

Basic Conditions Statement

Ranskill Neighbourhood Plan



6 May 2022

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1. Introduction

What is the Ranskill Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for Ranskill Parish Neighbourhood Area 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.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the Ranskill Neighbourhood Plan (hereafter the RNP). 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 a Neighbourhood Development Plan meets 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,
 - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
 - VI. having regard to all material considerations, it is appropriate that it is made.
- 1.4 This document outlines how the RNP meets the Basic Conditions.

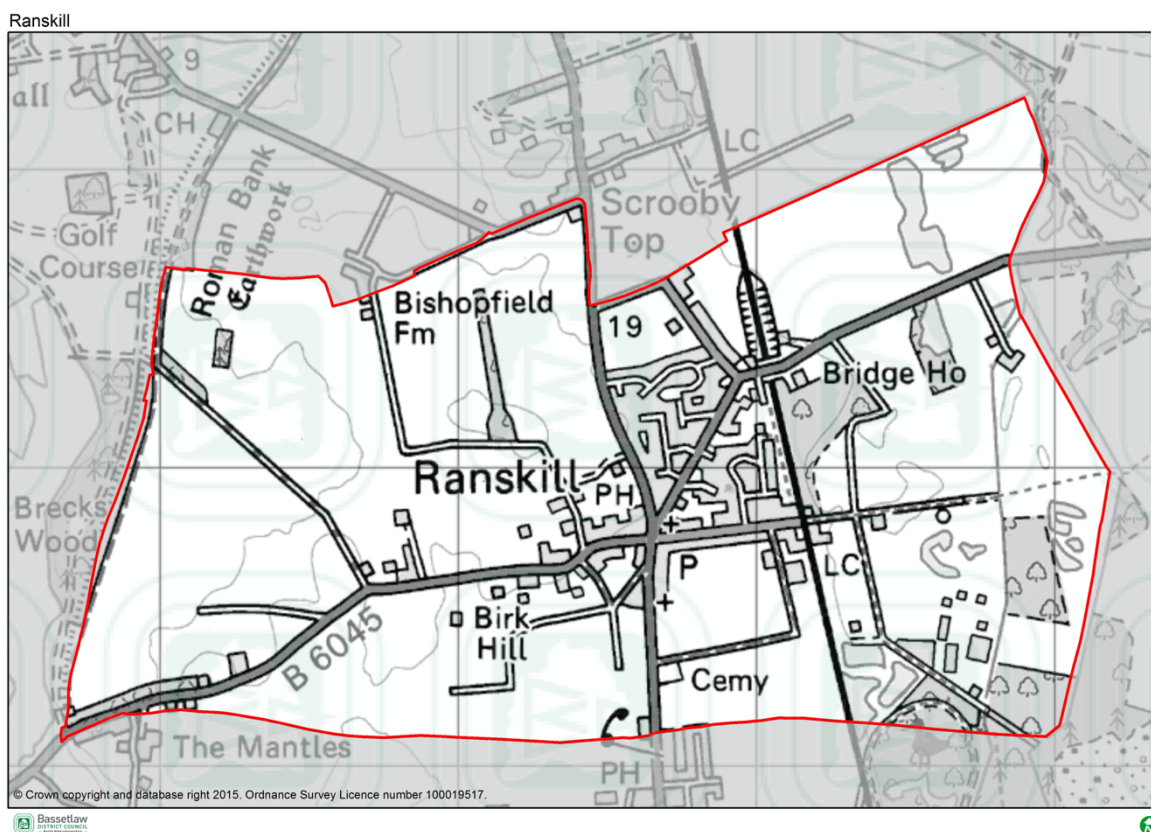
2. Key Statements

- 1.5 The Plan area covers the Parish of Ranskill and the Parish was designated a neighbourhood plan area on 7th March 2016. Ranskill Parish Council are the qualifying body for the purposes of neighbourhood planning.
- 1.6 The RNP expresses policies that relate to the development and use of land only within the Neighbourhood Area.

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

- 1.7 The Neighbourhood Area is shown on the map accompanying the neighbourhood designation application and the designated area is contiguous with the Parish boundary.
- 1.8 The RNP covers the period from 2021 to 2037.
- 1.9 The Plan proposals do not deal with 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 RNP does not relate to more than one neighbourhood area and covers only the Parish of Ranskill as shown in figure 1 below.

Figure 1: Ranskill Neighbourhood Plan Area



- 1.11 There are no other Neighbourhood Plans in place for this area.
- 1.12 The Pre-Submission Draft RNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 1st December 2021 to 31st January 2022. Amendments have been made to the document based on all the comments received and these are summarised in the document entitled 'Consultation Statement'.

3. 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)². Paragraphs 28 to 30 and footnote 18 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF.
- 1.14 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 paragraphs below relating to achieving sustainable development).
- 1.15 The NPPF also refers to the need for Neighbourhood Plans to be in general conformity with strategic policies in any Development Plan that covers the area, here it is the Core Strategy 2011- 2028. Whilst the RNP was being prepared the Core Strategy was being reviewed. The policies in the RNP have been drafted to be in general conformity with the adopted policies in the Core Strategy and the Draft Bassetlaw Plan Publication Version Jan 2022 2022-2038 and the evidence base supporting both the adopted Core Strategy and the Draft Bassetlaw Plan where applicable.
- 1.16 The Neighbourhood Plan has been in preparation since 2016. In accordance with National Planning Guidance, documents commissioned by BDC have also been used to guide the Neighbourhood Plan policies. These are;
- Land Availability Assessment 2021
 - Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - Residential Design Successful Places: Supplementary Planning Document 2013
 - Bassetlaw Economic Development Needs Assessment Appendix 1 2018
 - Landscape Character Assessment 2009 and Addendums 2020 and 2021
 - Housing and Economic Development Needs Assessment HEDNA 2020
 - Development Boundaries Background paper 2021
 - Rural Settlement Study Update 2021
- 1.17 Table 1 sets out how the RNP is in general conformity National Policy.

² All references are to the NPPF 2021

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

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development, Infill and the Development Boundary	7,8, 124	<p>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 Ranskill. 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 para 124 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.</p>
2	Protecting Biodiversity and the Landscape Character	130, 174,179, 180	<p>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 policies to <i>‘contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes’</i>. 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 Design Guide combines an assessment of landscape character with the historic landscape (in</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>accordance with NPPF para 130c). The identification of the significant green gaps and the key views contributes to this analysis providing local input in establishing where the landscape is locally valuable. Based on this detailed analysis Policy 2 provides a framework to identify and protect the valued landscape.</p> <p>The NPPF at para 118 states that planning policies should <i>'take opportunities to achieve net environmental gain'</i>. Policy 2 (5) provides a clear policy framework to show how the impact on biodiversity of development will be assessed and how it can be mitigated. NPPF para 180 d supports opportunities to improve biodiversity in and around development especially when this can secure measurable net gains.</p> <p>In accordance with para 179, areas of biodiversity value have been identified and Policy 3 protects them.</p>
3	Local Green Spaces	99, 100	The NPPF encourages communities to identify, for special protection, green areas of particular importance. Policy 3 identifies 9 areas of tranquillity and/or community value that will be protected from development.
4	Ensuring High Quality Design	126, 127, 128, 129, 134 and 134b	<p>In accordance with NPPF para 127 Policy 4 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>The NPPF supports the production of the Design Guides for neighbourhood areas and Policy 4 is underpinned by the Ranskill Design Guide.</p> <p>NPPF para 130a) ensures that development <i>'adds to the overall quality'</i> of the Plan Area. The policy is based on the Ranskill Design Guide analysis and this provides a strong evidence base as the NPPF para 126 states</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<i>'Being clear about design expectations and how these will be tested is essential for achieving [good design]'</i> .
5	A Mix of Housing Types	61,62	Policy 5 supports policies that meet local housing need in accordance with the HEDNA and reflecting the importance of having houses that can be adapted to meet the needs of people over their lifetime. The use of up-to-date evidence is in accordance with the NPPF. This creates a policy framework that encourages the provision of a mix of house sizes and types and encourages a range of development to meet this need - (see NPPF para 62).
6	Maintaining Local Employment	8, 84	Policy 6 supports the existing businesses in the parish and reflects the community's desire to support the parish as a place where people live and work. This reflects the approach to sustainable development in the NPPF and how planning policy can support a prosperous rural community.
7	Enhancing the Provision of Community Facilities	93	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> . The Plan Area has limited facilities and Policy 7 supports the need to protect and improve these community facilities.

4. Contribution to the Achievement of Sustainable Development

- 1.24 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)'*.³ The RNP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.

³ NPPF para 8

- 1.25 The **economic** goals relate to the emphasis on supporting sustainable economic development and highlighting and supporting the continuation of the existing businesses in the parish. The RNP recognises the contribution these businesses make, providing local employment and services to the community.

See Policies 1, 6

- 1.26 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The RNP supports the provision of small scale housing within the development boundary that meets local need. Community facilities are vital to provide social space and these are protected. The RNP protects the community facilities, and recognises the value the community place on the quality of the outdoors. The RNP identifies areas of community value as Local Green Spaces (LGS). The new Local Green Spaces in the Parish have a social value (for leisure and recreation) as well as for their tranquillity and environmental value. Protecting the rural landscape Promoting access to a quality better walking and cycling connections across the Parish including to Metherringham provides an opportunity for active travel and can enhance health and well-being.

- 1.27 The RNP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see Key Principle). By enabling people to become more actively involved in the decision-making process the Neighbourhood Plan has assisted in building social capacity.

See key principle and policies 1, 2, 3, 5, 7,

- 1.28 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 Parish. The RNP provides locally specific policies based on the Ranskill Design Guide 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.

See policies 1, 2, 4

- 1.29 A sustainability matrix of the policies in the RNP has been produced to assess the policies against sustainability criteria - see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.

- 1.30 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 (SEA and HRA Screening)

- 1.31 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’⁴.

- 1.32 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’⁵ but the EUWA accepts that the same environmental standards remain.
- 1.33 ‘The EU (Withdrawal) Bill incorporates 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’⁶.
- 1.34 On the basis of the foregoing the RNP 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

- 1.35 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.
- 1.36 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 implementation⁷.
- 1.37 A Strategic Environmental Assessment (SEA) Screening Report was undertaken by BDC in March/April 2022 to determine whether or not the RNP (Submission Draft) required a SEA and HRA. In accordance with regulations BDC consulted Natural England, the Environment Agency and Historic England. BDCs Screening Statement of May 2022 concluded that neither a full SEA nor a HRA are necessary. The Screening Report is available on BDCs web site⁸.
- 1.38 The SEA and HRA screening outcomes are set out below⁹:

SEA Screening

- 1.39 ‘On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the Ranskill Neighbourhood Plan 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.**’

⁴ See <https://www.legislation.gov.uk/ukpga/2018/16/section/7>

⁵ See <https://www.pinsentmasons.com/out-law/guides/retained-eu-law-uk-after-brexite>

⁶ EU Withdrawal Bill Fact sheet 8 Environmental Principles. EU Withdrawal Bill came into force in January 2020

⁷ Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

⁸ See document at <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/ranskill-neighbourhood-plan/>

⁹ See SEA Screening Report page 21

HRA Screening

- 1.40 *'The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of the Hatfield Moor SAC, Thorne and Hatfield Moors SPA 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.**'*

Other EU obligations

- 1.41 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.
- 1.42 The main issues for planning are the right to family life and in preventing discrimination. The RNP makes positive contributions, such as protecting the heritage and landscape of the Plan area, protecting Local Green Spaces, supporting the improvement of walking and cycling routes and promoting housing to meet local needs. 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.
- 1.43 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement.¹⁰ There was consultation and engagement early on in the process and residents were encouraged to participate throughout. 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 by the Neighbourhood Plan Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6. General Conformity with Strategic Local Policy

- 1.44 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan, here the Core Strategy 2011. The Core Strategy strategic 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.
- 1.45 The RNP has been developed to be in general conformity with these strategic policies. Table 2 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with BDCs strategic policies.

¹⁰ See Consultation Statement

Table 2: Assessment of how the policies in the RNP are in general conformity with the Strategic Policies in the Core Strategy

Adopted Strategic Policies BDC Core Strategy 2011	How this is reflected in the Ranskill 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 accepting that some limited development may be necessary to support the rural economy in accordance with District policies.
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.	Policy 4 requires development to reinforce existing character. Policy 1, 4, 5, 6 requires development to make a positive contribution to the quality and quantum of housing, services and facilities whilst promoting low carbon homes.
<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 5 requires housing to reflect local as well as the District need including that for smaller dwellings and those suitable for older people.</p> <p>Policy 4 requires development to reflect local characteristics and defines what these characteristics are based on the Ranskill Design Guide. 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 4 defines what high quality design is in the context of the Plan Area referencing the Ranskill Design Code thereby providing</p>

	a clear framework to ensure that development proposals respond to the local character and history and promote or reinforce local distinctiveness.
DM7 Securing Economic Development 'existing employment sites will be protected for economic development purposes' DM2 'Consideration should always be given to the conversion of existing buildings before seeking to replace them with new units. Preference will always be given to conversion for economic development (which will include consideration of live/work units), community/service or affordable housing uses before proposals for conversion for market housing.'	Policy 6 supports the continued use of the industrial estate on the east of the parish and encourages the conversion of buildings as well as well designed new buildings to support the rural economy.
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 biodiversity. Development is expected to be sensitive to landscape setting and not adversely affect or result in the loss of open space.	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 Ranskill specific policy framework in Policy 2 that protects these valued landscapes. Policy 1 and Policy 2 supports this emphasis on the conservation and enhancement of the 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.
DM10 Renewable and Low Carbon Energy encourages development that utilises renewable and low carbon energy.	Policy 4 (6) supports the use of renewable materials and the construction of low carbon development.

Bassetlaw District Council's Draft Local Plan

- 1.46 Whilst the RNP 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 2020-2038. 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 RNP is in general conformity with the BDC's draft Local Plan August 2021 and Addendum January 2022

Draft Local Plan (November 2020)	Review NP
ST1 Bassetlaw's Spatial Strategy and ST2 Rural Bassetlaw	<p>The RNP reflects the scale of growth for Ranskill as a small rural area which is 5% growth. As planning permission has already been granted for the quantum of dwellings to meet this target the RNP does not choose to allocate sites.</p> <p>Within this spatial constraint the RNP supports development that provides housing, employment and services to meet local need.</p>
ST11 Rural Economic Growth	<p>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 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 RNP recognises that maximising the economic potential of the area will be crucial for the sustainability of the Plan Area in the future. The RNP supports the continuation and expansion of local businesses.</p>
ST30 Housing Mix	The RNP 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).
ST35 Design Quality	The RNP is supported by the Ranskill Design Guide which provides local detail - an approach supported at para 8.1.11. ST32 provides an overarching comprehensive policy for the District covering local character and settlement form, architectural quality and materials, landscaping, the environment, private

	<p>amenity space and accessibility. Policy 4 provides the locally specific detail and translates ST35 into a Plan Area specific policy. 'The Council encourages communities preparing neighbourhood plans to consider what the positive features are in their local area and identify them as part of a made Plan and/or design code. Where these local features have been identified as part of a made neighbourhood plan, proposals should demonstrate that they have been incorporated into the design.'</p>
ST37 Landscape Character and ST38 Green Gaps	<p>Para 8.3.7 notes that national policy provides strong support towards protecting valued landscapes. The landscape around Ranskill is "valued" and the RNP 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 RNP takes a similar approach to ST37 but with the key views and significant green gaps analysis it provides an understanding of the landscape sensitivity at the parish level that is encouraged.</p> <p>The green gap definition at para 8.4.6 is 'Green Gaps are intended to enable high quality development to continue to be proposed in appropriate locations in and adjoining these settlements, but to identify and protect the development of land which is integral to the character and identity of that settlement.' This is the same approach taken for the significant green gaps. Policy 2 takes the same principles as ST38 but applies it to the Plan Area. (Note that the Local Plan does not identify green gaps in Ranskill).</p>
ST39 Green and Blue Infrastructure, ST40 Biodiversity and Geodiversity	<p>The RNP reflects the feedback from the community consultation about the high value people place on living in the Parish due to their access to a high quality natural and historic environment. Map 5 shows the environmental assets in the Plan Area and map 3 the heritage assets. The RNP is in conformity with ST39-ST40 in seeking to minimise the harm to the natural environment caused by the location of development and where possible development should enhance biodiversity. The RNP supports the protection of</p>

	walking and cycling routes to improve access to the countryside.
ST45 Protection and Enhancement of Community Facilities	In accordance with the requirements of ST45 the RNP identifies and protects the community facilities in the parish. Policy 7 also reflects the community aspiration for a village hall, doctors surgery and village shop which came up in the village survey 2016.

7. Conclusion

- 1.47 It is the view of Ranskill 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 RNP and all the policies therein.
- 1.48 The RNP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with the strategic policies contained in the Core Strategy (BDCs Development Plan) and meets relevant EU obligations that have been transferred into UK Law.
- 1.49 On that basis, it is respectfully suggested to the Examiner that the RNP complies with Paragraph 8(2) of Schedule 4B of the Act.

8. Appendix A Sustainability Matrix

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 Ranskill. Defines the extent of the Development Boundaries and what constitutes infill (to avoid the 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 the Parish as a place to live. Protecting the quality of the place will ensure the Parish 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 the Parish special will be protected and that the scale of growth is in accordance with what the community supported.
Policy 2 Protecting biodiversity and the landscape character	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 Parish 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.	Positive Impact The rurality of the Parish is an attribute that attracts people to live and work in the Parish.	Positive impact The quality of the landscape around the Parish is a valuable attribute. This policy provides assurance that the quality and quantity of the landscape within and around the Parish will remain largely unchanged for the duration of the Plan period. The biodiversity of the Parish 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 3 Designation of Local Green Spaces	Positive Impact The designation of Local Green Spaces highlights the value of these	Neutral Impact	Positive Impact These Local Green Spaces have been put forward by local people and are very

Policy	Environmental Impact	Economic Impact	Social Impact
	spaces to local people and affords them additional protection from development.		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 their form and function.
Policy 4 Ensuring High Quality Design	Positive Impact Policy 4 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 5 A Mix of Housing Types	Neutral Impact	Positive Impact Seeks to address the need for smaller dwellings, and flexible housing design reflecting community feedback, findings from the HEDNA and an understanding of the existing housing stock.	Positive Impact Seeks to provide new houses that will meet local need and the changing needs of people of their life time.
Policy 6 Maintaining Local Employment	Neutral Impact Any expansion of employment uses will be on existing employment sites or well designed and located in accordance with other policies in the RNP.	Positive Impact The policy supports the growth of local businesses through the intensification of uses on the existing industrial estate and/or the conversion of buildings and new builds – this will allow existing businesses to continue to expand and to have premises that meet their needs.	Positive Impact A flourishing local economy provides job opportunities and investment in the parish.

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 7 Enhancing the Provision of 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 Parish.

