

Basic Conditions Statement

Elkesley Review Neighbourhood Plan

2023-2038



27 January 2025

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1. Introduction

What is the Elkesley Review Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for Elkesley Parish has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 The Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (general) Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the Elkesley Review Neighbourhood Plan (hereafter the ERNP). Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets each of the following Basic Conditions¹:
 - I. has regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
 - II. contributes to the achievement of sustainable development,
 - III. is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - IV. does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations,
 - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
 - VI. having regard to all material considerations, it is appropriate that it is made.
- 1.4 This document outlines how the ERNP meets the Basic Conditions.

2. Key Statements

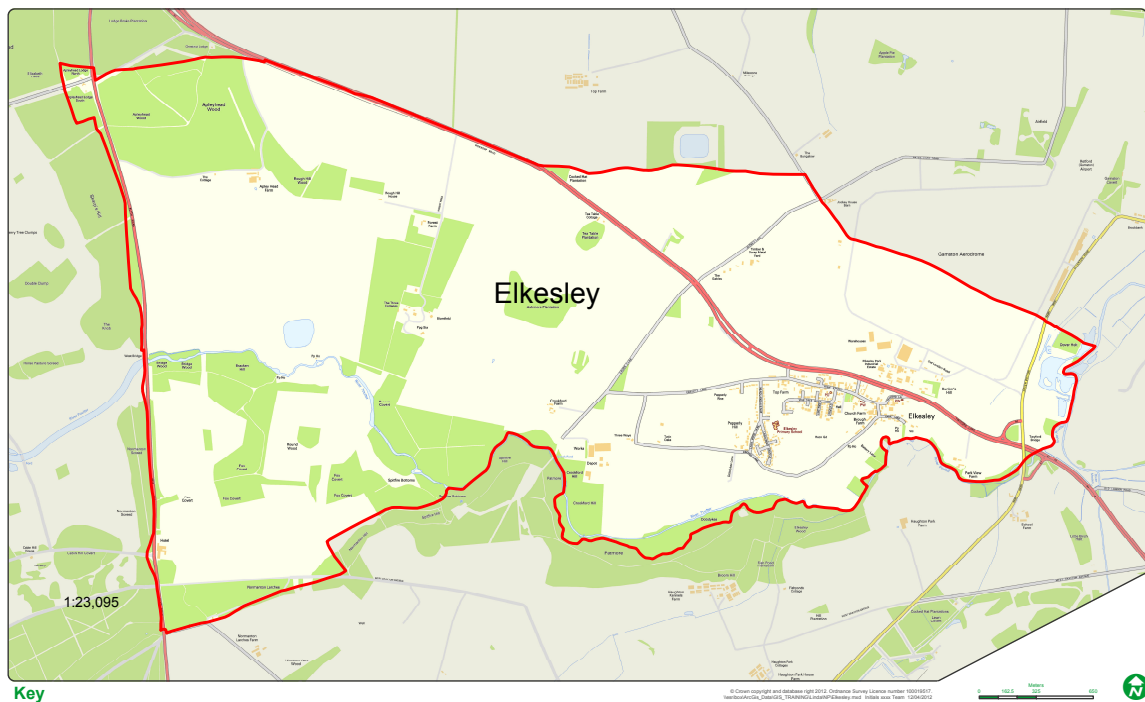
- 1.5 The Plan area covers Elkesley Parish and was designated a neighbourhood plan area on 13th July 2012.
- 1.6 The ERNP expresses policies that relate to the development and use of land only within the Neighbourhood Area. Elkesley Parish Council are the qualifying body for the purposes of neighbourhood planning.
- 1.7 The ERNP expresses policies that relate to the development and use of land only within the Neighbourhood Area.

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

- 1.8 The Neighbourhood Area is shown on the map accompanying the neighbourhood designation application and the designated area is aligned with the Parish boundary.
- 1.9 The ERNP covers the period from 2023 to 2038 matching the timeframe of the Bassetlaw Plan.
- 1.10 The Plan proposals do not deal with mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.
- 1.11 The ERNP does not relate to more than one neighbourhood area and covers only the Parish of Elkesley as shown in figure 1 below.

Figure 1: Elkesley Review Neighbourhood Plan Area

Bassetlaw District Council



- 1.12 There are no other Neighbourhood Plans in place for this area.
- 1.13 The Pre-Submission Draft ERNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 23rd August to 12th October 2024. Amendments have been made to the document based on all the comments received and these are summarised in the document entitled 'Consultation Statement'.

3. Conformity with National and District Policy

- 1.14 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)². Paragraphs 29 to 31 and footnote 17 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF.
- 1.15 The NPPF provides a framework within which local communities can produce Neighbourhood Development Plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).
- 1.16 The NPPF also refers to the need for Neighbourhood Plans to be in general conformity with strategic policies in any Development Plan that covers the area, which is the Bassetlaw Plan adopted in May 2024.
- 1.17 Parish area based studies have been commissioned and are available on the Neighbourhood Plan tab at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>
- Elkesley Design Guidance and Codes AECOM 2024 (updated 2024)
 - Housing Needs Assessment AECOM 2024
 - Masterplan Garage Options AECOM 2024
- 1.18 In addition, the NPG have done their own assessment of Local Green Spaces, Key Views and Areas of Landscape Sensitivity. This involved a walkabout and discussion with the AECOM consultants as part of the Design Code work and the same with the planning consultant supporting the group to write the neighbourhood plan. The NPG then met with maps to agree the Local Green Spaces, Key Views and Areas of Landscape Sensitivity based on criteria provided by the planning consultant.
- 1.19 Table 1 sets out how the ERNP is in general conformity National Policy.

² All references are to the NPPF 2024

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

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
1	Sustainable Development, Infill and the Development Boundary	7,8, 129		<p>The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of the Parish and establishes a Development Boundary for Elkesley. This provides certainty in respect of the suitable locations for development, the need to protect valued open spaces, the areas of nature conservation and open countryside in accordance with the NPPF. The NPPF para 129 notes that planning policies should take into account <i>'the desirability of maintaining an area's prevailing character and setting (including residential gardens)'</i>. Policy 1 is based on local analysis to provide a policy framework to ensure all development on allocated sites and infill is sensitive to the local character.</p>
2	Protecting Landscape Character	135, 187		<p>The landscape character of the Parish is highly valued by the local community. The NPPF at para 135a requires planning policies to ensure that developments will <i>'function well and add to the overall quality of the area not just in the short term but over the life time of the development'</i>. The NPPF at para 187 requires planning policies to <i>'contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'</i>. The ERNP has focused on defining the quality and location of Areas of Landscape Sensitivity to ensure this is taken into account in decision making. Policy 2 defines the overall approach to protecting landscape character and provides a framework to show how the allocated site and any infill development should be designed to minimise the impact on the landscape. Policy 2 is based on an understanding and evaluation of the defining characteristics of the Plan Area undertaken for the Neighbourhood Plan. The Elkesley</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref Commentary
			Design Guidance and Codes combines an assessment of the surrounding built environment and landscape setting (in accordance with NPPF para 135c). The identification of the areas of landscape sensitivity, the key views and local green spaces, contributes to this analysis, providing local input in establishing where the landscape is locally valuable.
3	Designation of Local Green Spaces	106,107	The NPPF encourages communities to identify, for special protection, green areas of particular importance. Policy 3 identifies 4 areas of tranquillity and/or community value that will be protected from development.
4	Protecting and enhancing biodiversity	136, 256, 192	<p>At para 192 of the NPPF plans are required to <i>'map and safeguard components of local wildlife rich habitats'</i></p> <p>Policy 4 is based on a wealth of local data about the variety of species in the Parish.</p> <p>The NPPF at para 125 states that planning policies should <i>'achieve net environmental gains such as developments that would enable new habitat creation....'</i> Policy 4 provides a clear policy framework to show how the impact on biodiversity of development will be assessed, how the uplift will be measured and how it can be mitigated.</p> <p>The NPPF para 136 states that <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 new streets are tree lined and.... existing trees are retained wherever possible.'</i></p> <p>Policy 4 emphasises the importance of the trees and other planting in the Parish and development proposals to protect the existing trees where possible and to include additional planting in landscape schemes.</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref Commentary
5	Improving Walking and Cycling Routes	96,109	<p>The NPPF supports the promotion of sustainable transport like cycling and walking in planning policies to achieve healthy inclusive and safe places (para 96) and to consider the location of development to encourage walking and cycling (para 109).</p> <p>There is potential to enhance the network of walking and cycling routes through the Parish and connect them to wider active travel routes. Policy 5 has identified these opportunities and encourages their enhancement. The NPPF sees the enhancement of walking and cycling routes as a way of encouraging healthy, inclusive and safe places.</p>
6	Achieving Well Designed Places	131, 132, 134	<p>The NPPF sees good design as a key aspect of sustainable development (para 131) and para 132 notes that design policies should be developed with local communities.</p> <p>Para 134 supports the production of Design Guides for neighbourhood areas and Policy 6 is underpinned by the Elkesley Design Guidance and Codes.</p> <p>In accordance with NPPF para 131 Policy 6 is clear about the design expectations and how these will be tested.</p> <p>Policy 6 is based on the robust local evidence, has involved the community in its preparation and sets out a framework for developers.</p>
7a, 7b	Housing Mix, Housing Tenure	62,63,64,65	<p>Para 62 supports the use of local housing needs assessments to inform policy. The ERNP is supported by a specific HNA. Policy 7a supports development that meets local housing need in accordance with District and local analysis from the HNA and a housing size mix is identified. The use of up-to-date evidence is in accordance with the NPPF. This creates a policy framework that identifies</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref Commentary
			<p>different house sizes and types and encourages a range of development to meet this need - (see NPPF para 63).</p> <p>NPPF para 64 states that where a need is identified (including for affordable housing) this should be reflected in planning policy <i>'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'</i>.</p> <p>Policy 7a and 7b is a response to the HNA findings.</p>
8	Development of Yew Tree Road Site	61	<p>This was a site allocation in the made ENP and as it remains undeveloped the allocation is in the Review NP. The policy is more detailed in the ERNP as it is now based on the analysis of the character area it falls within in the Elkesley Design Guidance and Codes. The approx. 30 dwellings are expected to be delivered housing that will contribute to the housing requirement figure.</p>
9	Protecting and Enhancing Heritage Assets	202,203	<p>The NPPF places great importance on the protection and enhancement of heritage assets and that <i>'these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance'</i> (Para 202).</p> <p>The ERNP identifies the designated monuments, listed buildings and non-designated heritage assets in the Parish.</p> <p>Policy 9 sets out <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> in accordance with NPPF para 203.</p>
10	Supporting the Local Economy	88, 119	<p>The NPPF supports the growth and expansion of all types of businesses in rural areas to enable diversification and to enable access to local services. Policy 10 supports the</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref Commentary
			expansion of existing businesses in the Parish where this does not harm the wider landscape. Policy 10 supports the location of new businesses in the Parish where it is in accordance with District policies. Policy 10 also supports the provision of ultra fast broadband recognising this is vital to economic growth, this is aligned with the NPPFs approach which notes that reliable communications infrastructure is essential for economic growth (para 119).
11	Protecting Facilities for the Community	88	<p>The NPPF states that planning policies should <i>'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)</i>.</p> <p>The Parish has limited facilities and Policy 11 supports the need to protect and improve these community facilities</p>
12	Renewable Energy, Energy Efficiency and Low Carbon Technologies	161, 164	<p>The NPPF para 161 sees the planning system as crucial in supporting the transition to a low carbon future to <i>'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience'</i>. New development should be planned in ways that <i>'can help to reduce greenhouse gas emissions, such as through its location, orientation and design'</i> (para 164). NPPF para 155 notes that <i>'Plans should provide a positive strategy for energy from [renewable] sources... While ensuring that adverse impacts are addressed satisfactorily including cumulative landscape and visual impacts'</i>.</p> <p>Policy 12 is proactive and encourages the development of low carbon homes and the use of renewable energy reflect statements of government policy. It also provides specific local criteria to ensure that there is a proper balanced assessment so that the local</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
				environment is not harmed in the aim to achieve lower carbon emissions.
13	The Redevelopment of the Former Garage Sites			This policy seeks the sustainable redevelopment of both sites to meet community need

4. Contribution to the Achievement of Sustainable Development

1.32 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three overarching objectives ‘*which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*’.³ The ERNP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.

1.33 The **economic** goals relate to the emphasis on supporting sustainable economic development. The ERNP supports the existing businesses in the Parish and encourages their expansion. New businesses are also encouraged both on the Industrial Estate and by ensuring that broadband infrastructure is sufficient to enable residents to work from home and/or run businesses from home if they wish to do so. The ERNP recognises the contribution these businesses make, providing local employment and services to the community.

See Policies 1, 10

1.34 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The ERNP supports the provision of housing on the Yew Tree Site. Community facilities are vital to provide social space and these are protected. The ERNP protects the community facilities and recognises the value the community place on the quality of outdoor recreation as well. The ERNP identifies some outdoor areas of community value as Local Green Spaces (LGS). These Local Green Spaces have a social value (for leisure and recreation) as well as for their tranquillity and environmental value. The identification of areas of landscape sensitivity along Brough Lane reflects the value of this walking/cycling/bridle route that provides direct access to the countryside and promotes healthy leisure activities.

1.35 The ERNP has included detailed analysis of the existing design of the area and the NPG has been actively involved in considering the policy framework for new development. This should ensure that growth is in keeping with the local character. The Housing Needs Assessment commissioned for the ERNP provides local analysis and is used to support policies to ensure that house types meet local need ensuring that the community remains cohesive as it expands.

³ NPPF para 8

- 1.36 The redevelopment of the two garage sites is supported – this will bring social benefits providing additional car parking and making the vehicular movements around the school safer.
- 1.37 The ERNP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see Key Principle). By enabling people to become more actively involved in the decision-making process the Neighbourhood Plan has assisted in building social capacity.

See key principle and policies 1, 3, 6, 7a,7b, 11, 13

- 1.38 The **environmental** goals are to protect the natural and built environment. The ERNP policies ensure that proposals protect and where possible enhance valued landscapes and the heritage of the Parish. The ERNP provides locally specific policies based on the Elkesley Design Code to provide clarity to developers on what constitutes sustainable development. The identification of Areas of Landscape Sensitivity, Local Green Spaces and Key Views based on landscape analysis is an important part of this process to provide clarity to decision makers and developers about the sensitivity of these spaces within and adjoining the Development Boundary.
- 1.39 The additional local data on the flora and fauna in the Parish means there is a very clear understanding of the biodiversity of the Parish and the actions required to protect and improve this.
- 1.40 The ERNP also sends a clear signal that the community supports low carbon development in design and construction and in the location of renewable energy technology.

See policies 1,2,3,4,12

- 1.41 A sustainability matrix of the policies in the ERNP has been produced to assess the policies against sustainability criteria - see Appendix A. The Sustainability Matrix concluded that the ERNP policies would mostly have a positive benefit and occasionally a neutral impact.
- 1.42 There is no legal requirement for neighbourhood plans to have a Sustainability Appraisal. The SEA Screening process identified that one was not required. It is considered that this Sustainability Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

5. Compatibility with EU Obligations post Brexit

- 1.43 The European Withdrawal Act 2018 (EUWA) provides a new constitutional framework for the continuity of retained EU law in the UK, replacing the EU treaties that had until that point applied in the UK. Section 7 of the EUWA 2018 states that *'Anything which was immediately before exit day, primary legislation of a particular kind, subordinate legislation of a particular kind or another enactment of a particular kind and continues to be domestic law on and after exit day continues to be domestic law as an enactment of the same kind'*⁴.

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

- 1.44 The references below are to EU directives and regulations because *‘there is no official record of which EU treaty rights were incorporated into UK law⁵* but the EUWA accepts that the same environmental standards remain.
- 1.45 *‘The EU (Withdrawal) Bill incorporates the existing body of EU environmental law into UK law, making sure the same protections have effect in the UK and laws still function effectively after the UK leaves the EU⁶*.
- 1.46 On the basis of the foregoing the ERNP has been assessed in accordance with extant EU regulation that has been incorporated into UK law.

Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening

- 1.47 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive.
- 1.48 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects on protected European Sites as a result of the Plan’s implementation⁷.
- 1.49 A Strategic Environmental Assessment (SEA) Screening Report was undertaken on behalf of the NPG in November/December 2024 to determine whether or not the ERNP (Submission Draft) required a SEA and HRA. In accordance with regulations Natural England, the Environment Agency and Historic England were consulted. The Screening Report concluded that neither a full SEA nor a HRA are necessary. The Screening Report is available on BDCs web site⁸.

Other EU obligations

- 1.50 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the **European Convention on Human Rights**. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 1.51 The main issues for planning are the right to family life and in preventing discrimination. The ERNP makes positive contributions, such as protecting the heritage and landscape of the Plan area, protecting the countryside, supporting the improvement of walking and cycling routes and promoting housing to meet local needs and protecting community facilities. The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.

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

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

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

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

1.52 The ERNP has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement.⁹ There was consultation and engagement early on in the process and businesses residents were encouraged to participate throughout. The draft ERNP has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012; responses have been recorded and changes have been made as per the schedule set out in the Consultation Statement. The Consultation Statement has been prepared by the Neighbourhood Plan Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6. General Conformity with Strategic Local Policy

1.53 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan, here the Bassetlaw Plan. Bassetlaw Plan strategic policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by BDC when considering all proposals for development.

1.54 The ERNP has been developed to be in general conformity with these strategic policies. Table 2 provides a summary of how each of the ERNP policies are in general conformity with BDCs strategic policies.

Table 2: Assessment of how the policies in the ERNP are in general conformity with the Strategic Policies in the Bassetlaw Plan

Bassetlaw Plan	Elkesley Review Neighbourhood Plan
ST1 Bassetlaw’s Spatial Strategy and ST2 Residential Growth in Rural Bassetlaw	The ERNP reflects the scale of growth for Elkesley as defined in the Bassetlaw Plan as a Small Rural Settlement. It supports the Yew Tree Road allocation and the ERNP policy is intended to provide clarity on the design and layout of that site. The ERNP includes a development boundary which also assists in guiding development (see Policy 1) in accordance with ST1 and ST2.
ST8 Rural Economic Growth and Economic Growth outside Employment Areas	Policy ST8 supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and intensification of existing employment sites, provided that the scale of the proposal is appropriate to the location, and the character of the countryside. The ERNP recognises that maximising the economic potential of the area will be crucial for the sustainability of the Plan Area in the future. The ERNP supports the continuation and expansion of local businesses as well as ensuring broadband technology is as good as it can be to assist running businesses from within the Parish (see Policy 10)

⁹See Consultation Statement at <http://www.elkesleyvillage.org.uk/community/elkesley-parish-council-13416/neighbourhood-plan/>

ST28 Housing Mix	The ERNP Policy 7a and 7b supports housing development that meets an up to date assessment of local need based on an understanding of existing housing stock the demographic projections.
ST33 Design Quality	The ERNP is supported by the Elkesley Design Code which provides local detail - an approach supported at para 8.1.11. ST33 provides an overarching comprehensive policy for the District covering local character and settlement form, architectural quality and materials, landscaping, the environment, private amenity space and accessibility. Policy 6 provides the locally specific detail and translates ST33 into a Parish specific policy. <i>'The Council encourages communities preparing neighbourhood plans to consider what the positive features are in their local area and identify them as part of a made Plan and/or design code. Where these local features have been identified as part of a made neighbourhood plan, proposals should demonstrate that they have been incorporated into the design.'</i>
ST35 Landscape Character and ST36 Green Gaps	<p>Para 8.3.7 notes that national policy provides strong support towards protecting valued landscapes. The landscape around Elkesley is "valued" and the ERNP identifies areas of nature conservation, key views and areas of landscape sensitivity to provide a robust evidence base to justify the policy approach taken.</p> <p>The ERNP Policy 2 takes a similar approach to ST35 but with the key views and area of landscape sensitivity analysis it provides an understanding of the landscape sensitivity at the Parish level.</p> <p>The green gap definition at para 8.4.6 is 'Green Gaps are intended to enable high quality development to continue to be proposed in appropriate locations in and adjoining these settlements, but to identify and protect the development of land which is integral to the character and identity of that settlement.' This is the same approach taken to identifying areas of landscape sensitivity. Policy 2 takes the same principles as ST35 but applies it to the Plan Area. (Note that the Local Plan does not identify green gaps around Elkesley).</p>
ST37 Green and Blue Infrastructure, ST38 Biodiversity and Geodiversity. ST 39 Trees, Woodlands and Hedgerows	The ERNP reflects the feedback from the community consultation about the high value people place on living in the Parish due to their access to a high-quality natural environment. The ERNP is in conformity with ST37-ST39 as

	policies 2, 3, 4 and 5 seek to minimise the harm to the natural environment caused by the location of development and require development to enhance biodiversity. Tree planting as part of enhancing biodiversity is especially supported.
ST40 The Historic Environment and ST41 Designated and Non Designated Heritage Assets	The heritage of the parish is highly valued by local people and the ERNP Policy 9 places the same weight on historic conservation, identifying the heritage assets across the Parish in maps and supporting their conservation.
ST42 Promoting Healthy, Active Lifestyles	ERNP Policy 5 identifies the network of existing routes and identifies where links can be made to enhance this network. Development is required to protect these routes and where possible and proposals that extend them as shown on the map is supported.
ST43 Protection and Enhancement of Community Facilities	In accordance with the requirements of ST43, Policy 11 of the ERNP identifies and protects the community facilities in the parish.
ST48 Reducing Carbon Emissions, Climate Change Mitigation and Adaption, ST49 Renewable Energy	The ERNP Policy 12 supports development that is energy efficient in design and construction. Policy 12 also provides criteria for the location of renewable energy. The provision of renewable energy is supported subject to locally relevant criteria.

7. Conclusion

- 1.55 It is the view of Elkesley Parish Council that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the ERNP and all the policies therein.
- 1.56 The ERNP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development and is in conformity with the
- strategic policies contained in BDCs adopted Bassetlaw Plan
 - meets relevant EU obligations that have been transferred into UK Law.
- 1.57 On that basis, it is respectfully suggested to the Examiner that the ERNP complies with Paragraph 8(2) of Schedule 4B of the Act.

8. Appendix A Sustainability Matrix

Policy	Environmental Impact	Economic Impact	Social Impact
<p>Policy 1 Sustainable Development, Infill and the Development Boundary</p>	<p>Positive Impact Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for Elkesley. Defines the extent of the Development Boundary.</p>	<p>Positive Impact Sets out clear guidelines for the location of new development. Ensures that the impact of new development avoids harm to the local character of the Parish as a place to live. Protecting the quality of the place will ensure the Parish remains a desirable and economically attractive place to live/work.</p>	<p>Positive Impact Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make the Parish special will be protected and that the scale of growth is in accordance with what the community supports.</p>
<p>Policy 2 Protecting the Landscape Character</p>	<p>Positive Impact Requires development to protect the local landscape, provides a detailed understanding of this landscape and why it is important (the sense of openness around the Parish and the contribution made by the areas of landscape sensitivity and key views are highlighted.)</p>	<p>Positive Impact The rurality of the Parish is an attribute that attracts people to live and work in the Parish.</p>	<p>Positive impact The quality of the landscape around the Parish is a valuable attribute. This policy provides assurance that the quality and quantity of the landscape within and around the Parish will remain largely unchanged for the duration of the Plan period.</p>
<p>Policy 3 Designation of Local Green Spaces</p>	<p>Positive impact The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development.</p>	<p>Neutral Impact</p>	<p>Positive impact These Local Green Spaces have been put forward by local people and are very important to them; their designation provides assurance that they will be protected from development for the duration of the Plan period. The focus on them may enable improved maintenance of them to</p>

Policy	Environmental Impact	Economic Impact	Social Impact
			enhance their form and function.
Policy 4 Protecting and Enhancing Biodiversity	Positive impact Highlights the specific biodiversity quality of the Parish and requires development to make a net contribution to biodiversity. Identifying areas of nature conservation and specific actions that would enhance biodiversity in the Plan Area. Requires development to retain existing trees and have a landscape plan that enhances the greenery along boundaries and within development sites.	Positive impact The quality of the natural environment is an attribute that attracts people to living in Elkesley.	Positive impact The biodiversity of the Plan area is a valuable attribute; residents and enjoy the quality and accessibility of nature. This policy provides assurance that the biodiversity of the Parish will be protected and encourages their enhancement for the duration of the Plan period.
Policy 5 Improving Walking and Cycling	Positive impact Reducing car useage by improving active travel routes to visitor destinations has multi benefits for the environment.	Neutral Impact	Positive impact Cycling and walking is good for health and will improve the well-being of residents. These routes provide important leisure and recreational opportunities linking to the wider area – they enable healthy active travel.
Policy 6 Achieving Well Designed Places	Positive Impact Minimises the impact of development on the environment by setting out design guidelines that ensure development will blend with the existing built form and landscape. Ensures that development will reinforce existing character.	Positive Impact Ensures a high-quality design that will have community support and that will increase the attractiveness of the area as somewhere to live and work.	Positive Impact Ensures that new development integrates with the existing, creating high-quality buildings. Provides existing and future residents with confidence that future development will be of the highest design quality.

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 7a and 7b Housing Mix and Tenure	Neutral impact	Positive Impact Seeks to address the need for smaller dwellings, reflecting community feedback, findings from the HNA and an understanding of the existing housing stock. The market houses should meet local need and be a valuable addition to the existing housing stock.	Positive impact Seeks to provide new houses that will meet local need and meet the changing needs of local residents over their life time.
Policy 8 Yew Tree Development	Positive Impact This site-specific policy draws together all the local information from the Design Code and local knowledge and the mitigation measures that will minimise biodiversity loss (e.g. by retaining existing hedgerows) and ensure the scheme makes a positive contribution to the character.	Neutral Impact	Positive Impact The site will provide housing to meet BDC's housing need and have been identified by the community. The family homes will contribute to keeping numbers up at Elkesley Primary School.
Policy 9 Protecting and Enhancing Heritage Assets	Positive Impact Protecting the historic environment is an important tenet of sustainable development. Policy 9 provides a policy framework to protect heritage assets in accordance with NPPF guidelines	Positive Impact Protecting the historic environment maintains the quality of the Parish—ensuring the Plan Area remains an attractive, economically vibrant place to live and work.	Positive Impact The community value the historic character of the Parish. Policy 9 is locally specific and reinforces this requirement to protect these assets.
Policy 10 Supporting the Local Economy	Neutral Impact Encourages job creation locally and the ability to work from home which reduces car usage which in turn will improve air	Positive Impact Policy 10 supports the growth of local businesses through the intensification of uses on the existing	Positive Impact A flourishing local economy provides job opportunities and investment in the Parish. Local employment

Policy	Environmental Impact	Economic Impact	Social Impact
	quality and reduce environmental damage.	industrial estate and/or the conversion of buildings and new builds – this will allow existing businesses to continue to expand and to have premises that meet their needs. The policy also recognises the importance of digital connectivity and seeks to ensure that new development has the best broadband connectivity possible.	reduces commuting, giving people more time for other activities.
Policy 11 Protecting and Enhancing Community Facilities	Neutral Impact	Positive Impact A good range of community provision creates a more vibrant neighbourhood where people want to live and work.	Positive Impact Access to a range of indoor and outdoor community facilities is vital to foster a sense of community cohesion and well-being in the Parish.
Policy 12 Renewable Energy, Energy Efficiency and Low Carbon Technologies	Positive Impact Low carbon development and the use of renewable energy will reduce the use of fossil fuels and reduce the waste of resources.	Positive Impact In the long-term addressing climate change is an economic necessity.	Positive Impact The community want a lower carbon neighbourhood and support the move to renewable energy, in the long term this will enhance the quality of life.
Policy 13 The Redevelopment of two Garage Sites	Positive Impact The replacement of the old garages and the provision of additional car parking for residents will improve the environment on Lawnwood Avenue and the around the school.	Positive Impact Improved car parking provision for residents will enhance the appearance and functioning of the Lawnwood Avenue and will be an asset to local residents.	Positive Impact Improving parking around the school and on Lawnwood Avenue will make this part of Elkesley more pleasant.