

Misson Parish
Modified Neighbourhood Plan
2020 – 2038

Basic Conditions Statement

Modified Misson Neighbourhood Plan 2020-2038

Basic Conditions Statement

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1. Introduction

- 1.1. Following community approval through a referendum held on 7th September 2017, the Misson Neighbourhood Plan was made in September 2017. Misson Parish Council is the qualifying body, and the Plan applies to the whole of the Designated Neighbourhood Area as outlined on the map in Figure 1 (Page 2). The Neighbourhood Plan has now been reviewed. Amendments have been proposed and consultation on these has taken place in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Having considered all responses received, Misson Parish Council is now submitting the Revised Neighbourhood Plan to Bassetlaw District Council, and this statement explains how the Basic Conditions have been met in the revised Plan as submitted.
- 1.2. The Neighbourhood Plan's policies, including the revisions that have been made, 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 policy;
 2. contributes to the achievement of sustainable development;
 3. is in general conformity with the strategic policies in the development plan for the local area; and
 4. is compatible with EU obligations, as carried forward.

Misson Neighbourhood Plan

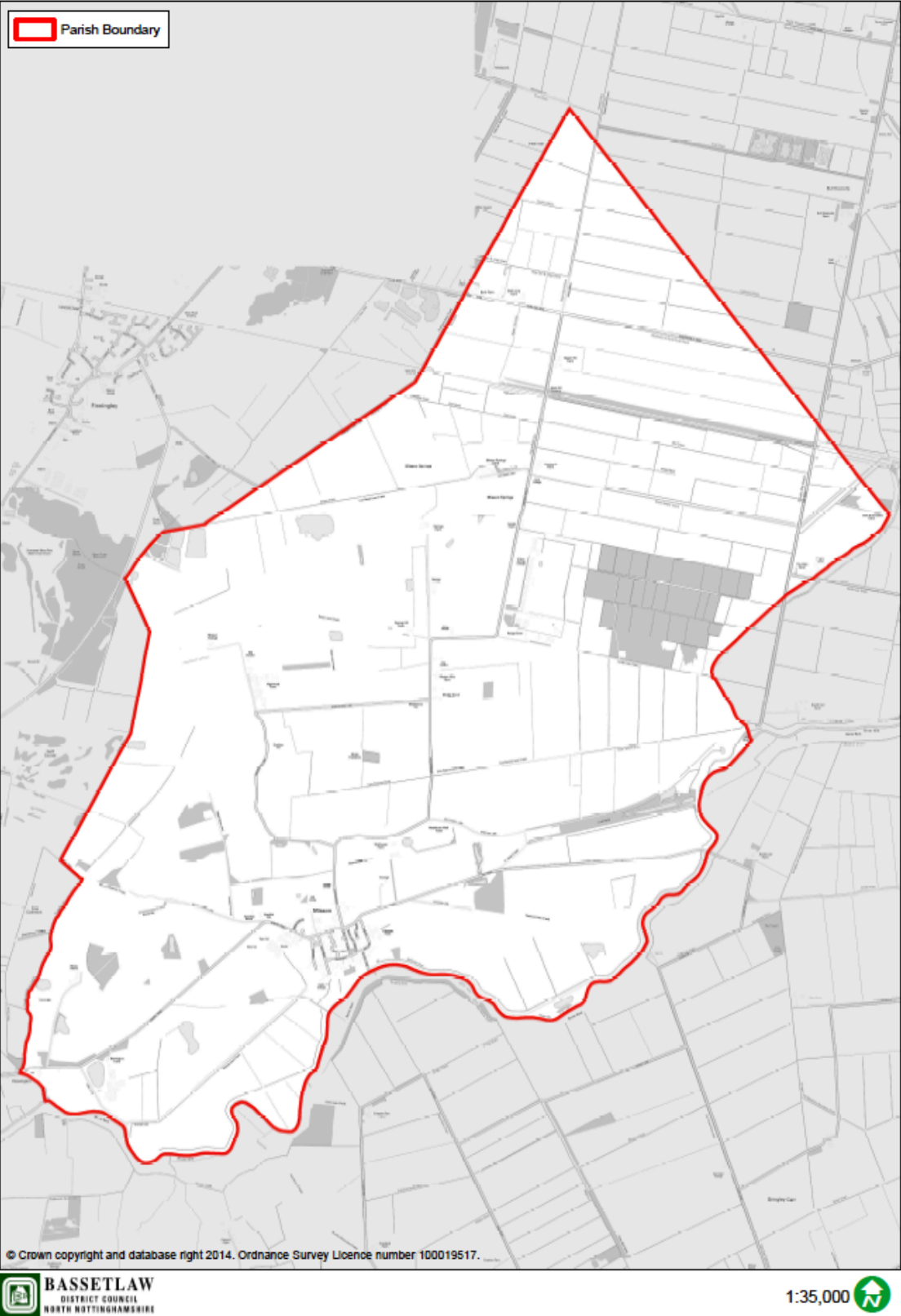


Figure 1: Misson Designated Neighbourhood area (Outlined by the red Line)

2. Conformity with the Basic Conditions

2.1 An assessment of compliance has been prepared, evaluating all policies within the Submission Draft of the Modified Misson Neighbourhood Plan against NPPF guidance, the principles of sustainable development, and strategic policies of the Bassetlaw Local Plan (2010). The results have been summarized in the tables below. Additionally, regard has been had to the proposed replacement Local Plan - Bassetlaw Local Plan 2020-2038 – because that Plan is at a very advanced stage in the adoption process.

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 In summary, the Misson 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. Having regard to the National Planning Policy Framework

3.1 Every neighbourhood plan must have regard to national policy, which is set out mostly in the National Planning Policy Framework – most recently revised in December 2023 – and Planning Practice Guidance. Ways in which the modified Misson Neighbourhood Plan has regard to national policy are outlined in Table 1.

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

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

NP Policy	NPPF Paragraph	How Consistency is Achieved
Policy 1: Sustainable development	8	<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 1 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.</p> <p>In effect, Policy 1 translates the principles of sustainable development, as set out in the NPPF, to the particular context and circumstances of Misson.</p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
<p>Policy 2: Design Principles for Residential Development</p>	<p>111, 133, 134</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 133</p> <p><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</p> <p><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 111:</p> <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>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p><i>c) the availability of and opportunities for public transport;</i></p> <p><i>d) local car ownership levels; and</i></p> <p><i>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”</i></p> <p>By providing design guidance 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: Types and Mix of Housing</p>	<p>65, 66</p>	<p>The NPPF requires that within rural areas (such as Misson), Local Plans and NPs may seek provision of affordable housing in residential developments of 5 units or more). This is set out in paragraph 65:</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 66:</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 ownership³², 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> <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, a community-led development exception site or a rural exception site.”</i></p> <p>The policy aims to support provision of the types of housing that Misson’s community requires.</p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
Policy 4: Infill Development in Misson Village	All paragraphs from the NPPF stated in this Basic Conditions Statement are relevant	This policy relates to potential 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, this Policy also has regard to all relevant expectations of the NPPF.
Policy 5: Protecting and enhancing the provision of community facilities.	88 (d), 97, 193	<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 88 (d)</p> <p><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 97</p> <p><i>“To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><i>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services..”</i></p> <p>and paragraph 193</p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p><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> <p>The policy identifies Misson’s community facilities and protects them from negative impacts as a result of new development.</p>
<p>Policy 6: Protecting and Enhancing Heritage Assets</p>	<p>195-214</p>	<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>
<p>Policy 7: Potential Development Opportunities at Misson Mill</p>	<p>123 & 124</p>	<p>The Misson Mill site provides the only potential, substantial brownfield development opportunity in the Neighbourhood Area. Supporting the development of this site, provided the identified constraints can satisfactorily be addressed is consistent with the NPPF’s prioritisation of brownfield developments.</p> <p>NPPF Paragraph 123 states that: <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>Paragraph 124 goes on to advise that: <i>“Planning policies and decisions should:</i> a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p>b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p> <p>c) 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;...”</p>
Policy 8: Energy Efficiency , Renewable Energy and Low Carbon Technologies in New Developments and Refitting Existing Developments	157	<p>Policy 8 responds to NPPF Paragraph 157, which states that:</p> <p>“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.</p>
Policy 9: Better Broadband	118	<p>Policy 8 responds to NPPF Paragraph 118, which states that:</p> <p>“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)”.</p>
Policy 10a: Improving Green Infrastructure and the Natural Environment	96 (c), 181, 186	<p>The NPPF emphasises the need for protection and enhancement of green infrastructure for both health and environmental benefits to the community. The expectations are outlined in the following paragraphs:</p> <p>paragraph 96 (c)</p> <p><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</i></p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p><i>infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”</i></p> <p>and paragraph 181</p> <p><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 Framework⁶²; 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 186:</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 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 reasons⁶⁷ 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</i></p>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p><i>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 NP policy aims to protect and enhance the parish’s green 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>
<p>Policy 10b: Local Green Space</p>	<p>102-107</p>	<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.</p> <p>Paragraph 103 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> <ul style="list-style-type: none"> <i>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</i> <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> <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>In addition, the NPPF states the need to identify open/green spaces within the NP area for clarity and best protection of these spaces. It sets out criteria regarding what constitutes a protectable green space within paragraph 106, 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>

NP Policy	NPPF Paragraph	How Consistency is Achieved
		<p><i>c) local in character and is not an extensive tract of land.”</i></p> <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>
<p>Policy 10c: Trees</p>	<p>136</p>	<p>Paragraph 136</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-lined⁵³, 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 highways standards and the needs of different users.”</i></p> <p>The policy requires that new developments should avoid the removal of existing trees or plant suitable replacements and use the opportunity to plant new trees.</p>

4. Conformity with the Bassetlaw Local Plan

4.1 Every neighbourhood plan must be in general conformity with the strategic policies in the development plan for the local area.

4.2 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 Misson Neighbourhood Plan has been assessed for consistency with the strategic policies of that document.

4.3 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 the Inspector’s Report following examination having been received by the District Council on 21st February 2024. It is intended that the Local Plan will cover the period 2020-2037.

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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 1: Sustainable development</p>		<p>Policy 1 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 1 translates the principles of sustainable development, as set out in the NPPF, to the particular context and circumstances of Misson .</p> <p>Policy 1 of the Misson Neighbourhood Plan is consistent with the relevant requirements and guidance of the NPPF and 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>Within the proposed Bassetlaw Local Plan, a district-wide approach to sustainable development is largely defined within Policy ST1: Bassetlaw’s Spatial Strategy, with which Policy 1 of the modified Misson Neighbourhood Plan is consistent. It should be noted that Misson will be classified as a Small Rural Settlement in the Local Plan, whereas in the current CSDMDPD the village is classified as a Rural Service Centre. The previous expectations relating to strategic housing growth will, therefore, no longer apply.</p> <p>The proposed Local Plan allows for the sustainable growth of the Small Rural Settlements to help sustain these villages in the long term. “But it is recognised that their often greater</p>

		<p>environmental constraints can limit the ability of each settlement to accommodate growth (see Policy ST2)". [BLP Para 5.1.57].</p> <p>Although the proposed Local Plan does not require provision for housing growth in Misson, Policy ST2 does allow for additional housing within the development boundary.</p>
<p>Policy 2: Design Principles for Residential Development</p>	<p>Policy DM4: Design and Character</p>	<p>This policy seeks to ensure that all new developments fit in with the built character of the area and integrate with the existing built form. It promotes use of industry standards for good design (Building for a Healthy Life 12 or the most recent national standards). This policy, therefore, seeks to ensure that the character of the area is not lost, whilst seeking high standards of design – functionally and aesthetically. 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 should conform to design principles of the area, including those relating to: local character and distinctiveness, architectural quality, public realm, accessibility and amenity.</p> <p>Within the proposed Bassetlaw Local Plan, POLICY ST35: Design Quality requires that all development must be of a high quality design. Policy 2 of the modified Misson Neighbourhood Plan is consistent with this proposed Local Plan policy and complements it for the Misson neighbourhood area.</p>
<p>Policy 3: Types and Mix of Housing</p>	<p>DM5: Housing Mix and Density</p>	<p>This policy aims to provide for residential developments which meet the community's housing needs with regard to type, size, tenure and affordability taking particular account of the requirements of young and older people.</p> <p>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> <p>Policy 3 is also consistent with proposed Bassetlaw Local Plan Policy ST30: Housing Mix, which states that “ <i>“All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure...”</i></p>
Policy 4: Infill Development in Misson Village	Provision for Development in Small Rural Settlements	<p>In the current CSDMDPD, the village is classified as a Rural Service Centre and a level of housing growth is identified, to contribute to strategic housing requirements. However, it should be noted that in the Local Plan Misson will be classified as a Small Rural Settlement and previous expectations relating to housing growth will no longer apply.</p> <p>Policy 4’s focus on infill development is consistent with the district strategy. Although the proposed Local Plan does not require provision for housing growth in Misson, Policy ST2 does allow for additional housing within the development boundary.</p>
Policy 5: Protecting and enhancing the provision of community facilities.	CS8: Rural Service Centres	<p>The Neighbourhood Plan policy aims to protect and improve exiting 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 policy is consistent with – and adds local detail to – CSDMDPD Policy CS8 – Rural Service Centres – which also provides for development of community facilities and seeks to safeguard those that exist.</p> <p>This approach is to be taken forward in the Proposed Local Plan through Policy ST45: Protection and Enhancement of Community Facilities.</p>
Policy 6: Protecting and Enhancing	DM8 The historic Environment	<p>Neighbourhood Plan Policy 6 supports the appropriate restoration of historic buildings that are at risk. It also supports appropriate changes/additions to St Johns Church that will enable it to be more viably used by the community.</p>

<p>Heritage Assets</p>		<p>Neighbourhood Plan Policy 6 provides specific local focus to complement CSDMDPD Policy DM8 - The Historic Environment – which provides District-wide protection for designated and non-designated heritage assets, stating that: <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>
<p>Policy 7: Potential Development Opportunities at Misson Mill</p>	<p>Policy CS8 - Rural Service Centres;</p>	<p>The un-modified Neighbourhood Plan policy designated this site for a mixed-use redevelopment. Modified Policy 7 allows for possible redevelopment at the Misson Mill industrial / retail site, provided a number of specified constraints can be addressed satisfactorily, and subject to preparation of a masterplan in consultation with the community and other stakeholders.</p> <p>Development of this site is consistent with CSDMDPD Policy CS8 – Rural Service Centres – which provides for 10% of the District’s housing requirement to be delivered in settlements in this category. Misson Mill is the only site in Misson on which development of substantial scale could be delivered.</p> <p>In the proposed Local Plan, Misson is to be categorised as a “Small Rural Settlement” but with no specified growth requirement. The decision now to require no growth here is due to flooding constraints.</p> <p>Modified Policy 7 is consistent with both the current CSDMDPD and the proposed Local Plan, as it continues to allow for redevelopment if the identified constraints can satisfactorily be addressed, whilst not specifically designating the site for such development as a strategic commitment.</p>
<p>Policy 8: Energy Efficiency , Renewable Energy and Low Carbon Technologies in New Developments and Retrofitting Existing Developments</p>	<p>DM4 – Design and Character; DM10 – Renewable and Low Carbon Energy.</p>	<p>Policy 8 requires all new buildings to be designed so as to reduce carbon emissions and minimise use of non-renewable resources; supports retrofitting of existing buildings to achieve similar gains; and supports appropriate forms and scale of energy generation from renewable sources.</p> <p>Policy 8 is consistent with CSDMDPD Policies DM4 – Design and Character (which promotes application of “Building for Life” principles) and DM10 – Renewable and Low Carbon Energy. Policy 8 is also consistent with the following policies in the proposed Local Plan: ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation; Policy ST35: Design Quality.</p>

<p>Policy 9: Better Broadband</p>	<p>-</p>	<p>In promoting digital connectivity and improved broadband access, Policy 9 is not inconsistent with the CSDMDPD, although this has no specific policy regarding these matters.</p> <p>Policy 9 is consistent with proposed Local Plan Policy ST57: Digital Infrastructure, which, inter alia, requires developers to engage with broadband providers to ensure that full fibre, or the fastest, most up to date technology, is installed to the premises/homes as part of the development process.</p>
<p>Policy 10 a-c</p>	<p>DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities</p>	<p>This Neighbourhood Plan policy aims to protect and enhance the green and blue infrastructure and biodiversity of the Neighbourhood Area. Developments will be expected to provide for at least 10% net biodiversity gain. Any development which negatively impacts any of these factors will not be supported unless suitable replacements are provided. This is consistent with CSDMDPD Policy 9, 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.</i></p>

		<i>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>
DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities		<p>This policy identifies, protects, and enhances Local Green Spaces within the Neighbourhood 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) 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>
DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities		<p>This policy seeks to protect trees within the Neighbourhood Area from being destroyed unless, exceptionally, such destruction is justified and suitable replacements are to be planted. This is consistent with CSDMDPD 9, 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>

5. Helping to Achieve Sustainable Development

5.1 The table below represents an assessment of the extent to which the Neighbourhood Plan's policies, as modified, 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 1: Sustainable development	+	+	+	The Policy seeks to provide housing, economic wellbeing, services, infrastructure, all whilst protecting the environment, protecting and enhancing biodiversity and meeting net zero carbon goals.
Policy 2: Design Principles for Residential Development	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 will have positive socio-cultural impacts on the NP area. 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.
Policy 3: Types and Mix of Housing	+	+	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

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
				the area as people will be able to access the property ladder.
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 Misson.</p> <p>Sites supported by the policy are brownfield and infill sites, meaning that the environment is protected from residential expansion as new land is not needed for development.</p>
Policy 4: Infill Development in Misson Village	+	+	+	<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 Misson.</p> <p>The policy supports development of appropriate infill sites, meaning that the environment is protected from residential expansion as new land beyond the village’s built footprint is not needed for development.</p>
Policy 5: Protecting and enhancing the provision of 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>

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
Policy 6: Protecting and Enhancing Heritage Assets	0	+	0	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.
Policy 7: Potential Development Opportunities at Misson Mill	+	+	+	The policy supports development of a substantial brownfield site, provided that a number of constraints, including flood risk, are satisfactorily addressed. This will provide for housing and economic development and social/recreational provision, all to meet the community's needs, making use of previously developed land.
Policy 8: Energy Efficiency , Renewable Energy and Low Carbon Technologies in New Developments and Refitting Existing Developments	+	0	+	This policy supports energy-efficient, low-carbon development and community-scale renewable energy generation. Such development will have positive environmental impacts and will help to support an efficient, green local economy.
Policy 9: Better Broadband	+	+	+	This policy supports developments that provide for enhanced digital communication. Such development will have positive environmental impacts, will enhance social inclusivity and will support an efficient, green local economy.
Policy 10 a-c Green Infrastructure and Biodiversity	0	+	+	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. 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.

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
				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.
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 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>
Trees	0	+	+	<p>The policy focusses on the protection of trees within the NP area. The policy will have a positive affect 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>

Conclusion of the Sustainability Appraisal

5.2 Overall, the assessment shows that the Neighbourhood Plan’s policies, as modified, 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 Modified Misson 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 Modified Misson 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 County Planning Act 1990 and associated regulations are considered to be met by the Modified Misson Neighbourhood Plan and all the policies contained within it.