

# Hodsock and Langold Neighbourhood Plan



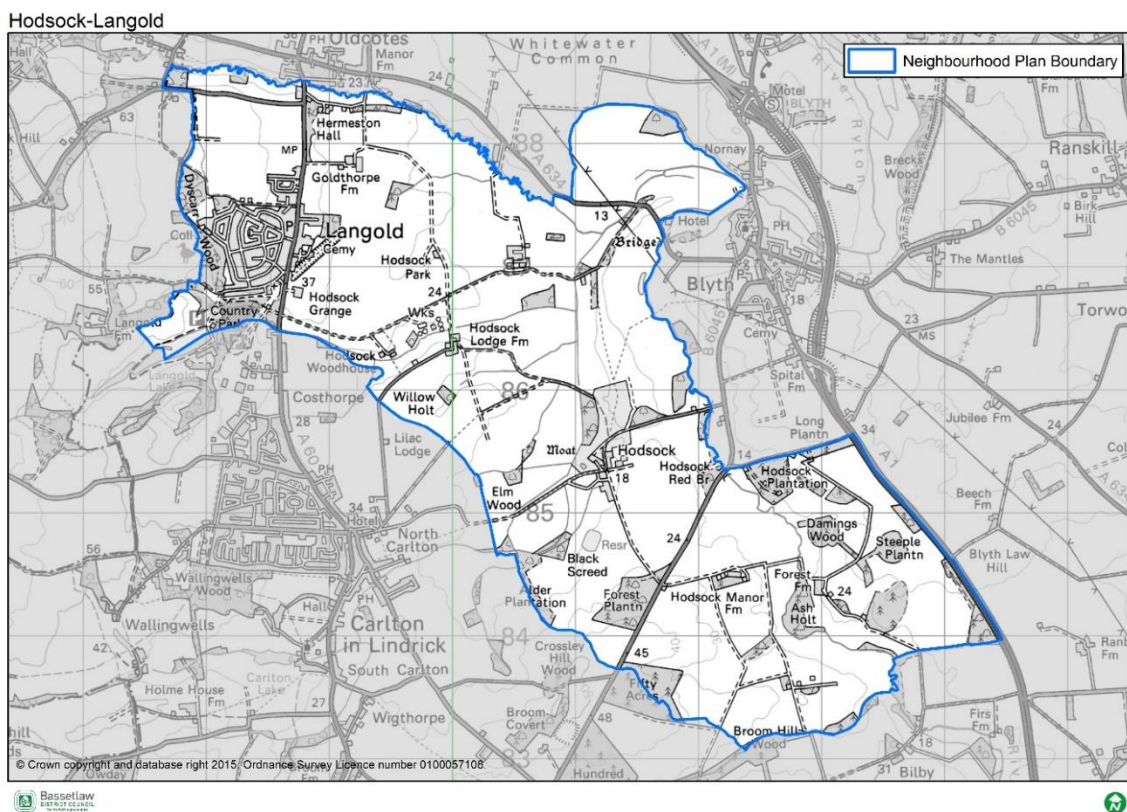
## Basic Conditions Statement

January 2020 - 2037

## 1 About the Hodsock/Langold Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany the Hodsock/Langold Neighbourhood Plan (NP) and will cover a period between 2019 and 2037.
- 1.2 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 NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2018 (NPPF);
  - the draft NP must contribute to the achievement of sustainable development;
  - the draft NP 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; and
  - the draft NP must meet the relevant EU obligations.
- 1.3 The Hodsock/Langold NP is being submitted by Hodsock Parish Council for the Parish area of Langold. The map below shows the extent of the NP boundary. The proposed NP 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: Hodsock/Langold Neighbourhood Plan Area**



- 1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to Bassetlaw District Council. The District

Council publicised the application for designation from Hodsock Parish Council and advertised (By Bassetlaw District Council) the designation for four weeks to allow any comments to be made on the application.

- 1.5 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Hodsock Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan by the BDC on the 18th December 2015.

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/hodsock-neighbourhood-plan/>

- 1.6 Regulation 14 consultation was advertised by a notice from the 8th July until the 23rd August 2019. This was delivered to all residents within the Neighbourhood Plan Area.
- 1.7 Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

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

- 1.8 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 (as amended) 2012.
- 1.9 The NP for Hodsock/Langold will cover the period 2020 until 2037. The NP 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 The Basic Conditions**

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

- 2.1 Regard to national planning policy and guidance: The NPPF was published in July 2018. The NPPF provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help achieve sustainable development.
- 2.2 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires 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'.
- 2.3 This section demonstrates that the Hodsock/Langold NP has regard to relevant policies within the NPPF in relation to:

- Managing new growth and development
- Requiring good design;
- Designating local open spaces;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

- 2.4 The Hodsock/Langold NP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.
- 2.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.
- 2.6 Table 3 provides a comparison on how the plans policies conform with those in the Bassetlaw Core Strategy.

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

<b>Policy Theme</b>	<b>Objectives in the Plan</b>	<b>NPPF</b>
<b>Policy 1: Housing in Langold</b>	Community Objective 1: To ensure any future development within the Parish helps to sustain the area over the plan period in terms of its housing need.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 2: Infill Development within Langold Village</b>	Community Objective 1: To ensure any future development within the Parish helps to sustain the area over the plan period in terms of its housing need.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 3: Design Codes for Sites 1 and 2</b>	<p>Community Objective 1: To ensure any future development within the Parish helps to sustain the area over the plan period in terms of its housing need.</p> <p>Community Objective 2: To promote a sense of place and pride with a positive ‘feeling’ for people and local distinctiveness.</p> <p>Community Objective 3: To ensure that all new development relates positively in its form and function, with</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
	respect to heritage assets, materials, type, style, and its connection to the village of Langold	
<b>Policy 4: Housing Mix</b>	Community Objective 1: To ensure any future development within the Parish helps to sustain the area over the plan period in terms of its housing need.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 5: Langold Country Park</b>	<p>Community Objective 2: To promote a sense of place and pride with a positive ‘feeling’ for people and local distinctiveness.</p> <p>Community Objective 5: Langold Country Park is a thriving community asset and the improvements and developments within the park should be supported to further enhance the facility as a tourist and visitor destination and to increase the health and wellbeing of residents</p> <p>Community Objective 6: To designate the valued green open spaces within the parish and, where possible, enhance the green infrastructure, natural environment and open countryside and avoid coalescence with nearby settlements</p>	<ul style="list-style-type: none"> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> <li>- Promoting healthy and safe communities</li> </ul>
<b>Policy 6: Local Green Space</b>	<p>Community Objective 2: To promote a sense of place and pride with a positive ‘feeling’ for people and local distinctiveness.</p> <p>Community Objective 5: To designate the valued green open spaces within the parish and, where possible, enhance the green infrastructure,</p>	<ul style="list-style-type: none"> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> <li>- Promoting healthy and safe communities</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
	natural environment and open countryside and avoid coalescence with nearby settlements	
<b>Policy 7: Green Gaps</b>	Community Objective 2: To promote a sense of place and pride with a positive 'feeling' for people and local distinctiveness.	<ul style="list-style-type: none"> <li>- Achieving well-design places</li> <li>- Promoting healthy and safe communities</li> <li>-</li> </ul>
<b>Policy 8: Neighbourhood Centre</b>	<p>Community Objective 4: To further enhance and improve the availability of local employment and training opportunities to existing local residents and protecting the community's neighbourhood centre.</p> <p>Community Objective 7: Support the retention of the local services and facilities, whilst promoting the creation of new and appropriate facilities to support sustainable growth and a healthy population. In particular, the enhancement of the Neighbourhood Centre should be a priority</p>	<ul style="list-style-type: none"> <li>- Building a strong and competitive economy</li> </ul>
<b>Policy 9: Employment Development</b>	Community Objective 4: To further enhance and improve the availability of local employment and training opportunities to existing local residents and protecting the community's neighbourhood centre	<ul style="list-style-type: none"> <li>- Building a strong and competitive economy</li> </ul>
<b>Policy 10: Employment Development outside the development boundary</b>	Community Objective 4: To further enhance and improve the availability of local employment and training opportunities to existing local residents and protecting the	<ul style="list-style-type: none"> <li>- Building a strong and competitive economy</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
	community's neighbourhood centre	
<b>Policy 11: Historic Environment</b>	<p>Community Objective 2: To promote a sense of place and pride with a positive 'feeling' for people and local distinctiveness.</p> <p>Community Objective 3: To ensure that all new development relates positively in its form and function, with respect to heritage assets, materials, type, style, and its connection to the village of Langold.</p>	<ul style="list-style-type: none"> <li>- Conserving the historic 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>
<b>Policy 1:</b>	<b>Housing in Langold</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Langold.
<b>Policy 2:</b>	<b>Infill Development within Langold Village</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing need for Langold.
<b>Policy 3:</b>	<b>Design Codes for Sites 1 and 2</b>	92, 98, 99, 100, 124-132, 170, 184 -188	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. This policy also seeks to preserve the important historic landscape and buildings within the area. This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.
<b>Policy 4:</b>	<b>Policy 4: Housing Mix</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing need for Langold.
<b>Policy 5:</b>	<b>Langold Country Park</b>	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 6:</b>	<b>Local Green Space</b>	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 7:</b>	<b>Green Gaps</b>	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner



<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
			agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 8:</b>	<b>Neighbourhood Centre</b>	80-84	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
<b>Policy 9:</b>	<b>Employment Development</b>	80-84	This policy seeks to support employment related industries within the village of Langold.
<b>Policy 10:</b>	<b>Employment Development outside the development boundary</b>	80-84	This policy seeks to support appropriate types of employment in the countryside.
<b>Policy 11:</b>	<b>Historic Environment</b>	184-202	This policy seeks to protect the historic environment and its character from inappropriate development.

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

<b>Policy Number</b>	<b>Policy Title</b>	<b>CS Objective</b>	<b>CS Policy</b>	<b>Comment</b>
<b>Policy 1:</b>	<b>Housing in Langold</b>	SO1, SO3	CS1, CS5	This policy supports new housing development provided it contributes towards the housing needed for Langold.
<b>Policy 2:</b>	<b>Infill Development within Langold Village</b>	SO1	CS5	This policy supports new housing development provided it contributes towards the housing need for Langold.
<b>Policy 3:</b>	<b>Design Codes for Sites 1 and 2</b>	SO7, SO8, SO9, S10	DM4	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.
<b>Policy 4:</b>	<b>Policy 4: Housing Mix</b>	SO1	CS5, DM5	This policy also seeks to preserve the important historic landscape and buildings within the area.
<b>Policy 5:</b>	<b>Langold Country Park</b>	SO8, S10	DM9	This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.
<b>Policy 6:</b>	<b>Local Green Space</b>	SO8, S10	DM9	This policy supports new housing development provided it contributes towards the housing need for Langold.
<b>Policy 7:</b>	<b>Green Gaps</b>	SO8, S10	DM9	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF

<b>Policy Number</b>	<b>Policy Title</b>	<b>CS Objective</b>	<b>CS Policy</b>	<b>Comment</b>
				and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 8:</b>	<b>Neighbourhood Centre</b>	SO2, SO4, SO5	CS5	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 9:</b>	<b>Employment Development</b>	SO2	CS5, DM7	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 10:</b>	<b>Employment Development outside the development boundary</b>	SO2, SO5	CS5, DM1, DM3, DM7	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
<b>Policy 11:</b>	<b>Historic Environment</b>	SO9	DM8	This policy seeks to support employment related industries within the village of Langold.

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

- 3.1 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 Hodsock/Langold NP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.2 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.

**Hodsock/Langold Neighbourhood Plan Sustainability Objectives**

		<b>BDC Sustainability Objectives</b>													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
		To ensure that the housing stock meets the housing needs of Bassetlaw	To improve health and reduce health inequalities	To provide better opportunities for recreation and for people to value and enjoy	To improve community safety, reduce crime and the fear of crime	To promote and support the development and growth of social capital across the District	To protect the natural environment and increase biodiversity level across the District	To protect and enhance the historic built environment and cultural heritage	To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals	To minimise waste and increase the reuse and recycling of waste materials	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable resources	To make efficient use of the existing transport infrastructure	To create high quality employment opportunities	To develop a strong culture of enterprise and innovation	To provide the physical conditions for a modern economic structure
✓✓	Major positive effect														
✓	Minor positive effect														
XX	Major negative effect														
X	Minor negative effect														
?	Uncertain effect														
0	Neutral Effect														
-	No relationship														
Policy 1: Housing Requirement in Langold		✓✓	✓	0	0	✓	✓	0	0	0	0	✓	0	0	0
Policy 2: Infill Development within Langold Village		✓✓	✓	0	0	0	✓	0	0	0	0	✓	0	0	0
Policy 3: Design Codes for Sites 1 and 2		✓✓	✓	✓	✓	0	✓	✓	0	0	0	✓	0	0	0
Policy 4: Housing Mix		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 5: Langold Country Park		0	✓✓	✓✓	✓	0	✓✓	✓	✓✓	0	0	0	0	0	0
Policy 6: Local Green Space		0	✓✓	✓✓	✓	0	✓✓	✓	✓✓	0	0	0	0	0	0
Policy 7: Green Gaps		0	✓✓	✓✓	0	0	✓✓	✓✓	✓✓	0	0	0	0	0	0
Policy 8: Neighbourhood Centre		0	✓	0	0	0	0	0	0	0	0	0	✓	✓	✓
Policy 9: Employment Development		0	✓	0	0	0	0	0	0	0	0	0	✓✓	✓✓	✓✓
Policy 10: Employment Development outside the development boundary		0	✓	0	0	0	0	0	0	0	0	0	✓✓	✓✓	✓✓

Policy 11: Historic Environment	0	✓	✓	0	0	0	✓✓	0	0	0	0	0	0	0
<p><b>Summary:</b> In summary, the Neighbourhood Plan is promoting change to the community that is managed in a sustainable way. The long-term vision for the community is that new development will provide a benefit to the community, whilst preserving and enhancing our natural, built, cultural and historic assets. The promotion of the reuse of previously developed land and buildings helps to safeguard our existing green spaces and avoid the sprawl into the open countryside. The protection of our existing public spaces helps to encourage improved health and wellbeing of residents.</p> <p>New residential development will help to meet the needs of the community and its delivery will support the overall need for housing within the wider area.</p> <p>New jobs and the protection of local service and facilities will support the continued aimed for a sustainable community where people, and new residents, can walk to facilities and, therefore, reduce the need for a car.</p> <p>In conclusion, the policies within the Hodsock/Langold Neighbourhood Plan provide either a natural, minor positive or major positive effect to the environment and therefore help to achieve a more sustainable view of development in the future.</p>														

#### **4 General Conformity with Strategic Local Policy**

- 4.1 The Hodsock/Langold NP has been prepared with planning officers from the Bassetlaw District Council as part of the neighbourhood 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. The Neighbourhood Plan has also considered the draft Bassetlaw Local Plan 2020 in order to make sure there is conformity to those emerging themes and policies.
- 4.2 Table 3 shows how the Hodsock/Langold NP is in general conformity with the strategic policies of the Core Strategy 2011.

## **5 Be Compatible with EU Obligations**

- 5.1 Bassetlaw District Council considered that a Strategic Environmental Assessment was not required because the NP is not likely to have a significant impact on the environment (See Hodsock/Langold SEA HRA Screening Report: This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.
- 5.2 The NP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.3 The NP 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. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission of documents to BDC.

## **6 Conclusion**

- 6.1 It is the view of Hodsock Parish Council that the NP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the Hodsock/Langold NP.
- 6.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in general conformity with strategic policies contained in the Core Strategy 2011, whilst meeting relevant EU obligations.