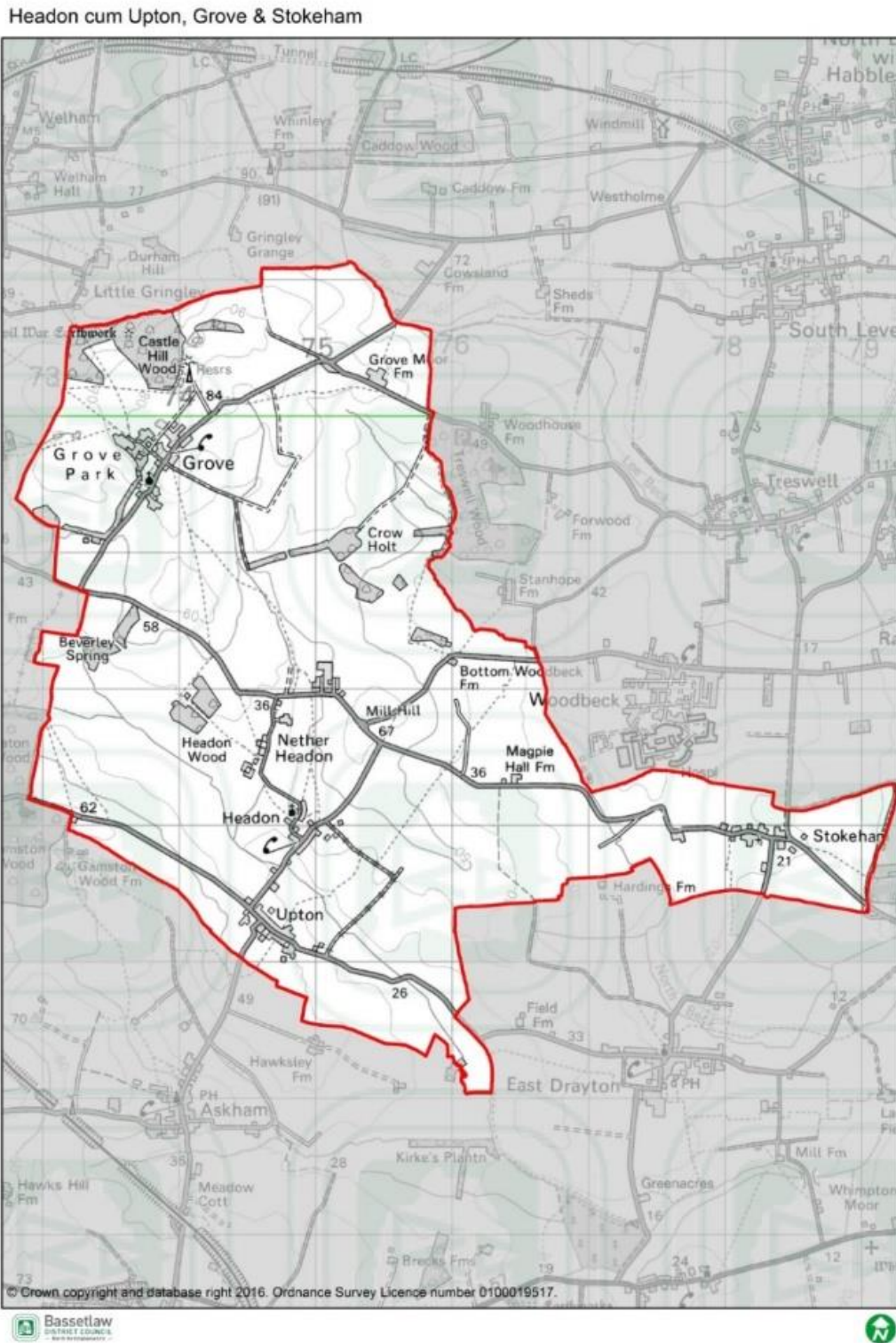
This Basic Conditions Statement has been prepared to accompany the Headon, Upton, Grove and Stokeham (HUGS) Neighbourhood Development Plan.

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:

- the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- the draft NDP must contribute to the achievement of sustainable development;
- the draft 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 the Bassetlaw Core Strategy 2011.
- the draft NDP must meet the relevant EU obligations.

The HUGS NDP is being submitted by HUGS Parish Council for the Parish area of HUGS. The map below shows the extent of the NDP boundary. The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: HUGS NDP Area



The Plan applies to the Parish of HUGS in the Bassetlaw District of Nottinghamshire.

In accordance with the Neighbourhood Planning Regulations 2012 an application for designation was submitted to Bassetlaw District Council. The District Council publicised the application for designation from HUGS Parish Council and advertised the designation for four weeks to allow any comments to be made on the application.

The consultation period ended on 16th January 2017. The application was approved by Bassetlaw District Council on the 7<sup>th</sup> March 2017. The approved NDP designated area is shown in figure 1.

The draft HUGS NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 25<sup>th</sup> October 2017 and closed on the 5 December 2017. Some minor amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

### **What is being proposed is a neighbourhood development plan**

The plan proposal 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 NDP for HUGS will cover the period 2018 until 2036.

The NDP 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.

## **2. Basic Conditions**

### **Have Appropriate Regard to National Policy**

Regard to national policy and guidance: 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.

Sections 183-185 of the NPPF refer 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'.

This section demonstrates that the HUGS NDP has regard to relevant policies within the NPPF in relation to:

- Delivering new homes
- Requiring good design
- Preserving local open spaces, views and facilities
- Conserving and enhancing the natural environment

- Conserving and enhancing the historic environment

The HUGS NDP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

**Table 1: Neighbourhood Plan Objectives and conformity with the NPPF**

Policy Theme	Objectives in the Plan	NPPF
<b>New Residential development in HUGS</b>	<p>Objective 1 &amp; 2</p> <p><b>Community Objective 1:</b> To support the appropriate conversion of existing buildings and the redevelopment of existing sites for residential development.</p> <p><b>Community Objective 2:</b> To ensure the design of new buildings is of a good standard to preserve and enhance the localised character and rural feel in each area.</p>	<ul style="list-style-type: none"> <li>- Delivering high quality homes.</li> <li>- Requiring good design.</li> <li>- Conserving and enhancing the natural environment.</li> <li>- Conserving and enhancing the historic environment.</li> </ul>
<b>Design and Development Principles</b>	<p>Objective 1, 2 and 3</p> <p><b>Community Objective 1:</b> To support the appropriate conversion of existing buildings and the redevelopment of existing sites for residential development.</p> <p><b>Community Objective 2:</b> To ensure the design of new buildings is of a good standard to preserve and enhance the localised character and rural feel in each area.</p> <p><b>Community Objective 3:</b> To preserve, and where possible, enhance the wider landscape, biodiversity, public spaces, views, vistas and dark skies within the Parish to maintain the</p>	<ul style="list-style-type: none"> <li>- Delivering high quality homes.</li> <li>- Requiring good design.</li> <li>- Conserving and enhancing the natural environment.</li> <li>- Conserving and enhancing the historic environment.</li> </ul>

HUGS Neighbourhood Plan Basic Conditions Statement

Policy Theme	Objectives in the Plan	NPPF
	rural atmosphere and strong local character.	
<b>Community services, facilities</b>	Objective 5 <b>Community Objective 5:</b> To support the retention of exiting community facilities, including Headon Village Hall.	- Supporting a prosperous rural economy
<b>Headon Camp</b>	Objective 4 <b>Community Objective 4:</b> To support the improvement of Headon Camp Industrial Estate and the development of new small-scale local businesses.	- Supporting a prosperous rural economy
<b>Dark Skies</b>	Objective 3 <b>Community Objective 3:</b> To preserve, and where possible, enhance the wider landscape, biodiversity, public spaces, views, vistas and dark skies within the Parish to maintain the rural atmosphere and strong local character.	- Conserving and enhancing the natural environment
<b>Local Green Spaces</b>	Objectives 3 <b>Community Objective 3:</b> To preserve, and where possible, enhance the wider landscape, biodiversity, public spaces, views, vistas and dark skies within the Parish to maintain the rural atmosphere and strong local character.	<ul style="list-style-type: none"> <li>- Promoting healthy communities.</li> <li>- Conserving and enhancing the natural environment.</li> <li>- Conserving and enhancing the historic environment.</li> </ul>
<b>Enhancing our Public Rights of Way</b>	<b>Community Objective 6:</b> To protect and enhance our public rights of way, including public footpaths and bridleways which will contribute towards a healthier and more cohesive community.	<ul style="list-style-type: none"> <li>- Promoting healthy communities.</li> <li>- Conserving and enhancing the natural environment.</li> </ul>

**Table 2: Development Management Policies and conformity with the NPPF**

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
Policy 1	New Residential development in HUGS	47, 50, 55, 56, 57, 76 and 159	This policy supports sets out a criterion in which new development should meet to contribute towards the areas growth and sustainability.
Policy 2	Design and Development Principles	47, 50, 55, 56, 57, 76 and 159	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 3	Landscape Character	74, 75, 76, 77 109, 111, 64, 131, 75, 96	The plan area is enriched with significant trees, hedgerows, walls and views that give the villages their individual and rural character. It is important that these environmental and built assets are protected for both the character of the area, the wildlife and biodiversity.
Policy 4	Headon Camp	28	Headon Camp is an area that provides economic development and therefore should be preserved for this use.
Policy 5	Preserving our Community Services and Facilities	28, 70 and 72	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
Policy 6	Dark Skies	109, 125	The policy seeks to limit and reduce future light pollution from development in the plan area.
Policy 7	Local Green Space	74, 75, 76, 77 109, 111, 64, 131, 75, 96	The plan area is enriched with significant trees, hedgerows, walls and views that give the villages their individual and rural character. It is important that these environmental and built assets are protected for both the character of the area, the wildlife and biodiversity.
Policy 8	Enhancing our Public Rights of Way	74, 75, 76, 77 109, 111, 64, 131, 75, 96	To protect and enhance our public rights of way to increase usage and create new ones throughout the Parish.



**Table 3: Development Management Policies and conformity with the Bassetlaw Core Strategy**

<b>Policy Number</b>	<b>Policy Title</b>	<b>BDC Core Strategy Objective</b>	<b>Core Strategy Policy</b>	<b>Comment</b>
Policy 1	Residential development	SO1	CS9, DM2, DM3, DM5	This policy supports the Core Strategy policy approach to limited development of conversion of existing buildings or the replacement of existing buildings as it is considered a rural location.
Policy 2	Design and Development Principles	SO5, SO7, SO8, SO9	DM2, DM3, DM4, DM8	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 3	Landscape Character	SO8, SO10, SO7		To preserve the local landscape designations, wide open views and vistas and general green infrastructure.
Policy 4	Headon Camp	SO5, SO9	DM7, DM8, DM3	This policy supports Headon Camp and as area identified for economic development purposes only.
Policy 5	Preserving our Community Services and Facilities	SO5	CS9, DM3, DM7	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
Policy 6	Dark Skies	SO8, SO6	DM4, DM9	To Limit the impact of light pollution within the area and to improve the visual amenity of the dark skies within the Parish
Policy 7	Local Green Space	SO10, SO8, SO7	DM9	To protect the churchyards for local people and the preserve their wildlife quality and amenity.
Policy 8	Enhancing our Public Rights of Way	SO10, SO8	DM9	To protect and enhance our public rights of way to increase usage and create new ones throughout the Parish.

### 3. Contribute to the Achievement of Sustainable Development

The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for residents and making the quality of life better for future generations. The HUGS NDP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.

The plan has been prepared with a central understanding that the key areas it addresses that being the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is highly valued.

### 4. General Conformity with Strategic Local Policy

The HUGS NDP has been prepared with planning officers from Bassetlaw District Council as part of the neighbourhood planning and the Bassetlaw Planning Team planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the Core Strategy 2011.

Table 3 below shows how the HUGS NDP is in general conformity with the strategic policies of the Core Strategy 2011.

## 5. Be Compatible with EU Obligations

Bassetlaw District Council considered that a Strategic Environmental Assessment was not required because the NDP is not likely to have a significant impact on the environment (See Appendix 1). This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.

The NDP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

The NDP 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.

## 6. Conclusion

It is the view of HUGS Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the HUGS NDP.

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 Core Strategy 2011 and meets relevant EU obligations.