

Hayton Parish
Draft Neighbourhood Plan
2020 – 2038

Basic Conditions Statement

Hayton Neighbourhood Plan 2020-2038

Basic Conditions Statement

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1. Introduction

- 1.1. The Hayton Neighbourhood Plan has been produced by Hayton Parish Council, the qualifying body, and applies to the whole of the Designated Neighbourhood Area as outlined on the map in Figure 1 (Page 2).
- 1.2. The Neighbourhood Plan's policies refer only to planning matters (use and development of land) and do not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other development defined as "excluded development" in Section 61k of the Town and Country Planning Act 1990.
- 1.3. This Basic Conditions statement has been prepared to demonstrate that the plan meets all the relevant requirements under the Town and Country Planning Act 1990, Schedule 4b paragraph 8 (2) of which requires that all neighbourhood development plans must:
 - a) have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - b) have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
 - c) have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
 - d) contribute to the achievement of sustainable development,
 - e) be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - f) must not breach, and must otherwise be compatible with, EU obligations, and
 - g) meet prescribed conditions in relation to the order and comply with prescribed matters.
- 1.4. This statement demonstrates that the Basic Conditions have been met by showing how the Neighbourhood Plan:
 1. has regard to national policies within the National Planning Policy Framework issued by the Secretary of State;
 2. contributes to the achievement of sustainable development;
 3. has regard to local strategic policies within the Bassetlaw Local Plan;
 4. does not breach and is compatible with EU obligations, as carried forward.

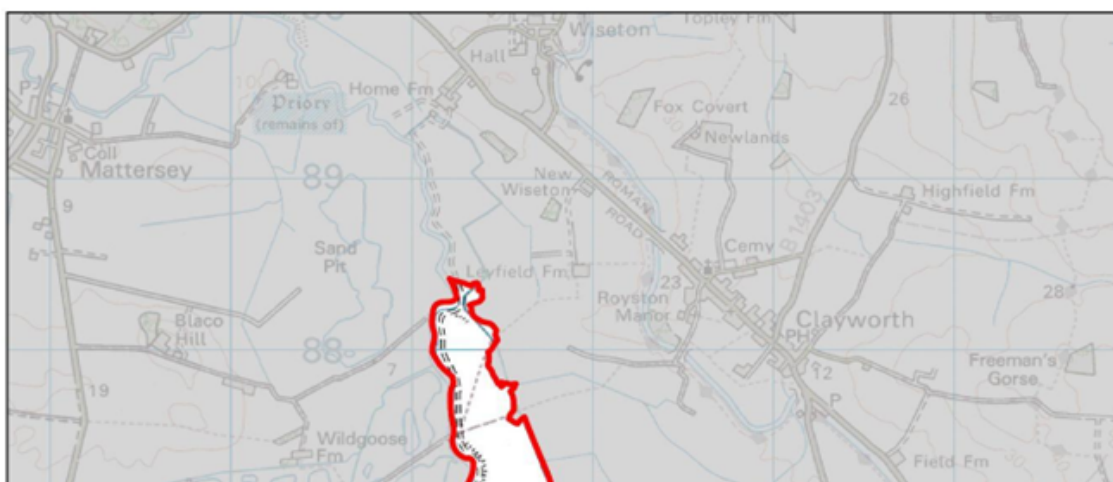


Figure 1: Hayton Designated Neighbourhood area (Outlined by the red Line)

2. Conformity with the Basic Conditions

2.1 An Assessment of Compliance has been prepared, evaluating all policies within the Submission Draft of the Hayton Neighbourhood Plan against the principles of sustainable development, NPPF guidance, and strategic policies of the Bassetlaw Local Plan (2010). The results have been summarised in the tables below.

2.2 The definition of sustainable development employed in the Assessment of Compliance has been derived from the NPPF's definition (NPPF, paragraph 8):

“Achieving sustainable development means that the planning system has 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):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

2.3 The Hayton Neighbourhood Plan has been prepared having regard to:

- national policies as set out in the National Planning Policy Framework 2021,
- The achievement of sustainable development,
- Local Policies as set out in the Bassetlaw Local Plan (2010),
- EU obligations as carried forward.

3. Conformity with the National Planning Policy Framework

Table 1. Conformity with the provisions of the National Planning Policy Framework

Abbreviations: NP - Neighbourhood Plan; NPPF National Planning Policy Framework

NP Policy	NPPF Paragraph	How Conformity is Achieved
<p>Policy 1a: Sustainable development</p>	<p>8</p>	<p>Paragraph 8 outlines three core sustainable development objectives:</p> <p><i>“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p><i>a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p> <p><i>an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”</i></p> <p>All three objectives are addressed in policy 1a which supports developments that underpin economic growth, protect the characteristics of the village and parish, meet housing needs and contribute towards meeting net zero carbon goals. In effect, Policy 1a translates the principles of sustainable development, as set out in the NPPF, to the particular context and circumstances of Hayton and Tiln.</p>
<p>Policy 1b: Sustainable Water Management Systems</p>	<p>20 (b), 34</p>	<p>Paragraph 20 (b) <i>“infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);”</i></p> <p>Paragraph 34 <i>“Plans should set out the contributions expected from development. This should include setting out the levels and</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan. “</i></p> <p>The policy requires developments to include Sustainable Urban Drainage measures, and to meet water efficiency standards, conforming to the NPPF’s requirements.</p>
<p>Policy 2: Delivering Good Design</p>	<p>107, 128, 129</p>	<p>The NPPF outlines the need to provide clarity and good design for developments by requiring the creation of design codes outlined in:</p> <p>paragraph 128 <i>“To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.”</i></p> <p>and paragraph 129 <i>“Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”</i></p> <p>The NPPF also requires that developments include for appropriate transport and access provision, with focus on electric and plug in vehicles to work towards net zero carbon emissions as outlined in Paragraph 107:</p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>“If setting local parking standards for residential and non-residential development, policies should take into account:</i></p> <ul style="list-style-type: none"> <i>a) the accessibility of the development;</i> <i>b) the type, mix and use of development;</i> <i>c) the availability of and opportunities for public transport;</i> <i>d) local car ownership levels; and</i> <i>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”</i> <p>By creating design codes for the area and encouraging electric vehicles with the encouragement of charging stations, the policy is in conformity with the NPPF.</p>
<p>Policy 3: Land for Residential Development</p>	<p>119, 120 (c)</p>	<p>The NPPF emphasises the need to prioritise the use of brownfield sites for the development of new homes, explaining this as follows:</p> <p>paragraph 119 <i>“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”</i></p> <p>and paragraph 120 (c) <i>“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”</i></p> <p>By encouraging development on brownfield and infill sites, Policy 3 is in conformity with the NPPF’s requirements.</p>
<p>Policy 4 Local Employment</p>	<p>81, 84, 85</p>	<p>The NPPF puts emphasis on creating and supporting conditions that will help businesses to contribute to economic growth and productivity.</p> <p>Paragraph 81: <i>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”</i></p> <p>Paragraph 84: <i>“Planning policies and decisions should enable:</i></p> <ul style="list-style-type: none"> <i>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</i> <i>b) the development and diversification of agricultural and other land-based rural businesses;</i> <i>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</i> <i>d) 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> <p>Paragraph 85: <i>“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”</i></p> <p>With the policy encouraging local employment, the enhancement of local services and employment, and the reduction of barriers to entry by promoting integrated work environments for small businesses, it is in conformity with the NPPF’s requirements. In addition, the policy promotes the redevelopment of brownfield sites, further conforming with the paragraphs within the NPPF.</p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
<p>Policy 5: Community Facilities</p>	<p>84 (d), 93, 187</p>	<p>The NPPF emphasises that community facilities should be protected and not negatively impacted by future developments so that they can provide the social, recreational and cultural facilities and services the community needs, for its health and wellbeing. This is outlined within the following policies:</p> <p>paragraph 84 (d) <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></p> <p>paragraph 93 <i>“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <ul style="list-style-type: none"> <i>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i> <i>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</i> <i>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</i> <i>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</i> <i>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”</i> <p>and paragraph 187 <i>“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		The policy identifies Hayton and Tilm’s community facilities and protects them from negative impacts as a result of new development.
Policy 6: Historic Environment	189-208	<p>These paragraphs of the NPPF outline detailed requirements for the identification and protection of heritage assets. The NPPF requires all NPs to provide adequate protection to all heritage assets against future developments to the area.</p> <p>Policy 6 has regard to the NPPF’s requirements, as it follows this approach.</p>
Policy 7: Green and Blue Infrastructure and Biodiversity	92 (c), 175, 180	<p>The NPPF emphasises the need for protection and enhancement of green and blue infrastructure for both health and environmental benefits to the community. The expectations are outlined in the following paragraphs:</p> <p>paragraph 92 (c) <i>“enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”</i></p> <p>and paragraph 175 <i>“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”</i></p> <p>In addition to this, the NPPF also prioritises the protection of biodiversity and habitats when considering development proposals, and sets out frameworks to consider these proposals as outlined within paragraph 180:</p> <p><i>“When determining planning applications, local planning authorities should apply the following principles:</i></p> <p><i>a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>mitigated, or, as a last resort, compensated for, then planning permission should be refused;</i></p> <p><i>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</i></p> <p><i>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and</i></p> <p><i>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”</i></p> <p>The policy aims to protect and enhance the parish’s green and blue infrastructure and supports developments which contribute to this. In addition, the plan also seeks to improve biodiversity by requiring a net gain of at least 10%.</p>
Policy 8: Local Green Spaces	98-103	<p>The NPPF outlines clearly that green spaces should be protected from development which would negatively affect their use unless there are exceptional circumstances which warrant a departure from this expectation. Paragraph 99 states that:</p> <p><i>“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</i></p> <p><i>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</i></p> <p><i>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."</i></p> <p>In addition, the NPPF outlines the need to identify open/green spaces within the NP area for clarity and best protection of these spaces. It outlines criteria on what constitutes a protectable green space within paragraph 102, as follows:</p> <p><i>"The Local Green Space designation should only be used where the green space is:</i></p> <ul style="list-style-type: none"> <i>a) in reasonably close proximity to the community it serves;</i> <i>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> <i>c) local in character and is not an extensive tract of land."</i> <p>The policy has regard to the NPPF's expectations as it identifies local green spaces under the NPPF criteria and works to protect them by not supporting development that would negatively impact the identified green spaces.</p>
Policy 9: Trees	131	<p>Paragraph 131</p> <p><i>"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highway standards and the needs of different users."</i></p> <p>The policy outlines that new developments should avoid the removal of existing trees or plant suitable replacements and use the opportunity to plant new trees.</p>
Policy 10: Important Views and Vistas	20 (d)	<p>Paragraph 20 (d)</p> <p><i>"conservation and enhancement of the natural, built and historic environment, including landscapes and green</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>infrastructure, and planning measures to address climate change mitigation and adaptation.”</i></p> <p>This policy identifies and protects locally important views, vistas and landscapes of the area, therefore in compliance with the NPPF’s requirements.</p>
<p>Policy 11a: Corner Farm Development</p> <p>Policy 11b: Church Farm Development</p> <p>Policy 11c: Infill Development sites, Frontage Developments (Garages, extensions, and outbuildings)</p>	<p>All paragraphs from the NPPF stated in this Basic Conditions Statement are relevant</p>	<p>These policies relate to specific development sites and proposals within the NP area, seeking to ensure that they are consistent with all other relevant policies of the Neighbourhood Plan. In so doing, these Policies also have regard to all relevant expectations of the NPPF.</p>
<p>Policy 12: Housing Affordability, Housing Mix and Tenure</p>	<p>64, 65</p>	<p>The NPPF requires that within rural areas (such as Hayton and Tilt), Local Plans and NPs may seek provision of affordable housing in residential developments of 5 units or more). This is set out in paragraph 64:</p> <p><i>“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.”</i></p> <p>and paragraph 65:</p> <p><i>“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:</i></p> <p><i>a) provides solely for Build to Rent homes;</i></p>

NP Policy	NPPF Paragraph	How Conformity is Achieved
		<p><i>b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</i></p> <p><i>c) is proposed to be developed by people who wish to build or commission their own homes; or</i></p> <p><i>d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.”</i></p> <p>The policy aims to require provision of affordable housing for rental, ownership and first-time buyers, based on a local Housing Needs Assessment (HNA). The HNA identifies the need for further discounts to first homes than is stated within the NPPF. However due to the substantial evidence for this need outlined within the HNA the policy still has regard to the NPPF.</p>

4. Conformity with the Bassetlaw District Council Local Plan

4.1 At present the operative Development Plan for Bassetlaw is the [Core Strategy and Development Management Policies DPD](#), which was adopted in December 2011. For the purposes of this statement, the Hayton Neighbourhood Plan has been assessed for consistency with the strategic policies of that document.

4.2 The Core Strategy and Development Management Policies DPD is due to be replaced by a new Bassetlaw Local Plan. The draft Local Plan is at an advanced stage in the examination process, with final examination of the [“Publication Version”](#) due to commence around the time this statement was being prepared. It is intended that the Local Plan will cover the period 2020-2038.

Table 2: Conformity with the [Core Strategy and Development Management Policies DPD](#) (CSDMDPD)

NP Policy	Policy of the Bassetlaw CSDMDPD	How Conformity is Achieved
<p>Policy 1a: Sustainable development</p>		<p>Policy 1a supports developments that protect the characteristics, environment and biodiversity of the parish, meet housing needs, underpin social and economic wellbeing, and contribute towards meeting net zero carbon goals.</p> <p>In effect, Policy 1a translates the principles of sustainable development, as set out in the NPPF, to the particular context and circumstances of Hayton and Tiln.</p> <p>Policy 1a of the Hayton NP is consistent with the relevant requirements and guidance of the NPPF and is not inconsistent with the strategy and strategic policies of the adopted CSDMDPD for Bassetlaw, although that part of the Development Plan does not include a specific policy concerning sustainable development.</p>
<p>Policy 1b: Sustainable Water Management Systems</p>	<p>Policy DM12: Flood Risk, Sewerage and Drainage</p>	<p>The policy requires all development proposals to demonstrate that all four areas of sustainable drainage systems, including quantity, quality, amenity and biodiversity, have been considered. Alongside this all developments are required to include sustainable urban drainage systems. This has regard to the Local Plan policy, which requires that:</p> <p><i>“All applications for new development (other than minor extensions) in... will be required to contain a Surface Water Drainage Assessment, to be produced in discussion with the District Council. This Assessment must show to the Council’s satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas. All new development will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management. Proposals will be required to provide reasoned justification for not using SuDS</i></p>

		<i>techniques, where ground conditions and other key factors show them to be technically feasible.”</i>
Policy 2: Delivering Good Design	Policy DM4: Design and Character	<p>This policy seeks to ensure that all new developments fit in with the built character of the area. The policy also requires that there is adequate provision for off-street parking, bike storage, charging for electric vehicles and other measures to enable a reduction in carbon emissions. This policy, therefore, seeks to ensure that the character of the area is not lost, carbon emissions do not increase, and amenities are not affected. This is in conformity with the CSDMDPD, which states:</p> <p><i>“All major development proposals, notably for sites allocated through the Site Allocations DPD, will need to demonstrate that they:</i></p> <ul style="list-style-type: none"> ● <i>make clear functional and physical links with the existing settlement and surrounding area and have not been designed as ‘standalone’ additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that they can be provided in future should the opportunity arise;</i> ● <i>complement and enhance the character of the built, historic and natural environment;</i> ● <i>are of a scale appropriate to the existing settlement and surrounding area;</i> ● <i>provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities.”</i> <p>In addition, the CSDMDPD also requires that developments conform to design principles of the area, including those relating to: local character and distinctiveness, architectural quality, public realm, accessibility and amenity.</p>
Policy 3: Land for Residential Development	DM3: Development in the Countryside	<p>This policy seeks to identify the most suitable land for residential development and works to encourage development on brownfield and infill sites when residential development is the most suitable way to prevent deterioration of such sites. This is in conformity with the CSDMDPD, which states</p> <p><i>“Replacement of Rural Buildings Proposals for the replacement of rural buildings outside Development Boundaries will be supported where they can demonstrate that:</i></p> <ul style="list-style-type: none"> ● <i>it is unviable to use or convert the buildings for other uses (see Policy DM2) ;</i> ● <i>the buildings to be replaced are of a permanent design and construction;</i> ● <i>the replacement is located within the existing curtilage of the site;</i>

		<ul style="list-style-type: none"> ● <i>the scale, design and form of the replacement is appropriate to its setting and location;</i> ● <i>the proposed use and number of units will be sustainable and appropriate in terms of location and accessibility;</i> ● <i>the proposed use will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages;</i> ● <i>they will not create or exacerbate environmental or highway safety problems.</i> <p><i>Re-use of Previously Developed Land in Rural Areas Proposals for the re-use of previously developed land outside Development Boundaries will be supported where they result in:</i></p> <ul style="list-style-type: none"> ● <i>the redevelopment of the site for the existing permitted use (other than where this is clearly no longer appropriate in the context of e.g. nearby residential amenity or wider sustainability issues); or</i> ● <i>the redevelopment of the site for a use requiring a rural location; or</i> ● <i>the redevelopment of the site for affordable housing or community services and facilities (where this is in line with the Spatial Strategy policies); or</i> ● <i>the restoration or natural regeneration of the site either in line with the Council's Green Infrastructure aims or to become a functional part of the open countryside (e.g. sustainable wetlands); and</i> ● <i>development that will not create or exacerbate environmental or highway safety problems."</i>
<p>Policy 4 Local Employment</p>	<p>DM1: Rural Economic Development & DM7 Securing Economic Development</p>	<p>The policy aims to encourage the redevelopment of previously developed sites for new commercial units to provide local employment opportunities. It also seeks to reduce barriers to entry by enhancing integrated working provisions for new businesses and encouraging face to face working for existing businesses. This has regard to the CSDMDPD, with policy DM1 stating that:</p> <p><i>"any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside";</i></p> <p>and DM7 stating that:</p> <p><i>"Particular support will be given to economic development proposals that are able to:</i></p> <ul style="list-style-type: none"> ● <i>guarantee employment programmes for local residents that provide opportunities for training and development</i>

		<p><i>and will contribute to raised workforce skills levels within the District; and/or</i></p> <ul style="list-style-type: none"> • <i>deliver, or contribute to, opportunities for the growth of indigenous businesses; and/or</i> • <i>bring significant, good quality inward investment opportunities to the District.”</i>
Policy 5: Community Facilities	DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities	<p>The NP policy aims to protect and improve existing community facilities while also supporting the development of new ones. Negative impacts upon any community facilities will only be accepted if the facility is no longer fit for purpose or a suitable replacement is developed. This is in conformity with the CSDMDPD policy, which states that:</p> <p><i>“Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of protected open spaces and sports facilities (please see Proposals Map) identified in the Council's Open Space and Sports Facilities studies. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).”</i></p>
Policy 6: Historic Environment	DM8 The historic Environment	<p>This NP policy identifies and protects the historic built and natural environment within the NP area. It simply states that any development which negatively impacts any historic environment will not be supported. This is in conformity with the CSDMDPD, which states that:</p> <p><i>“Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.</i></p> <p><i>The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset.”</i></p>
Policy 7: Green and Blue Infrastructure and Biodiversity	DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities	<p>This NP policy aims to protect and enhance the green and blue infrastructure and biodiversity of the NP area. Developments will be expected to provide for a 10% (or more) net biodiversity gain. Any development which negatively impacts any of these factors will not be supported unless suitable replacements are provided. This has regard to the CSDMDPD policy, which states that:</p>

		<p><i>“Development proposals (particularly for allocated sites) will be expected to demonstrate, in line with the Council’s Green Infrastructure work, that:</i></p> <ul style="list-style-type: none"> ● <i>they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;</i> ● <i>where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;</i> ● <i>where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat;</i> ● <i>they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure.</i> <p><i>Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.</i></p> <p><i>Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.”</i></p>
<p>Policy 8: Local Green Spaces</p>	<p>DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities</p>	<p>This policy identifies, protects, and enhances Local Green Spaces within the NP area. Any development which negatively impacts the identified green spaces will not be supported. In addition, these green spaces may serve as flood resilience schemes provided that the function of the space is not adversely impacted. This is in conformity with policy DM9 of the CSDMDPD, which states that:</p> <p><i>“Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of protected open spaces and sports facilities (please see Proposals Map)</i></p>

		<i>identified in the Council's Open Space and Sports Facilities studies. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate)."</i>
Policy 9: Trees	DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities	<p>This policy seeks to protect trees within the NP area from being destroyed unless, exceptionally, such destruction is justified and suitable replacements are to be planted. This has regard to the CSDMDPD, which states</p> <p><i>"Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:</i></p> <ul style="list-style-type: none"> • <i>Trees and hedgerows subject to preservation orders;"</i>
Policy 10: Important Views and Vistas	Policy DM4: Design and Character & DM8 The historic Environment	<p>This NP policy seeks to protect significant views and vistas around the NP area, identifying the most important landscape views. Any development that will have an adverse impact on these will not be supported. This is consistent with CSDMDPD, Policy DM4, which states that:</p> <p><i>"New development, particularly back land and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character"</i></p> <p>and policy DM8, which states that</p> <p><i>"Development proposals within the setting of heritage assets will be expected to consider Scale; Design; Materials; Siting; Views away from and towards the heritage asset"</i></p>
Policy 11a: Corner Farm Development	DM4: Design and Character	<p>These NP policies support residential development of particular sites – and types of site –within the NP area. This is in conformity with policies of the CSDMDPD, already mentioned within this table, most notably DM4, which outlines the main design principles for developments within the Bassetlaw area.</p> <p><i>"All major development proposals, notably for sites allocated through the Site Allocations DPD, will need to demonstrate that they:</i></p> <ul style="list-style-type: none"> • <i>make clear functional and physical links with the existing settlement and surrounding area and have not been designed as 'standalone' additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that</i>
Policy 11b: Church Farm Development		
Policy 11c: Infill Development sites, Frontage Developments (Garages, extensions, and outbuildings)		

		<p><i>they can be provided in future should the opportunity arise;</i></p> <ul style="list-style-type: none"> ● <i>complement and enhance the character of the built, historic and natural environment;</i> ● <i>are of a scale appropriate to the existing settlement and surrounding area;</i> ● <i>provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities."</i> <p>In addition, the CSDMDPD also requires that developments conform to design principles for the area, including those relating to: local character and distinctiveness, architectural quality, public realm, accessibility and amenity.</p>
<p>Policy 12: Housing Affordability, Housing Mix and Tenure</p>	<p>DM5: Housing Mix and Density</p>	<p>This policy aims to provide for residential developments of a mix of tenure, size, and affordability to fulfil housing requirements informed by the Housing Needs Assessment (HNA). There is currently no direct mention of affordable housing requirements for Hayton and while discounts for first homes do go above the 30%, there is clear evidence to show the need for this within the NP area. Therefore, this policy has regard to the CSDMDPD, particularly policy DM5, which states that:</p> <p><i>"Proposals for new housing development (particularly on allocated sites) will be expected to deliver, in discussion with the Council, a mix of house size, type and tenure informed by:</i></p> <ul style="list-style-type: none"> ● <i>the Strategic Housing Market Assessment;</i> ● <i>the Sub-Regional Housing Strategy;</i> ● <i>the Council's Housing Strategy;</i> ● <i>the local demographic context and future trends;</i> ● <i>local assessments of housing need and demand;</i> ● <i>other research into household and dwelling size within Bassetlaw and the wider sub-region."</i>

5. Helping to Achieve Sustainable Development

5.1 The table below represents an assessment of the extent to which policies in the Neighbourhood Plan contribute towards the achievement of Sustainable Development. The likely effects of each policy have been considered in relation to economic, social and environmental sustainability principles, assessing the expected impacts as negative, neutral or positive in each case. The method is largely intuitive, but it provides an overall assessment of the impacts that can be expected and the extent to which the Neighbourhood Plan’s policies should contribute towards the achievement of sustainable development.

Table 3: The Neighbourhood Plan’s Consistency with Principles of Sustainable Development

- Negative, 0 Neutral, + Positive

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
Policy 1a: Sustainable development	+	+	+	The Policy seeks to provide housing, economic well being, services, infrastructure, all whilst protecting the environment, protecting and enhancing biodiversity and meeting net zero carbon goals.
Policy 1b: Sustainable Water Management Systems	0	+	+	The Policy aims to protect and improve water efficiency and the drainage system in Hayton, to prevent disruption to water supply and minimise risks of pollution. The policy has regard to social factors as “good sustainable drainage systems design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads” In addition, the improvement of surface water discharge protects the environment and helps to mitigate against flooding.
Policy 2: Delivering Good Design	0	+	+	This Policy aims to ensure that new developments are consistent with distinctive characteristics of the village, by requiring new developments to be built in line with the place-specific design guidance. Therefore, the village characteristics will be preserved which

				<p>will have positive socio-cultural impacts on the NP area.</p> <p>Furthermore, the policy also requires development to make adequate provision for storage of bicycles and charging for electric vehicles which works towards net zero carbon emission targets.</p>
Policy 3: Land for Residential Development	+	+	+	<p>The policy aims to provide for housing developments to both fulfil housing requirements /commitments and meet the housing needs of the NP area. It aims to provide for those looking for homes and introduce more people into the community of Hayton.</p> <p>Sites identified within the policy have also been selected as brownfield and infill sites meaning that the environment is protected from residential expansion as new land is not needed for development.</p> <p>In identifying sites designated for substantial housing development regard has been had to their proximity to services available in the neighbouring village of Clarborough, with the intention of locating most new housing within reasonable walking distance of those services and facilities.</p>
Policy 4 Local Employment	+	+	+	<p>The NP policy will provide for employment for local people, reducing barriers to entry for local businesses by encouraging integrated workspaces. This will improve the local economy.</p> <p>The community will also benefit from local employment as independent businesses hire local people, improving community spirit and providing more opportunities.</p> <p>The economic developments will also focus on the redevelopment of brownfield sites, protecting the environment from overdevelopment and expansion.</p>

Policy 5: Community Facilities	+	+	0	<p>The policy seeks to protect and enhance community facilities unless they are no longer fit for purpose, or a suitable replacement is developed.</p> <p>Community facilities are vital to communities' health and wellbeing as they provide places to socialise and keep fit. The protection and improvement of these facilities will therefore support the social well-being of the area, being positive for both mental and physical health.</p> <p>Additionally, the policy may be expected to have economic benefits for the NP area as the facilities provide jobs and contribute to the local economy.</p>
Policy 6: Historic Environment	0	+	0	<p>The policy aims to protect the historic built environment of the parish area, enhancing the character of the area and thus the socio-cultural wellbeing of the community.</p>
Policy 7: Green and Blue Infrastructure and Biodiversity	0	+	+	<p>This policy seeks to both protect and enhance the blue and green infrastructure within the NP area. This can be expected to contribute to the biodiversity of the area.</p> <p>By protecting and improving areas for residents to walk/play the mental health and wellbeing of residents will be supported. It is well known that access to both blue and green infrastructure can significantly increase people's mental well-being and happiness.</p> <p>Alongside this, the policy also seeks to protect the Public Right of Ways (PROW), encouraging people to walk and bike, helping to work towards a net zero carbon future.</p>
Policy 8: Local Green Spaces	+	+	+	<p>The policy identifies green spaces within the NP area and seeks to protect and enhance these valued assets. The policy will protect vital areas for residents to walk/play which, like the blue and green infrastructure, can</p>

				<p>contribute towards both mental and physical wellbeing.</p> <p>In addition, adding green spaces will contribute to the biodiversity and environment of the area. The spaces may also have flood resilience functions: economic damage caused by flooding will be reduced and, therefore, the cost of the impacts of natural hazards may be decreased.</p>
Policy 9: Trees	0	+	+	<p>The policy focuses on the protection of trees within the NP area. The policy will have a positive effect on the social factors of the plan as it adds to the aesthetic and character of the area, also providing green areas to positively affect the mental health and wellbeing of residents.</p> <p>In addition, it contributes to the biodiversity of the NP area and to the achievement of net-zero-carbon aims.</p>
Policy 10: Important Views and Vistas	+	+	+	<p>The policy identifies and aims to protect the valuable views and vistas of the NP area. This will add to the economy of the local area as tourism will increase as people come to admire the views of the area.</p> <p>In addition, the views will add to the social character of the town, providing places for residents to enjoy the local natural and built environment.</p> <p>The policy will also work to protect the natural environment, working towards a net zero carbon future as the natural landscape is preserved.</p>
Policy 11a: Corner Farm Development	+	+	+	<p>These policies identify areas for residential developments and set out policies for limited extension of the village.</p> <p>The policies will provide vital housing for those wishing to enter the property ladder. It will allow more people to</p>
Policy 11b: Church Farm Development	+	+	+	
Policy 11c: Infill Development	+	+	+	

sites, Frontage Developments (Garages, extensions, and outbuildings)				move into the Hayton area, improving the community and social factors. By restricting development to brownfield and infill sites, the policies also protect the natural environment and productive farmland from inappropriate and potentially unsustainable development.
Policy 12: Housing Affordability, Housing Mix and Tenure	+	+	0	The policy seeks to ensure that housing is provided for those who otherwise may not be able to get on the property ladder. It will provide for both rented and owner-occupied residential properties as well as large discounts to first time buyers. This will benefit the community of the NP area as people will gain more stability and be able to feel included within the community. In addition, it will reduce inequalities in the area as people will be able to access the property ladder.

Conclusion of the Sustainability Appraisal

5.2 Overall, the assessment shows that the Neighbourhood Plans policies can be expected to make a positive contribution towards sustainable development within the Neighbourhood Area.

6. Compatibility with European Convention on Human Rights Obligations and Legislation

6.1 The Hayton Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 A screening opinion was issued by Bassetlaw District Council who considered it unlikely that there would be any significant environmental effects arising from the Hayton Neighbourhood Plan. Requirements for Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment under the (former-EU) Habitats Regulations, are considered further in a separate document.

7. Conclusion

7.1 The Basic Conditions as set out and referred to in Schedule 4B to the Town and Country Planning Act 1990 and associated regulations are considered to be met by the Hayton Neighbourhood Plan and all the policies contained within it.