

Sutton cum Lound Neighbourhood Plan Review 2020



Basic Conditions Statement

2016-2031





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1 Introduction

What is the Neighbourhood Plan?

- 11 The Sutton cum Lound Neighbourhood Development Plan hereafter the Sutton Cum Lound NP review 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.
- 12 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?

- 13 This Basic Conditions Statement has been prepared to accompany the revised Sutton cum Lound NP. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions:
 - Have regard to national policies and advice, such as the National Planning Policy Framework 2019;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies in the development plan for the area (our Core Strategy and our other development plan documents);
 - Be compatible with European obligations and human rights requirements.

This document will outline how the revised Sutton cum Lound NP meets all of the above basic conditions.

2 Key Statements

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



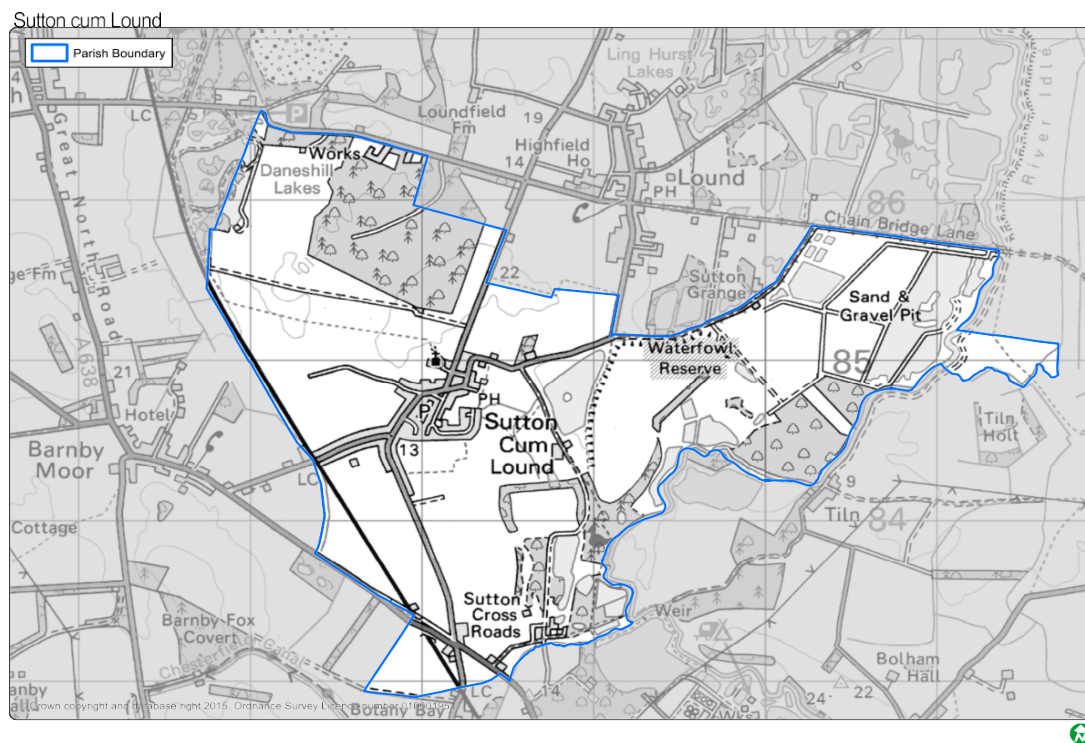
- 2.2 The neighbourhood area is contiguous with the Plan area boundary as shown on the map accompanying the neighbourhood designation application. For clarity, the Plan area is shown at Figure 1.
- 2.3 The Sutton cum Lound NP review still covers the period from 2016 to 2031 extending slightly beyond 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 2013 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 Sutton cum Lound NP review does not relate to more than one neighbourhood area. It is solely related to the area of Sutton cum Lound Parish as originally designated by Bassetlaw District Council on 28 June 2015.
- 2.6 There are no other neighbourhood plans in place for the Sutton cum Lound neighbourhood area.

Neighbourhood Plan Review

- 2.7 In 2019, the Parish Council decided to undertake a formal review of the Neighbourhood Plan following the monitoring of policies and the effectiveness of the plan since it was made by Bassetlaw District Council in 2018.
- 2.8 The review focussed solely on Policy 6 'Infill Development in Sutton cum Lound', as it was considered to be ineffective in appropriately managing infill development. On closer inspection, it was identified that a clause had been mistakenly deleted from the Policy during post-examination editing. The decision was taken to re-insert the clause so as to strengthen the Policy, with this being the only change made to the Plan, aside from consequential formatting. It was anticipated that a more extensive review of the Plan would be undertaken in due course.
- 2.9 The Pre-Submission Draft of the Sutton cum Lound NP review was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 18 December 2019 until 7 February 2020. The comments received were supportive of the changes, as summarised in the accompanying 'Consultation Statement', and so no amendments were required to the Plan.



Figure 1: Sutton cum Lound Neighbourhood Area



3 Conformity with National Policy

- 3.1 The Sutton cum Lound NP review is required to have appropriate regard to national planning policy. This is principally provided in the National Planning Policy Framework (NPPF) revised in February 2019. 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.
- 3.2 Table 1 and Table 2 demonstrate that the Sutton cum Lound Neighbourhood Development Plan has regard to relevant national 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
 - Conserving and enhancing the historic environment
- 3.3 The Sutton cum Lound NP contains a Vision and Objectives. The objectives are summarised in **Table 1** alongside the NPPF goals they seek to address.
- 3.4 **Table 2** provides a summary of how each of the Neighbourhood Plan policies conform specifically with the NPPF.



Table 1: Summary of NP Objectives with NPPF Goal

NP Objective	Relevant NPPF Goal
To bring forward housing sites to meet future need	Delivering a wide choice of high quality homes Promoting healthy communities Ensuring the vitality of Plan area
Ensuring development integrates with the existing settlement and built to a high design quality that reflects the local character	Requiring good design
Ensuring that development reflects the rural character and heritage	Conserving and enhancing the historic environment Conserving and enhancing the natural environment
Seeking solutions to problems of road safety ²	Promoting healthy communities Requiring good design Promoting sustainable transport
Protecting the walking and cycling routes and improving public open spaces	Promoting healthy communities Conserving and enhancing the natural environment
To encourage sufficient housing growth to sustain the range of facilities	Supporting a prosperous rural economy Ensuring the vitality of Plan area Promoting healthy communities
To encourage developers to consult with the community early in the planning application process wherever possible so local people can inform the design, location and layout of a scheme. ³	Delivering a wide choice of high quality homes Promoting healthy communities

² As community objective 4 relates primarily to addressing the existing road safety issues this objective is reflected in an aspirational policy

³ As community objective 7 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan



Table 2: Assessment of how each policy in the Sutton Cum Lound NP conforms to the NPPF

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Design of Residential Development	124-132	Policy 1 sets out robust and comprehensive design standards based on an understanding of the village's characteristics, the importance of reinforcing local distinctiveness and the need to integrate new development with the existing built and natural environment. BfL12 is used to provide a measure of the standard required.
2	A Mix of Housing Types	59-66	The NPPF requires policies to be based on evidence of housing need. Policy 2 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.
3-5	Site Allocations	73-76	Policies 3-5 reflect the core principle of planning as defined in the NPPF; local people have identified 3 preferred sites that will meet local and wider district housing need over the next 15 years.
6	Infill Development in Sutton cum Lound	77-79	Policy 6 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.
7	Enhancing Facilities in the village	83-84	A key part of ensuring Sutton cum Lound NP area continues to be a strong rural community is to ensure the area is equipped with those buildings and spaces that enable social interaction. The loss of the village shop in 2015 has significantly impacted on people's access to local provisions and Policy 7 recognises the importance of maintaining and where possible enhancing the range of facilities in the village. The lack of allotments in the parish is an issue that the parish council are also keen to address.



Policy No.	Policy Title	NPPF Ref (para.)	Commentary
8	Improving Green Infrastructure	96-101	<p>Policy 8 seeks to ensure that development contributes to and enhances the natural environment recognising the landscape distinctiveness and biodiversity that exists across the parish. Improving and extending non-vehicular access to the countryside is encouraged. Policy 8 also seeks to maximise the potential for new development that is on the edge of settlements to create new connections to the footpath network and requires development to minimise its impact on the natural environment.</p>



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 Sutton Cum Lound NP review recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental goals.
- 4.2 The **social** goals are to continue to maintain a thriving community by developing the 3 allocated sites for housing and by requiring a mix of housing types to reflect the local demographics. The Plan also encourages the enhancement of community facilities (it is expected that demand will increase as the local population grows). The extension and reconnection of footpaths and cycle routes will also create additional opportunities for local residents to exercise and socialise within the parish. Some of these allocations have since been granted planning permission.
- 4.3 The **environmental** goals are to protect the natural and built environment. Neighbourhood plan policies continue to ensure that proposals protect and where possible enhance existing landscape character. Improving access to the countryside is also important and development is required to contribute to improving green infrastructure wherever possible over the plan period.
- 4.4 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.
- 4.5 The **economic** goals relate the allocation of housing sites that will increase the population and generate more demand for local services (there is an aspiration to see a local shop in the village again.)
- 4.6 The Sutton cum Lound NP review 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.
- 4.7 An SEA screening report was undertaken to support the revised Neighbourhood Plan and the outcome of this exercise is detailed at the end of the Basic Conditions Statement.

5 Conformity with Strategic Local Policy

- 5.1 The Sutton Cum Lound NP review has been prepared by the Neighbourhood Planning Steering Group for Sutton cum Lound Parish Council in close collaboration with officers from Bassetlaw District Council. This has ensured that the process of monitoring the existing policies and identifying where specific amendments are needed.



- 5.2 The revised plan has not amended the approach to the amount of housing for the community, although it has made a revision to Policy 2 whereby limits the level of infill development per site.
- 5.3 **Table 3** provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the District's Strategic Policies.



Table 3: Assessment of how each policy in the Sutton Cum Lound NP conforms with the Policies in Bassetlaw’s Core Strategy

Neighbourhood Plan Policy No.	Policy Title	Core Strategy Policy	Commentary
1	Design of Residential Development	SO7, DM4: Design and Character	Policy 1 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.
2	A Mix of Housing Types	SO1, DM5 Housing Mix	Policy 2 is the local expression of DM5 referencing local housing need and requiring development to show how it meets this need.
3 - 5	Site Allocations	N/A	All relate to site allocations for housing.
6	Infill Development in Sutton cum Lound 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 6 applies that principle to Sutton cum Lound.
7	Enhancing facilities in the village	SO10, CS8c	SO10 supports the provision of essential social infrastructure, CS8c supports the provision of community facilities in Rural Service Centres.
8	Improving Green Infrastructure	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 and restore or enhance biodiversity. Policy 8 promotes the improvement and connection of the existing footpaths that run through the Plan area and seeks to find a suitable site for allotments – all enhancing the GI in the Parish.



6 Compatibility with EU Obligations

6.1 Strategic Environmental Assessment and Sustainability Appraisal

- 6.1 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive. This Neighbourhood Plan is legally required to be in line with Bassetlaw District Council's (BDC).
- 6.2 An updated SEA screening has been undertaken as part of the Neighbourhood Plan review.

6.2 Other EU obligations

- 6.3 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 review of the Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 6.4 The main issues for planning are the right to family life and in preventing discrimination. The Plan continues to make positive contributions, such as through seeking to provide housing to meet local needs.
- 6.5 The Neighbourhood Plan review has been prepared with input from the community and stakeholders as set out in the accompanying Statement of Consultation. There was consultation with the community of the proposed amendments to Policy 2 through a new Regulation 14 consultation period.



- 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 Sutton Cum Lound 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 revised Sutton cum Lound Neighbourhood Plan and all the policies therein.
- 7.2 The Plan still has appropriate regard to the updated NPPF, will continue to contribute to the achievement of sustainable development, is in conformity with strategic policies contained in Bassetlaw District Council's district planning policies and meets relevant EU obligations.
- 7.3 On that basis, it is respectfully suggested to the Examiner that the Sutton cum Lound Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.