

BASIC CONDITIONS STATEMENT

Neighbourhood Plan for the Parishes of
Cuckney, Norton, Holbeck & Welbeck

CHNW
Neighbourhood
Plan Review
2021 - 2038



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1 Introduction

What is the Cuckney, Norton, Holbeck & Welbeck Neighbourhood Plan?

- 1.1 The Cuckney, Norton, Holbeck and Welbeck (hereafter the Review NP) 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 for 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 (General) Regulations 2012.
- 1.3 The Review NP was formally approved by referendum in March 2017. This Plan was prepared by CNHW Neighbourhood Plan Steering Group and was made up three councils Cuckney and Norton, Holbeck and Welbeck. In 2019 it was agreed that the CNHW NP should be Reviewed and updated. Working with, and on behalf of its parishioners, the Neighbourhood Plan Steering Group (NPSG) has Reviewed the existing CNHW NP. The Review NP still promotes the same housing and employment sites that were in the CNHW NP. The made Plan ran from 2016-2031. The Review NP covers the period to 2038. Membership of the Neighbourhood Plan Steering Group still includes local residents and local councillors from both parishes and is led by Norton and Cuckney Parish Council.

What is the Basic Conditions Statement?

- 1.4 This Basic Conditions Statement has been prepared to accompany the Review NP. Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that Neighbourhood Development Plans meet each of the following Basic Conditions¹:
 - I. has 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. is 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. does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations,²

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

² In accordance with the European Union Withdrawal Act 2018 section 7 'Anything which was immediately before exit day, primary legislation of a particular kind, subordinate legislation of a particular kind or another enactment of a particular kind and continues to be domestic law on and after exit day continues to be domestic law as an enactment of the same kind.'

<https://www.legislation.gov.uk/ukpga/2018/16/section/7>

- V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,³
- VI. having regard to all material considerations it is appropriate that it is made

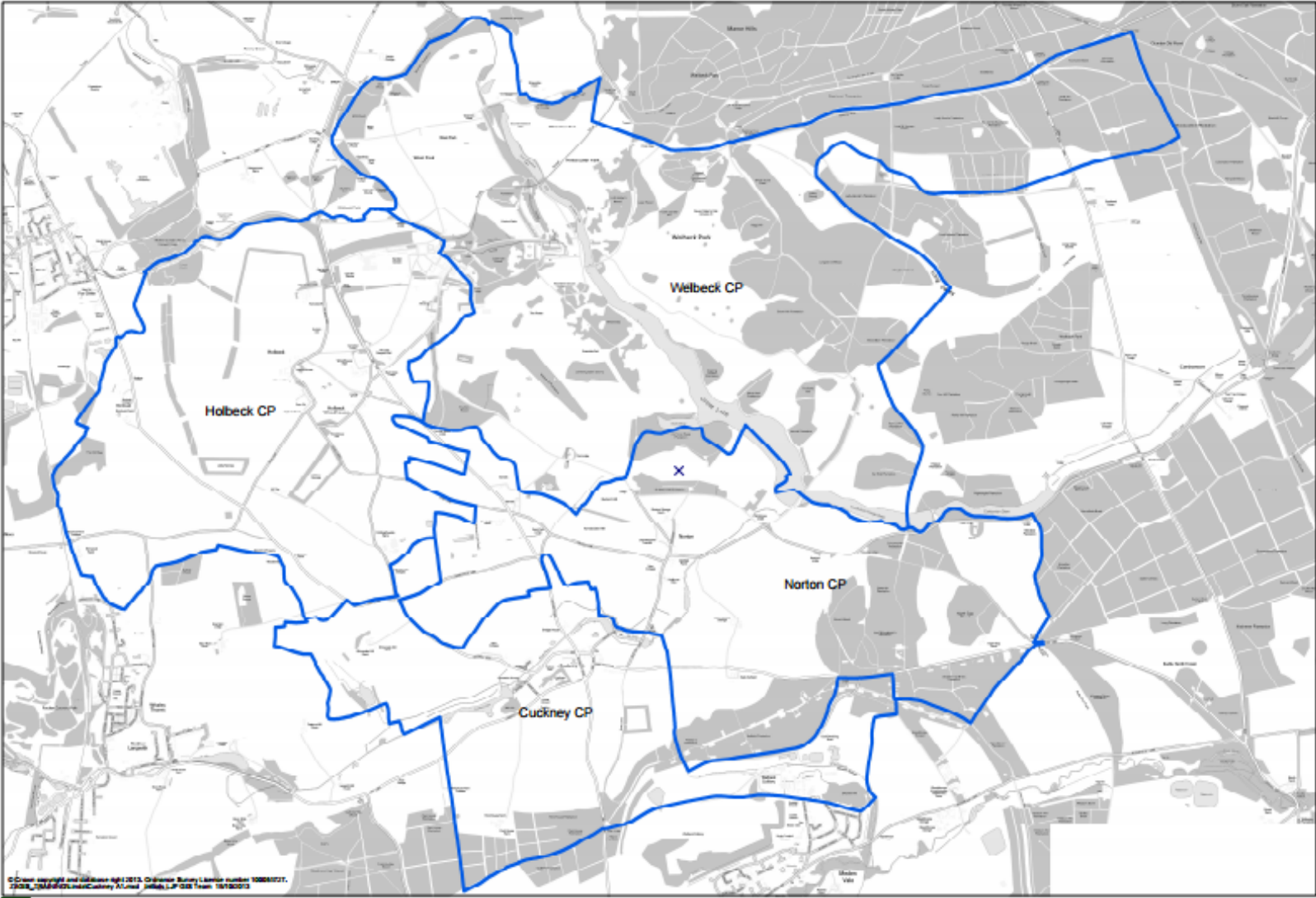
1.5 This document will outline how the Review NP meets all of the above basic conditions.

2 Key Statements

- 2.1 The Plan area covers parishes of Cuckney and Norton and Holbeck and Welbeck. Cuckney and Norton Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Review 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 Parish boundaries as shown on the map accompanying the neighbourhood designation application.
- 2.3 The Review NP Plan covers the period from 2021 to 2038 – this timeframe matches that of the Publication draft Local Plan (including addendum January 2022).
- 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 Town and Country Planning Act 1990 as ‘excluded development’.
- 2.5 The Review NP does not relate to more than one neighbourhood area. It is related to the area as designated by Bassetlaw District Council (hereafter BDC) in March 2014 as shown in Figure 1 below.
- 2.6 There is an extant CNHW Neighbourhood Plan covering this area which this Review NP is replacing.
- 2.7 The Pre-Submission Draft Review NP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 7th May to 18th June 2021.

³ See above re status of EU retained Law

Figure 1: CNHW Neighbourhood Area



3 Conformity with National Policy

3.1 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)⁴ (see Table 1). 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 section below relating to achieving sustainable development).

Table 1: Assessment of how each policy in the Review NP conforms to the NPPF

Neighbourhood Plan Policy No.	Policy Title	NPPF Para	Commentary
1	Sustainable Development Infill and the Development Boundary	7,8,11,12, 124	The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of the Plan Area and establishes a Development Boundary for Cuckney and Norton. This provides certainty in respect of the extent of development and the need to protect valued open spaces, the areas of nature conservation and open countryside in accordance with the NPPF. The NPPF notes that planning policies should achieve appropriate densities taking into account <i>'the desirability of maintaining an area's prevailing character and setting (including residential gardens)'</i> ⁵ . Policy 1 is based on analysis to provide a policy framework to ensure infill development is sensitive to the local character. In Holbeck Parish opportunities for development on land adjacent to the built up area will be limited given the landscape and heritage sensitivity of the landscape. It was not considered necessary to define a Development Boundary for Holbeck.
2	Protecting the landscape character, significant green gaps and key views	120,130,174	The landscape character of the Plan Area is highly valued by the local community. The NPPF at para 130a requires planning policies to ensure that developments will <i>'function well and add to the overall quality of the area not just in the short term but over the life time of the development'</i> . The NPPF at para 174 requires planning

⁴ All references are to the NPPF 2021

⁵ Para 124

Neighbourhood Plan Policy No.	Policy Title	NPPF Para	Commentary
			<p>policies to <i>'contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'</i>.</p> <p>Policy 2 defines the overall approach to protecting landscape character and provides a framework to show how the allocated sites and any infill development should be designed to minimise the impact on the landscape. Policy 2 is based on an understanding and evaluation of the defining characteristics of the Plan Area undertaken for the Neighbourhood Plan. The CNHW Design Code combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 130c). Based on this detailed analysis Policy 2 provides a framework to identify and protect the valued landscape. The identification of the significant green gaps and the key views helps to define where the landscape is locally valuable.</p>
3	Protecting or Enhancing Heritage Assets	189, 190, 194, 197	<p>The heritage of the Plan Area is a defining feature. The NPPF places great importance on the protection and enhancement of heritage assets and that <i>'these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance'</i>.</p> <p>The Review NP sets out <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> in accordance with NPPF para 190.</p> <p>Policy 6 also sets out a clear framework for how heritage assets should be considered and sets out how a balanced judgment is required to assess the benefit of development on heritage assets versus an assessment of any harm.</p>
4a and 4b	Expanding Employment Opportunities The Redevelopment of Hatfield Plantation	84, 85	<p>The NPPF requires policies to support <i>'the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings... sustainable rural tourism and leisure developments which respect the character of the countryside'</i></p> <p>Policy 4a encourages the growth of local businesses in the Plan Area especially the</p>

Neighbourhood Plan Policy No.	Policy Title	NPPF Para	Commentary
			reuse of buildings in Welbeck village so long as development does not harm the historic character. NPPF para 85 recognises that some rural businesses may have to be adjacent or beyond existing settlements, Policy 4a also provides this flexibility.
5	Achieving Well designed Places	126, 127, 128, 129, 134 and 134b	In accordance with NPPF para 127 Policy 5 provides <i>'a clear vision and expectations, so that applicants have ... certainty about what is likely to be acceptable... and how these will be tested'</i> . The NPPF supports the production of Design Codes for neighbourhood areas and Policy 5 is underpinned by the CNHW Design Code. NPPF para 130a) ensures that development <i>'adds to the overall quality'</i> of the Plan Area. The policy is <i>'sympathetic to local character and history including the surrounding built environment and landscape setting'</i> as it is based on the CNHW Design Code analysis. Policy 5 allows flexibility for innovative and/or contemporary design where it adds to the overall quality. Policy 5 encourages the use of the National Design Guide standards and Building for a Healthy Life to provide a measure of the standard required in accordance with NPPF para 126 <i>'Being clear about design expectations and how these will be tested is essential for achieving [good design]'</i> .
6	Low Carbon and Renewable Energy	152, 153, 154, 155	The NPPF sees the planning system as crucial in supporting the transition to a low carbon future to <i>'shape places in ways that minimise vulnerability and improve resilience'</i> (para 152). New development should be planned in ways that <i>'can help to reduce greenhouse gas emissions, such as through its location, orientation and design'</i> (para 154). NPPF para 153 and footnote 53 provides that <i>'Plans should take a proactive approach to mitigating and adapting to climate change, in line with the objectives and provisions of the Climate Change Act</i>

Neighbourhood Plan Policy No.	Policy Title	NPPF Para	Commentary
			<p>2008.’ The amendments to the Climate Change Act 2008 have set a net zero target for UK carbon emissions by 2050.</p> <p>Para 153 says ‘Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts ‘. Policy 6 is proactive and encourages the development of low carbon homes and the use of renewable energy reflect statements of government policy.</p> <p>Policy 6 is proactive and seeks to set standards that reflect more recent statements of government policy. Policy 6 encourages the use of materials, layout and orientation that will build resilience in the design of new development.</p> <p>The NPPF requires Local Authorities to support renewable and low carbon energy initiatives; the planning system should support this transition. Policy 6 provides a policy framework that sets out how this can be achieved in the Plan Area.</p>
7a	Housing mix and Type	61, 62	Policy 7a supports policies that meet local housing need for smaller dwellings and properties for older people in accordance with the District and local analysis from the HNA. The use of up to date evidence is in accordance with the NPPF. This creates a policy framework that identifies different house sizes and types and encourages a range of development to meet this need (see NPPF para 62).
7b	Affordable Housing	64, 65	The HNA identified the need for AH in the Plan Area and policy 7b sets out a framework for its delivery. This reflects the approach in the NPPF. The Policy recognises the requirements for AH products in accordance with national policy.
7c	Rural Exception Sites	Annex 2	Defined in Annex 2 and for rural areas where growth is limited. The HNA identified a quantum of AH that will not be met in full by existing allocations. Policy 7c signals the community’s support for additional

Neighbourhood Plan Policy No.	Policy Title	NPPF Para	Commentary
			development for AH on a rural exception site to invite Welbeck Estates to identify a site and bring one forward.
8	Improving Sports, Recreation and Community Facilities	84	The NPPF states that planning policies should enable ‘the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’. The Plan Area has limited facilities and Policy 8 supports the need to protect and improve these community facilities. Policy 8 supports the improvement of Lady Margaret Hall recognising the potential for this to be a hub for community and sports activities.
9	Conservation and enhancement of cycling and walking routes	104,106	The NPPF supports the promotion of sustainable transport like cycling and walking in planning policies. There is great potential to enhance the network of walking and cycling routes through the Plan Area, to connect to existing visitor attractions (Creswell Craggs and Welbeck Village) and to encourage more active leisure. Policy 9 supports this ambition where it does not harm the landscape or ecology of the Plan Area.
10	Promoting Tourism	84(c)	There is potential to better promote the heritage of the Plan Area for tourism particularly Welbeck Village which will also support the rural economy. Policy 10 provides a policy framework for this. Providing flexibility in planning policies to consider proposals that maximise the tourist offer in a rural area is supported in the NPPF as a way to support the rural economy.
11-14	Site allocations		Each site-specific policy seeks to increase sustainable development as defined in the NPPF and in the Review NP Policy 1. Requirements relating to other site-specific issues (i.e. protection of landscape, good design, housing mix are also reflected in accordance with the NPPF.

- 3.4 NPPF paragraphs 28 – 30 and footnote 18 refer to Neighbourhood Plans and requires them to have regard to the policies in the NPPF and to be in general conformity with strategic policies in any Development Plan that covers the area. For Norton, Cuckney Holbeck and Welbeck this is BDC’s 2011 Core Strategy. The Review NP has been prepared having regard to the strategic policies contained therein (see Table 2).
- 3.5 The policies in the Review NP have also been drafted to be in general conformity with the evidence base for the emerging Bassetlaw Plan to ensure this Neighbourhood Plan will remain up to date once the new Local Plan is adopted (see Table 3).
- 3.6 The Neighbourhood Plan has been in preparation since 2019 and National Planning Guidance Paragraph: 009 Reference ID: 41-009-20190509 provides advice on how a neighbourhood plan should relate to the Development Plan where not all the policies are up to date as has been the case during the drafting of the Review NP. The NPPG advises that

‘Where a neighbourhood plan is brought forward before an up-to-date local plan is in place 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’.

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 overarching objectives *‘which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)’*⁶. The Review NP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.

The **economic** goals are to support local businesses to remain and/or expand particularly maximising the potential of the vacant buildings in Welbeck village and creating small business units at Hatfield Plantation to be compatible with their location near the redeveloping Welbeck Colliery site. The Plan also encourages development that promote

⁶ NPPF para 8

the tourism offer of the Plan Area in relation to Welbeck Village and the wider tourist interest at Creswell Craggs.

See Policies 1, 4a, 4b, 5, 7, 10

The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The Review NP continues to support the approach in the made CNHW NP for limited housing development in Cuckney, Norton and Holbeck to meet attract families to ensure facilities like the Primary School remain viable so long as design of new build is to a high standard. Community facilities are vital to provide social space and these are protected. The Review NP supports the development of Lady Margaret Hall as a community hub and protects the existing community facilities. The Review NP also supports the provision of walking and cycling routes and enhanced tourist provision all providing more activities for residents and visitors in the Plan Area.

See Policies 1, 5, 7, 8, 9, 10

- 4.2 The Review NP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see the Key Principle). By enabling people to become more actively involved in the decision-making process⁷ the Neighbourhood Plan has assisted in building social capacity.
- 4.3 The **environmental** goals are to protect the natural and built environment. The Neighbourhood Plan policies ensure that proposals protect and where possible enhance valued landscapes and the heritage of the Plan Area. The Review NP provides locally specific policies based on the CNHW Design Code to provide clarity to developers on what constitutes sustainable development. The identification of Significant Green Gaps and Key Views based on landscape analysis is an important part of this process to provide clarity to decision makers and developers about the sensitivity of these spaces within and adjoining the Development Boundary.
- 4.4 The Review NP reflects the urgent need to address climate change in all planning decisions and policies promote energy efficiency and low carbon development. Protecting the heritage and landscape character of this rural area are also important environmental goals.

See Policies 1, 2, 3, 5, 6

- 4.5 A Sustainability Matrix of the policies in the Review NP has been produced to assess the Review NP policies against sustainability criteria. This is at Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.

⁷ Supported by NPPF para 39

- 4.6 There is no legal requirement for neighbourhood plans to have a Sustainability Appraisal. It is considered that this Sustainability Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

5 Compatibility with Former EU Obligations Post Brexit

- 5.1 The European Withdrawal Act 2018 (EUWA) provides a new constitutional framework for the continuity of retained EU law in the UK, replacing the EU treaties that had until that point applied in the UK. Section 7 of the EUWA 2018 states that *'Anything which was immediately before exit day, primary legislation of a particular kind, subordinate legislation of a particular kind or another enactment of a particular kind and continues to be domestic law on and after exit day continues to be domestic law as an enactment of the same kind'*⁸.
- 5.2 The references below are to EU directives and regulations because *'there is no official record of which EU treaty rights were incorporated into UK law'*⁹ but the EUWA accepts that the same environmental standards remain.
- 5.3 *'The EU (Withdrawal) Bill will incorporate the existing body of EU environmental law into UK law, making sure the same protections have effect in the UK and laws still function effectively after the UK leaves the EU'*¹⁰.
- 5.4 On the basis of the foregoing the Review NP has been assessed in accordance with extant EU regulation that has been incorporated into UK law.

Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening

- 5.5 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.
- 5.6 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects on protected European sites as a result of the Plan's implementation¹¹.
- 5.7 A Strategic Environmental Assessment (SEA) Screening Report was undertaken by BDC in January 2022 to determine whether or not the Review NP required a SEA and HRA. The report is available on BDC's web site¹². In accordance with regulations BDC consulted Natural England, the Environment Agency and Historic England.

⁸ See <https://www.legislation.gov.uk/ukpga/2018/16/section/7>

⁹ See <https://www.pinsentmasons.com/out-law/guides/retained-eu-law-uk-after-brexit>

¹⁰ EU Withdrawal Bill Fact sheet 8 Environmental Principles.

¹¹ Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

¹² See <https://www.bassetlaw.gov.uk/media/6703/cnhw-np-review-sea-hra-screening-statement-final.pdf>

5.8 The screening outcome is set out below¹³:

SEA Screening

*7.2.1 On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the CNHW Neighbourhood Plan (Review) will not have significant environmental effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore **does not need to be subject to a full SEA.***

HRA Screening

*7.3.1 The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of the Birklands and Bilhaugh SAC or the Sherwood Forest ppSPA as a consequence of the implementation of the Plan. As such the Plan **does not require a full HRA to be undertaken.***

7.3.2 The main reason for these conclusions is:

- *The development that is supported in the Plan is deemed to be of a scale, nature, and location that will not result in any significant effects on the two identified European sites.*

Other Former EU obligations

- 5.9 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.
- 5.10 The main issues for planning are the right to family life and in preventing discrimination. The Review NP makes positive contributions, such as protecting the heritage and landscape of the Plan Area, supporting the transition to a decarbonised economy and promoting housing to meet local needs (in accordance with national and District policies). The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.
- 5.11 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. Residents were encouraged to participate throughout the Plan preparation process. 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 Statement of

¹³ See SEA Screening Report page 38

Consultation. The Consultation Statement has been prepared on behalf of the Neighbourhood Plan Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

General Conformity with Strategic Local Policy

Bassetlaw District Council's 2011 Core Strategy

- 5.12 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan (which is the 2011 Core Strategy).
- 5.13 The Review NP has been developed to be in general conformity with these strategic policies.
- 5.14 The Core Strategy policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by BDC when considering all proposals for development.
- 5.15 Table 2 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with adopted strategic policies.

Table 2: Assessment of how each policy in the Review NP is in general conformity with the Strategic Policies in BDC's Core Strategy

Adopted Strategic Policies BDC Core Strategy 2011	Review NP
CS1 'Settlement Hierarchy' sets out the approach to sustainable development where development should be well related to existing patterns of development. Development should be restricted to sites inside the development boundary or on allocated sites or where it addresses a shortfall in the District's 5 year housing supply, or provides local community services that have the community's support.	Policy 1 requires a positive approach to sustainable development and requires development to be focused within the Development Boundaries to meet local housing need where it minimises the impact on the built and natural environment.
CS9 'All other settlements' limits development outside Rural Service Centres to that necessary to deliver rural employment opportunities (where the scale and type is appropriate to the settlement) and community infrastructure (where there is community support).	Policy 1 is in conformity with this approach proposing some development necessary to support the rural economy in accordance with District policies.
DM4 Design and Character	Policies 11-14 and the proposals for Lady

<p>requires major development to make clear functional physical links to the existing settlement, that it is of an appropriate scale and that it provides a qualitative improvement to the existing range of houses, services, facilities and open spaces. New development should not have a detrimental impact on amenity and should minimise CO2 emissions.</p>	<p>Margaret Hall part of policy 8 - the location of the sites reflects this requirement to be adjoining the existing settlement and to make functional links with the surrounding area.</p> <p>Policies 1,2,5, require development to reinforce existing character. Policies 4, 6, 7, 8 and 10 require development to make a positive contribution to the quality and quantum of housing, services and facilities whilst promoting low carbon homes.</p>
<p>DM5 Housing Mix and Density requires the size and type of housing to be appropriate to the locality and to be informed by BDC's housing strategies and the SHMA.</p> <p>The density of development is expected to reflect the specific characteristics of the site and locality.</p> <p>DM5 sets out general design principals requiring proposals to respect the wider character, be of a high architectural quality and retain historic boundaries (walls and hedgerows).</p>	<p>Policy 7 requires housing to reflect local as well as the District need for smaller dwellings and those suitable for older people.</p> <p>Policies 1,5 and the site allocation policies require development to reflect local characteristics and defines what these characteristics are based on the CNHW Design Code. The rural character and openness are also defined and protected in Policy 2.</p> <p>Policy 1 defines and limits infill to protect the rural character and low density of the village.</p> <p>Policy 1 provides the overarching policy approach that is in conformity with DM5 whilst Policy 5 defines what high quality design is in the context of the Plan Area referencing the CNHW Design Code thereby providing a clear framework to ensure that development proposals respond to the local character and history and promote or reinforce local distinctiveness.</p> <p>Policies 11-14 address the specific boundary, design and landscaping requirements of the sites if the development is to reinforce local distinctiveness.</p>
<p>DM9 'Green Infrastructure (GI); Biodiversity and Geodiversity; Landscape; Open Space and Sports Facilities' requires development to protect and enhance the District's green infrastructure through the establishment of a network of green corridors. Development is required to provide improvements to the GI where possible and to restore or enhance habitats and species and not adversely affect</p>	<p>The importance of protecting the natural environment runs throughout the NP policies and is included in the overarching policy. Policies 1 and 2 reinforces this approach with the justification text to Policy 2 providing detailed analysis of the landscape character areas from the NCC 2009 Landscape Character Assessment relevant to the Plan Area. Further analysis of key views and Significant Green Gaps provides a CNHW specific policy framework in Policy 2 that protects these valued landscapes.</p> <p>Policy 1 and Policy 2 supports this emphasis on the conservation and enhancement of the</p>

biodiversity. Development is expected to be sensitive to landscape setting and not adversely affect or result in the loss of open space.	natural environment and the NP policies seek to protect and enhance biodiversity. Policy 2 requires development to aim to achieve a net biodiversity gain. The Plan supports the mitigation hierarchy approach. Policies 11-14 are located so as to minimise the harm to the landscape character and biodiversity and do not cause the loss of valued landscape.
DM10 Renewable and Low Carbon Energy encourages development that utilises renewable and low carbon energy.	Policy 6 supports the use of renewable energy and low carbon development.

Bassetlaw District Council's Draft Local Plan

5.16 Whilst the Review NP must be in general conformity with the adopted policies in the Core Strategy, where relevant, it is important that the Neighbourhood Plan is also in conformity with the evidence base of the emerging Local Plan 2020-2037. At time of submission of the Neighbourhood Plan the Local Plan is at the Publication Version and Table 3 sets out how the neighbourhood plan policies are also in conformity with the emerging policy approach.

Table 3: Assessment of how each policy in the Review NP is in general conformity with the BDC's draft Local Plan


Draft Local Plan (November 2020)	Review NP
ST1 Bassetlaw's Spatial Strategy	The Review NP proposes site allocations that are in conformity with this scale of growth whilst taking great care to protect to existing community facilities, green spaces and the natural environment. Note that the principle of allocating the sites for development was approved in the made CNHW NP. The Review NP amends the footprint of one site (Policy 14) and proposes a change in the mix of uses on another (Policy 13). Policies 1, 2, 11-14
ST2 Rural Bassetlaw	The Review NP supports development that provides housing, employment and services to meet local need. For the employment and services development is seen mostly as the re use of existing buildings apart from Hatfield Plantation. Policies 1, 2, 4a, 4b
ST11 Rural Economic Growth	Policy ST11 supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and

	<p>intensification of existing employment sites, provided that the scale of the proposal is appropriate to the location, and the character of the countryside.</p> <p>The Review NP recognises that maximising the economic potential of the area will be crucial for the sustainability of the Plan Area in the future. The Review NP supports the continuation and expansion of local businesses, and the reuse of vacant buildings in Welbeck Village and supports tourism development for its economic benefits. Policies 4a, 4b and 10</p>
ST27 Housing Mix, Type and Density	<p>The Review NP supports housing development that meets local need and requires development to reflect local character (which per se means being in keeping with existing density standards and the built form)</p> <p>Policies 1,7</p>
ST32 Design Quality	<p>The Review NP is supported by the CNHW Design Code and the use of Neighbourhood Character Assessment (para 8.1.5) is supported in ST32. ST32 provides an overarching comprehensive policy for the District covering local character and settlement form, architectural quality and materials, landscaping, the environment, private amenity space and accessibility. Policy 5 provides the locally specific detail and translates ST32 into a Plan Area specific policy. This is continued in the site-specific policies which define precisely what good design means for each site.</p> <p>Policies 5, 11-14</p>
ST34 Landscape Character	<p>The landscape around CNHW is “valued” and the Review NP identifies areas of nature conservation, key views and significant green gaps to provide a robust evidence base to justify the policy approach taken.</p> <p>The Review NP takes a similar approach to ST34 but applies it to the Plan Area and identifies significant green gaps where development could adversely affect <i>‘openness, appearance, functionality and therefore the quality of these landscapes’</i> Publication Version Local Plan para 8.3.12</p> <p>Policy 2</p>
ST35 Green and Blue Infrastructure, ST36 Biodiversity and Geodiversity	<p>The Review NP reinforces the position in the made CNHW NP that much of the community value of living in CNHW comes from its access to a high quality natural and historic environment. Map 7b,7c, 7d show the environmental assets in</p>

	<p>the Plan Area. The Review NP is in conformity with ST35-ST36 in seeking to minimise the harm to the natural environment caused by the location of development and where possible development should enhance biodiversity. The Review Plan supports the extension of walking and cycling routes to improve access to the countryside.</p> <p>Policies 2, 9</p>
ST37 The Historic Environment, ST38 Heritage Assets	<p>The Plan Area has a rich historic environment and the Review NP seeks to protect the Conservation Area and Listed Buildings in accordance with ST37 and ST38. The Review NP includes maps of the heritage assets and areas of archaeology to assist developers in understanding the heritage sensitivity of the Plan Area and ensuring development does not harm this heritage.</p> <p>Policy 3</p>
ST40 Protection and Enhancement of Community Facilities	<p>In accordance with the requirements of ST40 the Review NP identifies and protects the community facilities and supports the improvement of Lady Margaret Hall to provide a more suitable community and sports hub.</p> <p>Policy 8</p>
ST52 Climate Change Mitigation and Adaption, ST46 Renewable Energy Generation	<p>The Review NP focuses on energy efficiency in the design of new development. This is in conformity with ST52 which requires all proposals to consider how they will reduce carbon emissions for reducing emissions through design. The Review NP also supports small scale community renewable energy and supports the roll out of biomass heating systems that Welbeck estates already use to heat one small cluster of homes.</p> <p>Policy 6</p>

6 Conclusion

- 6.1 It is the view of Cuckney, Norton Holbeck and Welbeck Neighbourhood Plan Group that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Review NP and all the policies therein.
- 6.2 The Review NP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with the strategic policies contained in BDC's Core Strategy and emerging Local Plan and meets relevant EU obligations that have been transferred into UK Law.



6.3 On that basis, it is respectfully suggested to the Examiner that the Review NP complies with Paragraph 8(2) of Schedule 4B of the Act.

7 Appendix A Sustainability Matrix

Sustainability Matrix: Review NP

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 1 Sustainable Development, Infill and the Development Boundary	Positive impact Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for CNHW. Defines the extent of the Development Boundaries and what constitutes infill (to avoid over development of sites) so that the wider landscape character and natural environment is protected.	Positive impact Sets out clear guidelines for the location of new development. Ensures that new development will not erode the character of the Plan Area as a place to live. Protecting the quality of the place will ensure the Plan Area remains a desirable and economically attractive place to live/work.	Positive impact Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make CNHW special will be protected and that the scale of growth is in accordance with what the community supported.
Policy 2 Protecting the landscape character, significant green gaps and key views	Positive impact Requires development to protect the local landscape, recognizes the importance of the sense of openness provided by significant green gaps and key views and that this is a defining characteristic. Highlights the specific biodiversity quality of the Plan Area and requires development to make a net contribution to biodiversity. Identifying areas of nature conservation and specific actions that would enhance the	Positive Impact The rurality of the Plan Area is an attribute that attracts people to live and work in the Area.	Positive impact The quality of the landscape is a valuable attribute. This policy provides assurance that the quality and quantity of the landscape within and around the Plan Area will remain largely unchanged for the duration of the Plan period. The biodiversity of CNHW is a valuable attribute; residents cherish the quality and accessibility of nature. This policy provides assurance that the areas of designated nature conservation

Policy	Environmental Impact	Economic Impact	Social Impact
	biodiversity of the Plan Area.		(which are often areas of leisure and recreation as well) will be protected for the duration of the Plan period.
Policy 3 Protecting or Enhancing Heritage Assets	Positive Impact Protecting the historic environment is an important tenet of sustainable development. Policy 3 provides a policy framework to protect heritage assets in accordance with NPPF guidelines.	Positive Impact Protecting the historic environment maintains the quality of CNHW – ensuring the Plan Area remains an attractive economically vibrant place to live and work.	Positive impact The community value the historic character of the Plan Area. Policy 3 is locally specific and reinforces this requirement to protect these assets.
Policy 4a and 4b Expanding Employment Opportunities The Redevelopment of Hatfield Plantation	Positive Impact Encourages job creation locally which reduces car usage which in turn will improve air quality and reduce environmental damage. Also encourages the reuse of existing buildings and/or brownfield sites (Hatfield Plantation).	Positive Impact Supports the expansion of local businesses and encourages the expansion of the local economy by providing new business premises.	Positive Impact Supports the expansion of local businesses and may provide local job opportunities.
Policy 5 Achieving Well designed Places	Positive Impact Policy 5 minimises the impact of development on the environment by setting out design guidelines that ensure development will blend with the existing built form and landscape and ensures that development will reinforce existing character.	Positive Impact Ensures a high-quality design that will have community support.	Positive Impact Provides existing and future residents with confidence that future development will be of the highest design quality.
Policy 6 Low Carbon and Renewable Energy	Positive Impact Proposals that use low carbon technologies and encourage the use of renewable energy improve air quality and	Positive Impact In the long-term addressing climate change is an economic necessity.	Positive Impact The community want a lower carbon neighbourhood.

Policy	Environmental Impact	Economic Impact	Social Impact
	reduce the use of scarce resources. This step change will assist in addressing the issues of climate change.		
Policy 7a,b,c Housing Mix and Type Affordable Housing Rural Exception Site	Neutral Impact	Positive Impact Seeks to address the need for a mixture of new sizes and tenures of dwellings, reflecting community feedback and an understanding of the existing housing stock.	Positive Impact Seeks to provide new houses that will meet the local need and the changing need of people of their life time.
Policy 8 Improving Sports, Recreation and Community Facilities	Neutral Impact	Positive Impact A good range of community provision creates a more vibrant neighbourhood where people want to live and work.	Positive Impact Access to a range of indoor and outdoor community facilities is vital to foster a sense of community cohesion and well-being in the Plan Area.
Policy 9 Conservation and enhancement of cycling and walking routes	Positive Impact Extending the network of non-vehicular routes encourages movement around the Plan Area on foot or cycle and not in the car.	Positive Impact The walking and cycling routes are designed to connect existing visitor attractions like Creswell Craggs and the café at Welbeck Village this will attract visitors and encourage them to spend money in the Plan Area.	Positive Impact Providing a better network of walking and cycling routes provides more opportunities for outdoor leisure and recreation.
Policy 10 Promoting Tourism	Neutral Impact	Positive Impact Provides a policy framework for the growth of tourism related	Positive Impact The policy would see the creation of local jobs and businesses and an expansion of

Policy	Environmental Impact	Economic Impact	Social Impact
		development that will expand the rural economy.	the local economy.
NPP11-14 Site-specific Policies	Positive Impact The site-specific policies assist developers by drawing together all the local information and identify issues on the sites relating to flooding, landscape or biodiversity and set out how development can minimize impact on the environment.	Positive Impact The SWNPR supports the development of the sites so long as the proposals are in accordance with the SWNPR policies. This will reduce conflict with the community.	Positive Impact The sites will provide housing to meet BDC's housing need.