

Basic Conditions Statement

Sturton Ward Planning Group 2021-2037



Prepared by Planning With People on behalf of Sturton Ward Planning Group

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Introduction

What is the Sturton Ward Neighbourhood Plan Review?

- 1.1 The Sturton Ward Neighbourhood Plan Review (hereafter the SWNPR) 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 Ward 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 Sturton Ward Neighbourhood Plan (SWNP) was formally approved by referendum in February 2016. This Plan was prepared by Sturton Ward Planning Group (SWPG) on behalf of the three Parishes of North and South Wheatley, Sturton Le Steeple and North Leverton with Hablethorpe which make up Sturton Ward.¹ The Parish Councils in Sturton Ward took the decision in July 2018 to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes future development within the Ward.

What is the Basic Conditions Statement?

- 1.4 This Basic Conditions Statement has been prepared to accompany the SWNPR. 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 Conditions²:
 - 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,³
 - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,⁴
 - VI. having regard to all material considerations it is appropriate that it is made.

¹ Bole is also a Parish in Sturton Ward but has a Parish meeting rather than a Parish council structure. Due to its size, it was not actively involved in either the SWNPR or the SWNPRR.

² See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

³ 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>

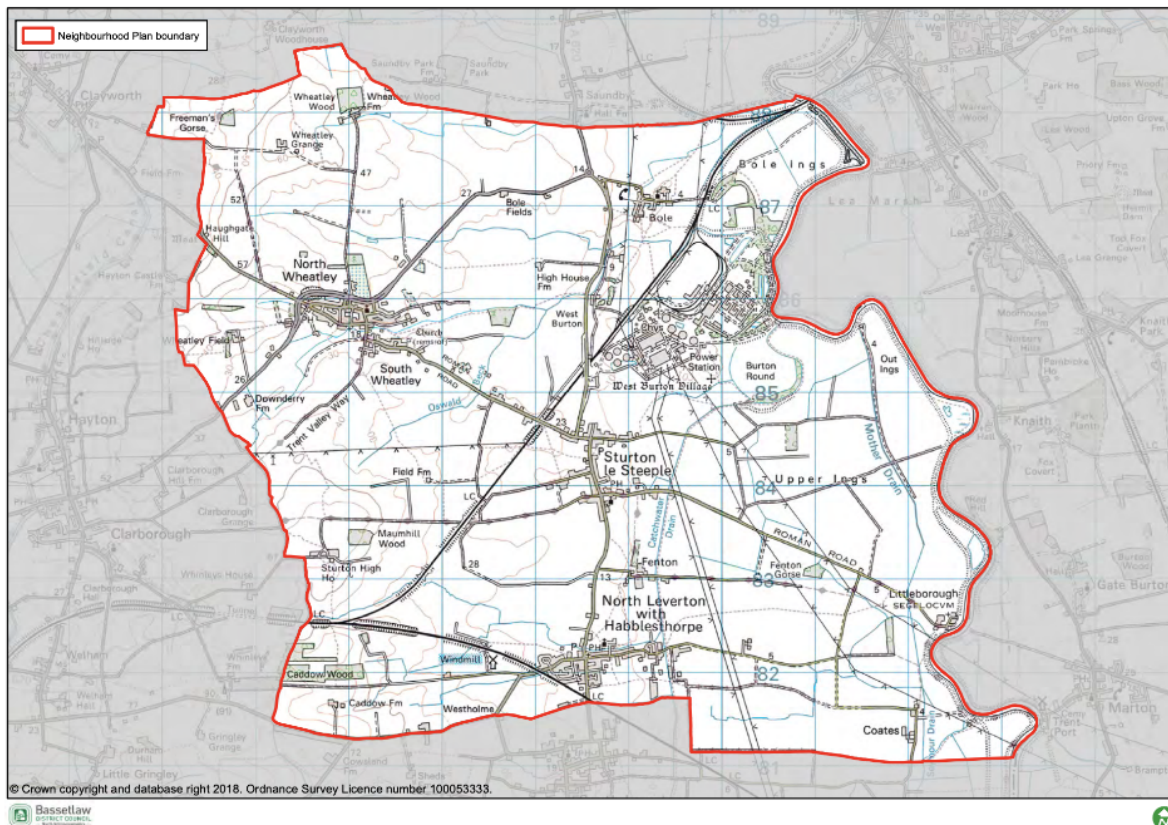
⁴ See above re status of EU retained Law

- 1.5 This document outlines how the SWNPR meets all of the above Basic Conditions.

Key Statements

- 1.6 The Plan area covers Sturton Ward. North and South Wheatly Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan but it has been prepared in partnership with the Parishes of Sturton Le Steeple and North Leverton with Haggleshorpe Parish Councils. The SWNPR expresses policies that relate to the development and use of land only within the Neighbourhood Area.
- 1.7 The Neighbourhood Area is contiguous with the Ward boundary as shown on the map accompanying the neighbourhood designation application.
- 1.8 The SWNPR Plan covers the period from 2021 to 2037 – this timeframe matches that of the draft Local Plan.
- 1.9 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'.
- 1.10 The SWNPR does not relate to more than one neighbourhood area. It is related to Sturton Ward as designated by Bassetlaw District Council (hereafter BDC) on 4th April 2012 as shown in Figure 1 below.

Figure 1: Sturton Ward Neighbourhood Area



- 1.11 There is an extant Sturton Ward Neighbourhood Plan covering this area which this review is replacing.
- 1.12 The Pre-Submission Draft SWNPR was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 27th July to 4th September 2020.

Conformity with National and District Policy

- 1.13 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)⁵ (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 SWNPR conforms to the NPPF

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development Infill and the Development Boundary	7,8,11,12, 117	The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of Sturton Ward and establishes a Development Boundary. 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> '. Policy 1 is based on analysis to provide a policy framework to ensure infill development is sensitive to the local character.
2a	Protecting the landscape character, significant green gaps and key views	118,127,170	The landscape character of the Ward is highly valued by the local community. The NPPF at para 127 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 170 requires planning policies to ' <i>contribute to and enhance the natural and local</i>

⁵ All references are to the NPPF 2019

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
			<p><i>environment by protecting and enhancing valued landscapes</i>’.</p> <p>Policy 2a 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 2a is based on an understanding and evaluation of the defining characteristics of the Ward undertaken for the Neighbourhood Plan. The Sturton Ward Design Code combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 127(c)). Based on this detailed analysis Policy 2a 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>
2b	Enhancing Biodiversity	118, 170, 174	<p>The NPPF states that <i>‘Planning policies should contribute to and enhance the natural and local environment’</i>.</p> <p>Policy 2a identifies and protects designated nature conservation areas. The NPPF at para 118 states that planning policies should <i>‘take opportunities to achieve net environmental gain’</i>. Policy 2a provides a clear policy framework to show how the impact on biodiversity of development will be assessed and how it can be mitigated. This is in accordance with NPPF paras 170 and 174.</p> <p>Policy 2a shows how (in the context of Sturton Ward) development should result in a net biodiversity gain in accordance with NPPF para 170(d).</p>
3	Designation of Local Green Space	99,100	<p>The NPPF encourages communities to identify green areas of particular importance. Policy 3 identifies areas of tranquillity and/or community value that will be protected from development. Descriptions and justification against NPPF criteria are provided.</p>
4	Reducing the Risk of Flooding	155 to 165	<p>The low lying nature of the Ward and significant flood events since 2007 events make this a pressing concern</p>

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
			for residents. Policy 4 seeks to ensure that new development will not cause more flooding elsewhere and will reduce flooding where possible. The importance of SuDS and their potential to achieve net biodiversity gains is emphasised in accordance with NPPF para 165. Water efficient design reduced water use and discharge and is supported.
5	Achieving Well designed Places	124, 125, 126 127, 129, 130 131 185(c)	<p>In accordance with NPPF para 125 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>.</p> <p>NPPF para 127(c) ensures that development <i>‘adds to the overall quality’</i> of the Ward’. 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 Sturton Ward Design Code analysis.</p> <p>Policy 5 allows flexibility for innovative and/or contemporary design where it adds to the overall quality.</p> <p>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 124 <i>‘Being clear about design expectations and how these will be tested is essential for achieving [good design]’</i>.</p>
6	Protecting the historic environment	184, 185, 189, 192	<p>The heritage of Sturton Ward 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 SWNPR sets out <i>‘a positive strategy for the conservation and enjoyment of the historic environment’</i> in accordance with NPPF para 185.</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</p>

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>assess the benefit of development on heritage assets versus an assessment of any harm.</p> <p>The heritage value of the open fields to North and South Wheatley's Conservation Area is emphasised.</p>
7	Tourism development	83(c)	<p>There is potential to better promote the heritage of the Ward for tourism which will also support the rural economy. Policy 7 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.</p>
8	Supporting the local economy	83, 84	<p>The NPPF requires policies to 'create conditions in which businesses can invest, expand and adapt' supports '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'</p> <p>Policy 8 encourages the growth of local businesses in the Ward so long as development does not harm the landscape character and protects existing employment sites from other uses.</p> <p>NPPF para 84 recognises that some rural businesses may have to be adjacent or beyond existing settlements, NPP8 also provides this flexibility.</p>
9	Improving broadband and mobile connectivity	112	<p>Policy 9 promotes the delivery of superfast broadband to the houses and businesses in the Ward in accordance with the NPPF recognising that '<i>high quality and reliable communications infrastructure is essential for economic growth and social well-being</i>'.</p>
10	Housing Mix and Type	60, 61	<p>Policy 10 supports policies that meet local housing need for smaller dwellings and properties for older people in accordance with the District analysis. The use of up to date evidence is in accordance with the NPPF. This creates a policy framework</p>

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
			that identifies different house sizes and types and encourages a range of development to meet this need in accordance with NPPF para 61.
11	Community Facilities	83	The NPPF states that planning policies should enable <i>'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'</i> . Sturton Ward has limited facilities and Policy 11 supports the need to protect and improve these community facilities.
12	Energy Efficiency in Design	148, 149, 150, 151	The NPPF para 148 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> . 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> . NPPF para 149 and footnote 48 note 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 2008'</i> . The amendments to the Climate Change Act 2008 have set a net zero target for UK carbon emissions by 2050. NPPF para 149 says Plans should take a proactive approach to mitigating and adapting to climate change and that <i>'Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts'</i> . Policy 12 is proactive and encourages the development of low carbon homes and the use of renewable energy reflect statements of government policy.
13- 15b	Site allocations	7,8,11,12, 117, 184, 185, 155 to 165	Each site-specific policy seeks to encourage sustainable development as defined in the NPPF and the SWNPR (see NPP1). Policies 13-15b sets a policy framework that provides specific criteria based on

Neighbourhood Plan Policy (NPP) No.	Policy Title	NPPF Ref (para.)	Commentary
			local knowledge to assist developers in preparing planning applications that constitute sustainable development. The policies reflect the heritage value and landscape of the site and location in relation to the village. Requirements relating to other site-specific issues (e.g. flooding) are also reflected in accordance with Policy 4 and the NPPF.

1.14 NPPF paragraphs 28 – 30 and footnote 16 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 Sturton Ward this is BDC's 2011 Core Strategy. The SWNPR has been prepared having regard to the strategic policies contained therein (see Table 2).

1.15 The policies in the SWNPR 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).

1.16 The Neighbourhood Plan has been in preparation since 2018 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 SWNPR. 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'.

1.17 The SWNPR was drafted in the context of the January 2020 Bassetlaw Plan that identified a 20% housing requirement for Sturton Ward. The work of the Neighbourhood Plan Steering Group in undertaking site assessments for Sturton Ward and local consultation contributed to a change in strategic approach for BDC in their subsequent draft Local Plan November 2020 which reduced the housing requirement to 5% for Sturton Ward. This draft Local Plan allows for site allocations in Neighbourhood Plans to exceed this 5%, but the Sturton Ward

community were of the opinion that 5% was the scale of growth that they considered sustainable for the purpose of this Review.

Contribution to the Achievement of Sustainable Development

1.18 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 SWNPR recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.

1.19 The **economic** goals are to support local businesses to remain and/or expand and to encourage development that promote the tourism offer of the Plan Area. The SWNPR also seeks to ensure that all houses and businesses have super-fast broadband to enable the effective running of businesses. Covid 19 has meant very many more people now work from home and access health, retail and social facilities on line. This shift is likely to continue, making the importance of access to super-fast broadband even more important to the well-being of the Ward.

See Policies 7,8,9

The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The SWNPR supports the development of a few houses to meet BDC's housing requirement. Community facilities are vital to provide social space and these are protected. The SWNPR protects the community facilities, and recognises the value the community place on the quality of the outdoors. The SWNPR identifies areas of community value as Local Green Spaces (LGS). The new Local Green Spaces in Sturton Ward have a social value (for leisure and recreation) as well as for their tranquillity and environmental value.

See Policies 1,3,10,11

1.20 The SWNPR 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.

1.21 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 Ward. The SWNPR provides locally specific policies based on the Sturton Ward 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.

⁶ NPPF para 8

⁷ Supported by NPPF para 128

- 1.22 The need to recognise and mitigate for flood risk and the vital importance of protecting the biodiversity of this rural area are important environmental goals.
- 1.23 The SWNPR reflects the urgent need to address climate change in all planning decisions and policies promote energy efficiency and low carbon development.

See Policies 1, 2a, 2b, 3,4,5,6,12

- 1.24 A Sustainability Matrix of the policies in the SWNPR has been produced to assess the SWNPR 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.
- 1.25 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.

Compatibility with Former EU Obligations Post Brexit

- 1.26 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.
- 1.27 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.
- 1.28 *'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.
- 1.29 On the basis of the foregoing the SWNPR 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

- 1.30 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.

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-brexite>

¹⁰ EU Withdrawal Bill Fact sheet 8 Environmental Principles.

1.31 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.

1.32 A Strategic Environmental Assessment (SEA) Screening Report was undertaken by BDC in March 2021 to determine whether or not the SWNPR (Regulation 14 Pre-Submission Draft) 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.

1.33 The consultee comments taken from SEA Screening Report are set out below:

'From the perspective of the remit of the Environment Agency we do not disagree with the conclusion that no further assessment is required.'

'I can confirm that in our view there are no historic environment reasons that would trigger the need for SEA.'

'We can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Neighbourhood Plan.'

1.34 The screening outcome is set out below¹³:

*'On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the Sturton Ward 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.**'*

1.35 With regard to the need for a Habitat Regulation Assessment, BDC's Screening Report concluded that:

*'The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of 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.**'*

Other Former EU obligations

1.36 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.

1.37 The main issues for planning are the right to family life and in preventing discrimination. The SWNPR makes positive contributions, such as protecting the heritage and landscape of the Ward, supporting the transition to a decarbonised economy and promoting housing to meet

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/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/sturton-ward-neighbourhood-plan-made/>

¹³ See SEA Screening Report page 18

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.

- 1.38 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 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

- 1.39 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).
- 1.40 The SWNPR has been developed to be in general conformity with these strategic policies.
- 1.41 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.
- 1.42 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 SWNPR is in general conformity with the Strategic Policies in BDC's Core Strategy

Adopted Strategic Policies BDC Core Strategy 2011	Sturton Ward Neighbourhood Plan
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 and District housing need where it minimises the impact on the built and natural environment.

<p>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).</p>	<p>Policy 1 is in conformity with this approach proposing some development necessary to support the rural economy in accordance with District policies.</p>
<p>DM4 Design and Character 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>Policies 13-15b - the location of the allocated sites reflects this requirement to be adjoining the existing settlement and is why some of the sites put forward at the call for sites stage were rejected. Policies 1,2a,5,6 require development to reinforce existing character. Policies 5,8 and 10 require development to make a positive contribution to the quality and quantum of housing, 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. 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 10 requires housing to reflect local as well as the District need for smaller dwellings and 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 Sturton Ward Design Code. The rural character and openness are also defined and protected in Policy 2a. 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 Sturton Ward referencing the Sturton Ward 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 13-15b 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</p>	<p>The importance of protecting the natural environment runs throughout the NP policies and is included in the overarching policy. Policies 1 and 2a reinforces this approach with the justification text to Policy 2a providing detailed analysis of the landscape character areas from the NCC 2009 Landscape Character Assessment relevant to the Ward. Further analysis of key views and Significant</p>

to provide improvements to the GI where possible and to restore or enhance habitats and species and not adversely affect biodiversity. Development is expected to be sensitive to landscape setting and not adversely affect or result in the loss of open space.	Green Gaps provides a Sturton Ward specific policy framework in Policy 2a that protects these valued landscapes. Policy 1 and Policy 2b supports this emphasis on the conservation and enhancement of the natural environment and the NP policies seek to protect and enhance biodiversity. Policy 2b requires development to aim to achieve a net biodiversity gain. The Plan supports the mitigation hierarchy approach. Policy 3 identifies open spaces for local green space designation reflecting their value to the community and providing an opportunity for further environmental improvement. Policies 13-15b 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 12 supports the use of renewable energy and low carbon development.
DM12 Flood Risk, Sewerage and Drainage requires development to demonstrate that it will not exacerbate existing land drainage and sewerage problems and SuDS are required to be incorporated into all development. Sturton le Steeple, North and South Wheatley and North Leverton are identified specifically as having land drainage and sewerage problems where proposals must demonstrate that they won't make the issue worse.	Policy 1(1f) reinforces the requirement for SuDS (which should also improve biodiversity) as part of sustainable development in the Ward. Policy 4 recognises the problems with drainage in Sturton Ward village and requires the incorporation of SuDS but emphasises the need for SuDS to be designed as a natural flood management scheme that also has biodiversity benefits. All the site allocation policies require surface water run-off to be addressed in accordance with planning practice guidance.

Bassetlaw District Council's Draft Local Plan

- 1.43 Whilst the SWNPR 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 draft stage 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 SWNPR is in general conformity with the BDC's draft Local Plan

Draft Local Plan (November 2020)	Sturton Ward Neighbourhood Plan Review
ST1 Bassetlaw's Spatial Strategy	The SWNPR proposes site allocations that are in conformity with this scale of growth whilst taking great care to protect to existing community

	<p>facilities, green spaces and the natural environment.</p> <p>Policies 1,2a,2b,13-15b</p>
ST2 Rural Bassetlaw	<p>The SWNPR proposes site allocations that are in conformity with the 5% scale of growth prescribed for Sturton Ward.</p> <p>Policies 1,2a,13-15b</p>
ST12 Rural Economic Growth	<p>Policy ST12 therefore supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and 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 SWNPR recognises that maximising the economic potential of the area will be crucial for the sustainability of Sturton Ward in the future.</p> <p>Policy 8 supports the continuation and expansion of local businesses, policy 9 supports the provision of super-fast broadband to all homes and businesses and policy 7 supports tourism development for its economic benefits.</p>
ST32 Housing Mix, Type and Density	<p>The SWNPR supports housing development that meets local need and requires density to reflect local character.</p> <p>Policies 1,10</p>
ST37 Design Quality	<p>The SWNPR is supported by the Sturton Ward Design Code and the use of Local Design Codes is supported in ST37. ST37 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 ST37 into a Sturton Ward specific policy. This is continued in the site-specific policies which define precisely what good design means for each site.</p> <p>Policies 5, 13- 15b</p>
ST39 Landscape Character	<p>The landscape around Sturton Ward is “valued” and the SWNPR 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>5 sites are identified as Local Green Spaces due (in part) to the contribution they make to the landscape character within and on the edge of the village.</p> <p>Policies 2a,3</p>
ST40 Green Gaps	<p>The SWNPR takes a similar approach to ST40 but applies it to Sturton Ward and identifies significant green gaps where development could adversely affect <i>‘openness, appearance, functionality and</i></p>

	<i>therefore the quality of these landscapes'</i> (as stated in the draft Local Plan para 8.4.5). Policies 2a, 3
ST41 Green and Blue Infrastructure, ST42 Biodiversity and Geodiversity, ST43 Trees, Woodlands and Hedgerows	The SWNPR demonstrates that much of the community value of living in Sturton Ward comes from its access to a wider natural environment. The SWNPR provides descriptions of the local biodiversity. Map 7 shows the environmental assets in the Ward. The SWNPR is in conformity with ST41-ST43 in seeking to minimise the harm to the natural environment caused by the location of development and where possible development should enhance biodiversity, e.g. Policy 2b biodiversity net gain (ST42) Sites are identified as Local Green Spaces due (in part) to the contribution they make to the biodiversity of the Ward Policies 2b,3
ST44 The Historic Environment, ST45 Heritage Assets	Sturton Ward is a historic village and the SWNPR seeks to protect the Conservation Area and Listed Buildings in accordance with ST44 and ST45. The SWNPR includes maps of the heritage assets and areas of archaeology to assist developers in understanding the heritage sensitivity of the Ward. Policy 6
ST47 Protection and Enhancement of Community Facilities	In accordance with the requirements of ST47 the SWNPR identifies and protects the community facilities. Policy 11
ST52 Reducing Carbon Emissions, Climate Change and Adaption	The SWNPR 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. ST52 (A 1) identifies the opportunities for reducing emissions through design. Policy 12
ST54 Flood Risk and Drainage	Drainage capacity is an issue due to surface water flooding. ST54 considers surface water flood risk particularly. ST54 requires the use of SuDS for major development (10 dwellings or more) whereas Policy 4 requires the use of SuDS 'commensurate with the scale and impact of development' reflecting the known drainage capacity issues in Sturton Ward. Policy 4

Conclusion

- 1.44 It is the view of Sturton Ward Planning 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 SWNPR and all the policies therein.

- 1.45 The SWNPR 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.
- 1.46 On that basis, it is respectfully suggested to the Examiner that the SWNPR complies with Paragraph 8(2) of Schedule 4B of the Act.

Appendix A Sustainability Matrix

Sustainability Matrix: SWNPR

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 Sturton Ward. 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 the impact of new development avoids harm to the local character of Sturton Ward as a place to live. Protecting the quality of the place will ensure the Ward 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 Sturton Ward special will be protected and that the scale of growth is in accordance with what the community supported.
Policy 2a 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.	Positive Impact The rurality of the Ward is an attribute that attracts people to live and work in the Ward.	Positive impact The quality of the landscape around the Ward is a valuable attribute. This policy provides assurance that the quality and quantity of the landscape within and around the Ward will remain largely unchanged for the duration of the Plan period.
Policy 2b and Enhancing Biodiversity	Positive impact Highlights the specific biodiversity quality of the Ward and requires development to make a net contribution to biodiversity. Identifying areas of nature conservation and specific actions that would enhance biodiversity in the Plan Area.	Neutral Impact	Positive impact The biodiversity of the Ward is a valuable attribute; residents cherish the quality and accessibility of nature. This policy provides assurance that the areas of designated nature conservation (which are often areas of leisure and recreation as well) will be protected for the duration of the Plan period.

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 3 Designation of Local Green Spaces	Positive Impact The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development.	Neutral Impact	Positive Impact These local green spaces have been put forward by local people and are very important to them; their designation provides assurance that they will be protected from development for the duration of the Plan period. The focus on them may enable improved maintenance of them to enhance form and function.
Policy 4 Reducing the Risk of Flooding	Positive Impact Development must not cause flooding elsewhere and must be addressed on site as part of a SuDS scheme. Development that increases the use of SuDS increases biodiversity and creates open spaces with multi-functional uses.	Positive Impact The economic cost of flooded homes and businesses is very high – reducing the risk of flooding ensures the Ward remains economically vibrant.	Positive Impact The fear of flooding and its occurrence creates anxiety and distress. Development which will not exacerbate the situation and may reduce the likelihood of flooding in general improves well-being.
Policy 5 Ensuring High Quality Design	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 Ensures that new development integrates with the existing, creating high-quality buildings. Provides existing and future residents with confidence that future development will be of the highest design quality.
Policy 6 Protecting the historic environment	Positive Impact Protecting the historic environment is an important tenet of sustainable development. Policy 6 provides a policy framework to protect heritage assets in accordance with NPPF guidelines.	Positive Impact Protecting the historic environment maintains the quality of the Ward – ensuring Sturton Ward remains an attractive economically vibrant place to live and work.	Positive Impact The community value the historic character of the Ward. Policy 6 is locally specific and reinforces this requirement to protect these assets.

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 7 Tourism Development	Neutral Impact	Positive Impact Provides a policy framework for the growth of tourism related development that will expand the rural economy.	Positive Impact The policy would see the creation of local jobs and businesses.
Policy 8 Supporting the Local Economy Policy 9 Improving broadband and mobile connectivity	Positive Impact Encourages job creation locally and the ability to work from home which reduces car usage which in turn will improve air quality and reduce environmental damage.	Positive Impact Supports the expansion of local businesses.	Positive Impact Supports the expansion of local businesses and may provide local job opportunities.
Policy 10 Housing Mix and Type	Neutral Impact	Positive Impact Seeks to address the need for smaller 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 11 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 Ward.
Policy 12 Energy Efficiency Renewable Energy and Climate Change	Positive Impact Proposals that use low carbon technologies and encourage the use of renewable energy improve air quality and reduce the use of scarce resources. This step change will assist in addressing the issues of climate change.	Positive Impact In the long-term addressing climate change is an economic necessity.	Positive Impact The community want a lower carbon neighbourhood.
NPP13-15b Site-specific Policies	Positive Impact The site-specific policies assist developers by drawing together all the local information and identify issues on the	Positive Impact The SWNPR supports the development of the sites so long as the proposals	Positive Impact The sites will provide housing to meet BDC's housing need.

Policy	Environmental Impact	Economic Impact	Social Impact
	sites relating to flooding, landscape or biodiversity and set out how development can minimize impact on the environment.	are in accordance with the SWNPR policies. This will reduce conflict with the community.	