

FARNSFIELD NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT



FARNSFIELD PARISH
COUNCIL

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1 Introduction

The National Planning Policy Framework requires that Neighbourhood Plans ensure that development is based on an understanding and evaluation of an area's defining characteristics and should help to establish a strong sense of place.

2 Basic Conditions: Legislation

Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDPs) must meet the following basic conditions:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

This Basic Conditions Statement addresses these requirements in the following sections:

- Section 3 confirms that it is appropriate for the FNP to be made;
- Section 4 shows how the FNP will contribute to sustainable development;
- Section 5 demonstrates the conformity of the FNP with the NSDC Core Strategy 2011 and NSDC Allocations & Development Management DPD, July 2013; and
- Section 6 demonstrates compliance with the appropriate EU obligations and the prescribed condition.

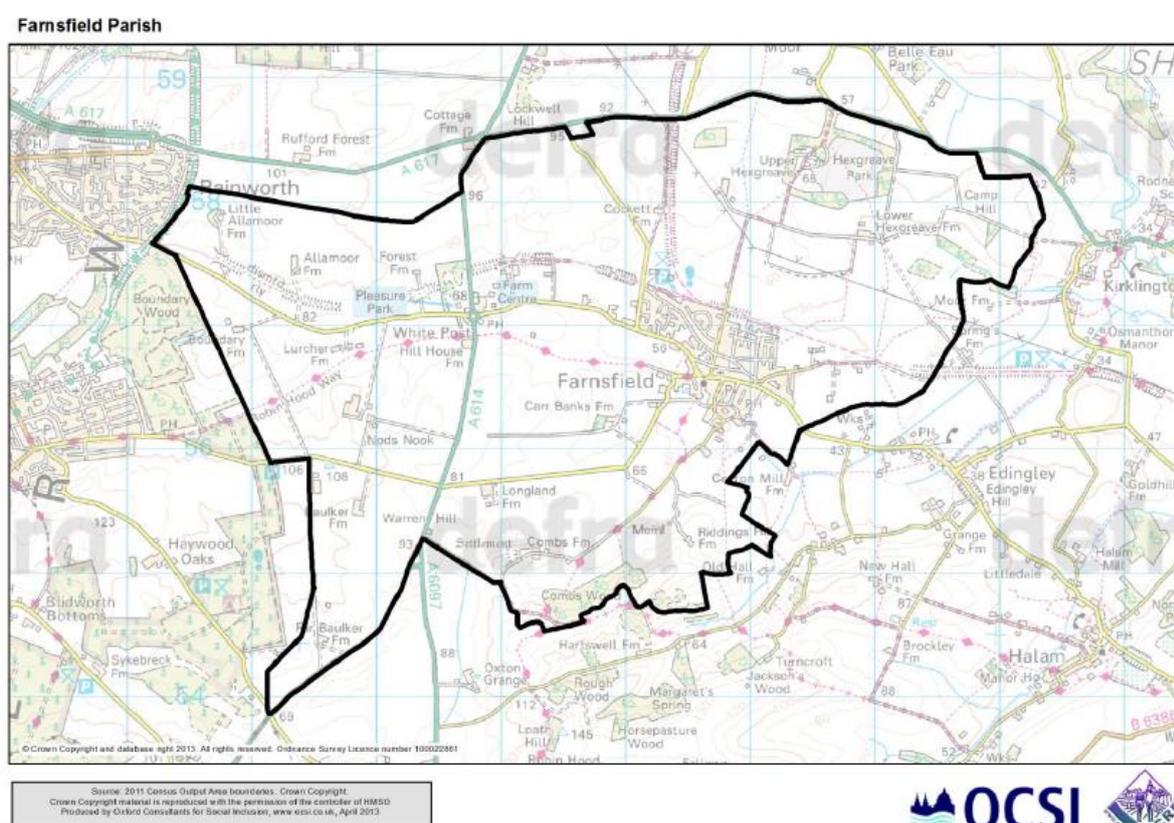
3 Background to the Making of the Farnsfield Neighbourhood Plan

3.1 Submitting Body

The Farnsfield Neighbourhood Plan (FNP) is prepared and submitted by Farnsfield Parish Council, who are a “qualifying body” for the making of a Neighbourhood Development Plan, as defined within section 38A(12) of the 2004 Act (as inserted by paragraph 7 of the Localism Act 2011).

3.2 Neighbourhood Plan Area

The FNP area extends to the entire parish of Farnsfield as identified on the map below:



3.3 Process

Farnsfield Parish Council wrote to Newark & Sherwood District Council seeking the designation of the Neighbourhood Plan area on 14 January 2014. The Farnsfield Neighbourhood Plan Area was formally designated by Newark & Sherwood District Council on 25 June 2014.

The Parish Council and the Local Plan Steering Group that it convened have worked closely with Newark & Sherwood District Council throughout the preparation of the Plan.

3.4 Documents

The FNP comprises and is accompanied by the following documents:

- Farnsfield Neighbourhood Plan, January 2017
- Farnsfield Character Appraisal, January 2017
- Consultation Statement, January 2017
- Farnsfield Neighbourhood Plan Evidence Base, November 2016
- Basic Conditions Statement, January 2017

4 Contribution to the Achievement of Sustainable Development

Sustainable development is at the heart of the NPPF and a presumption in favour of sustainable development is identified within the Framework as a golden thread running through both plan-making and decision-taking.

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The FNP has these themes at its core and policies were developed against the backdrop of the NPPF. A consideration of the policies of the FNP against the roles of sustainable development is provided within the table below:

FNP Policy	Contribution to sustainable development			Comments
	Social	Economic	Environmental	
FNP1: Housing Development within the Village Envelope of Farnsfield	***	***	***	Supports new housing within the Village Envelope and ensures that this housing is sympathetic to local character and amenity. Encourages sustainability and biodiversity.
FNP2: Infill Development within the Village Envelope	**	***	***	Encourages good design on infill plots. Also Encourages sustainability and biodiversity.
FNP3: Affordable Housing	***	**	**	The policy encourages affordable housing to meet specific local needs within the parish.

FNP4: Local Employment Opportunities	***	***	**	Encourages the creation of jobs at an appropriate scale, especially where these would provide jobs for local people.
FNP5: Creating a Thriving Parish	***	***	**	Encourages diversification of employment uses.
FNP6: Other Uses on Employment Sites	***	***		Enables employment sites to come forward for other uses that meet a local needs if no longer suitable or required.
FNP7: The Quality Of Development	***	**	***	Encourages good design and quality development.
FNP8: Landscape	***	**	***	Encourages appropriate consideration of landscaping in schemes.
FNP9: Access to The Countryside	***	**	***	Encourages developments to maximise opportunities to create or improve linkages to the countryside.
FNP10: Community Facilities	***	**	***	Encourages locally identified priorities to be delivered within development proposals, wherever possible.

Key: * Makes a positive contribution ** very positive contribution *** excellent contribution

5 Conformity with the Strategic Policies of the Development Plan

The making of the Farnsfield Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plans for Newark & Sherwood District Council and the NPPF.

The following table relates the policies of the Farnsfield Neighbourhood Plan to the relevant policies in the Newark & Sherwood District Council Core Strategy and Allocations & Development Management DPD, and the relevant paragraph within the NPPF.

FNP Policy	Comment	N&SDC Core Strategy 2011	N&SDC Allocations & Development Management DPD, July 2013	NPPF Paragraphs:
FNP1: Housing Development within the Village Envelope of Farnsfield	Supports the development of housing within the village envelope and is therefore in general conformity with the policies shown and the NPPF	SP1, SP2, SP3, SP6, SP7, CP9, CP12, CP13, CP14	DM1, DM3, DM5, DM7	6-10, 16, 17, 55, 56, 58, 60, 61, 64
FNP2: Infill Development within the Village Envelope	Supports the use of infill plots for new dwellings within the village envelope and is therefore in general conformity with the policies shown and the NPPF	SP1, SP2, SP3, SP7, CP12, CP13	DM1, DM5, DM7	6-10, 16, 17, 55, 56, 58, 60, 61, 64
FNP3: Affordable Housing	Supports affordable housing in accordance with NSDC DPD Core Policy 1 and Core Policy 2 and is therefore in general conformity with the policies shown and the NPPF.	SP3, SP7, CP1, CP2, CP3, CP13	DM5, DM3, DM12	6-10, 16, 17, 50, 55, 56, 58, 60, 61, 64
FNP4: Local Employment Opportunities	Supports development within the village envelope which includes new employment and is therefore in general conformity with the policies shown and the NPPF.	SP1, SP2, SP7, CP6	DM5, DM11, DM12	6-10, 16, 17, 20, 21, 28, 56, 58, 60, 61, 64
FNP5: Creating a Thriving Parish	Supports development for uses that create new opportunities for community, retail, cultural, leisure and tourism in the village and is therefore in general conformity with the policies shown and the NPPF.	SP1, SP2, SP3, SP8, CP7, CP8, CP13, CP14	DM1, DM5, DM8, DM9, DM11	6-10, 16, 17, 20, 21, 28, 56, 58, 60, 61, 64
FNP6: Other Uses on Employment Sites	Encourages the use for sites unsuitable for traditional employment use for other employment generating uses, including C2 Residential Institutions, and is therefore in general conformity with the policies shown and the NPPF.	SP7, CP6	DM1	6-10, 16, 17, 20-22, 28, 60
FNP7: The Quality Of Development	Requires new development to demonstrate how it has taken account the character of the village and responded to the Farnsfield Conservation Area Appraisal and Character Appraisal and Design Principles. The policy is therefore in	CP9, CP13, CP14	DM5	6-10, 16, 17, 56, 58-61, 64, 109

	general conformity with the policies shown and the NPPF.			
FNP8: Landscape	Requires development proposals to respond appropriately to the Newark & Sherwood's Landscape Policy Zones, and include an appropriate and proportionate landscape strategy making use of locally appropriate species. The policy is therefore in general conformity with the policies shown and the NPPF.	CP12, CP13, CP14	DM5, DM7, DM9	6-10, 16, 17, 109, 114
FNP9: Access to The Countryside	Seeks to maximise opportunities to develop and improve footpaths and linkages to both local and wider district green infrastructure. The policy is therefore in general conformity with the policies shown and the NPPF.	SP3, CP11	DM5	9, 16, 17, 73, 75
FNP10: Community Facilities	Encourages engagement between developers and the Parish Council to ensure that new development contributions through planning obligations are aligned with local needs and priorities. The policy is therefore in general conformity with the policies shown and the NPPF.	SP8	DM3, Developer Contributions Supplementary Planning Document	7, 9, 16, 17, 28

6 Compliance with EU Obligations

Farnsfield Neighbourhood Plan has had regard to the rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

The Farnsfield Neighbourhood Plan does not warrant an Appropriate Assessment under the EU habitats Regulations.

The Farnsfield Neighbourhood Plan does not have an effect on a European site or a European offshore marine site.

Newark& Sherwood District Council did not consider that a Strategic Environmental assessment was require as the Farnsfield Neighbourhood Plan is not likely to have a significant environmental impact. The Plan was submitted to English Heritage, Natural England and the Environment Agency for comment as referenced in the Consultation Statement.