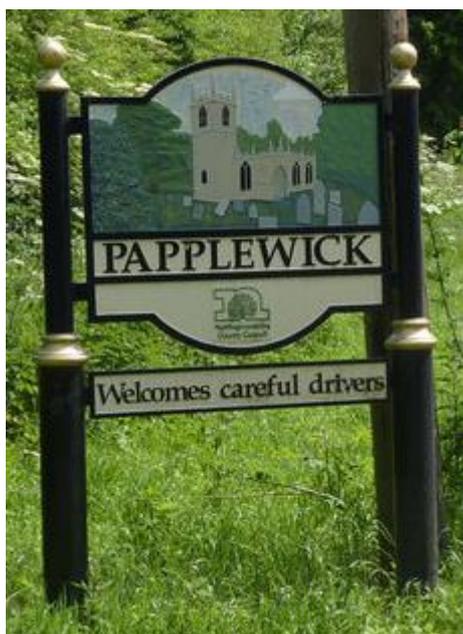


# Papplewick Neighbourhood Plan

Papplewick  
Parish  
Council



## Basic Conditions Statement

January 2018

# Papplewick Neighbourhood Plan 2017-2028

## Basic Conditions Statement - January 2018

Submission of the Neighbourhood Plan in accordance with  
Regulation 15 of Neighbourhood Planning Regulations 2012

Produced by the Neighbourhood Plan Working Group on behalf of Papplewick Parish Council:

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The Parish Council received professional planning support from Anthony Northcote at [NEIGHBOURHOOD-PLAN.CO.UK](http://NEIGHBOURHOOD-PLAN.CO.UK) during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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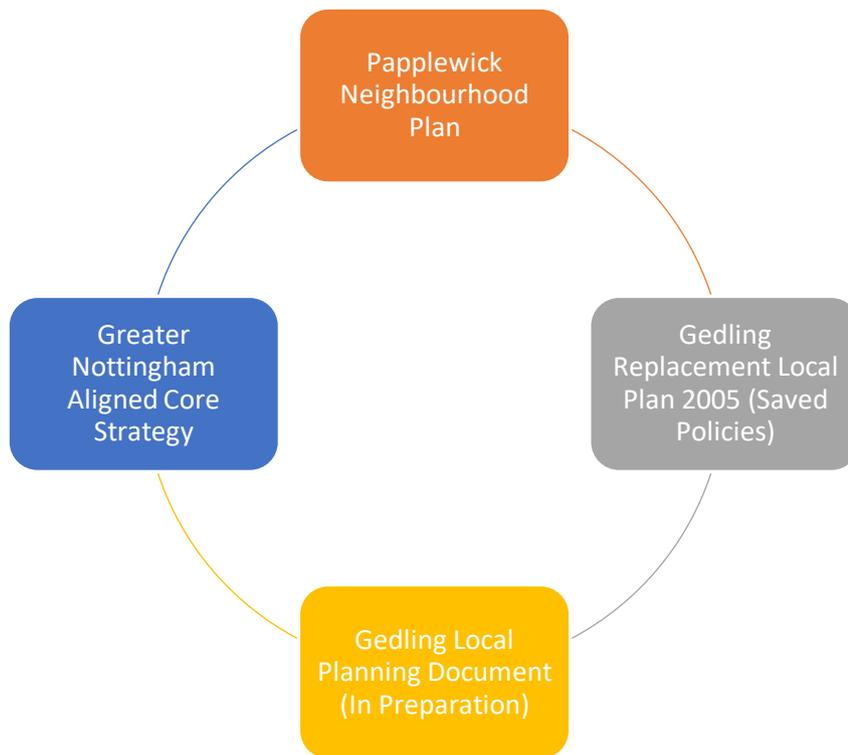
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# Introduction

1. This Statement has been prepared to accompany the Submission version of the Papplewick Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Gedling Borough Council.
2. The Neighbourhood Plan has been prepared by Papplewick Parish Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Papplewick, as designated by Gedling Borough Council on 11 August 2016. The name of the neighbourhood area is the 'Papplewick Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The document sets out the period of the Neighbourhood Plan which is from 2017 to 2028.
4. The Neighbourhood Plan does not deal with county matters (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.
5. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to the Parish of Papplewick’ that are not covered in the NPPF or other parts of the statutory Development Plan.
6. The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
7. The Regulations state that a neighbourhood plan will be considered to have met the basic conditions if:
  - 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.
8. The Parish Council established a Neighbourhood Plan Working Group which is made up of Parish Councillors and local residents to progress the Neighbourhood Plan. It was agreed that the Neighbourhood Plan Working Group would be the main decision making body with additional input, support and scrutiny from the Elected Members of the entire Parish Council.
9. The ‘Development Plan’ (excluding Minerals and Waste) for Papplewick is made up of 4 elements as follows:



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Note - For Minerals and Waste the 'Development Plan' includes the Nottinghamshire and Nottingham Replacement Waste Local Plan - Part 1 Waste Core Strategy; the Saved Policies of the Nottinghamshire Waste Local Plan 2002 and the Nottinghamshire Minerals Local Plan 2005

10. All policies within the Papplewick Neighbourhood Plan should be read in conjunction with the Aligned Core Strategy, the Gedling Replacement Local Plan and the Gedling Local Planning Document. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

### Relationship to Greater Nottingham Aligned Core Strategy

11. The Aligned Core Strategy (ACS) for Greater Nottingham, including Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with the Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.
12. The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities.



### Relationship to Gedling Replacement Local Plan

13. The Gedling Borough Replacement Local Plan 2005 was in part replaced by the Aligned Core Strategy. In common with all Local Plans in place, in 2008 it was necessary to decide which policies were to be 'saved'. As such, certain policies ceased to have effect in 2008, other policies were superseded by the adoption of the Aligned Core Strategy. The remaining saved policies are used for development management purposes. The remaining Gedling Borough Replacement Local Plan 2005 (Saved Policies) will be replaced upon the adoption of the Gedling Local Planning Document.



### The Emerging Gedling Local Planning Document

14. The Gedling Local Planning Document (LPD) includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map. The Gedling Local Planning Document is currently undergoing its Independent Examination to determine whether it should become part of the Development Plan. If it passes its Independent Examination adoption is expected in the later part of 2018.

### Adjacent Local Planning Authority Area

15. Papplewick lies on the western edge of Gedling Borough, the adjacent land to the south-west is the unparished area of Hucknall which is actually located in the neighbouring Ashfield District. There is no legal requirement for the Papplewick Neighbourhood Plan to have regard to the Development Plan in Ashfield. This is made up of the Saved Policies of the Ashfield Local Plan 2002 and the emerging Ashfield Local Plan.
16. The emerging Ashfield Local Plan is awaiting the outcome of its Independent Examination to determine whether it should become part of the Development Plan for Ashfield. The properties in Hucknall on the western side of Moor Road which abut the Papplewick boundary are excluded from the Green Belt and are included in the Main Urban Area Boundary for Hucknall. The undeveloped land which abuts the Papplewick boundary is included within the Green Belt, the woodland south of Papplewick Lane opposite the southern end of Moor Ponds Wood is designated as Green Space under the emerging Local Plan.



### Strategic policies for the purposes of neighbourhood planning

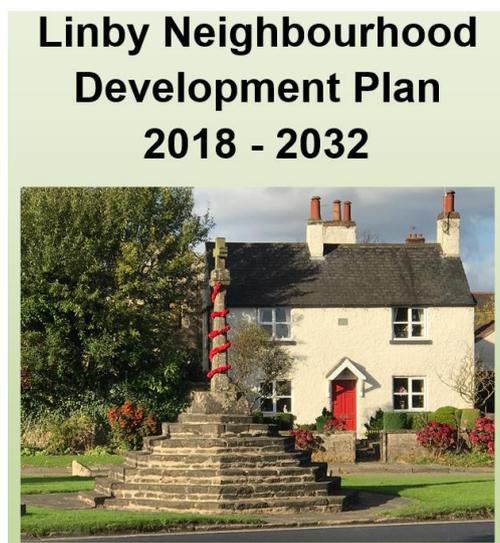
17. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
18. Gedling Borough Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that in addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning. However until the Emerging Local Plan is adopted the Papplewick Neighbourhood Plan has no legal obligation to be in general conformity to it.

### Surrounding Neighbourhood Plans

19. The Papplewick Neighbourhood Plan cannot be developed without consideration of other Neighbourhood Plans being developed. The **Calverton Neighbourhood Plan** has passed its Referendum and is scheduled to be 'made' at the end of January 2018. It does not contain any proposals with cross boundary implications for the Papplewick Neighbourhood. The Parish of Calverton lies to the east of Papplewick.



20. The **Linby Neighbourhood Plan** is progressing alongside but separate to the Papplewick Neighbourhood Plan. Papplewick and Linby are sharing some evidence base particularly on transport. The draft Linby Neighbourhood Plan is anticipated to commence its Regulation 14 consultation in early 2018. The Parish of Linby lies to the west of Papplewick and is identified in the ACS for significant levels of growth. The draft Linby Neighbourhood Plan proposes to designate the parts of Dam Wood and Moor Pond Wood that lies within the Parish of Linby, this is consistent with the Papplewick Neighbourhood Plan that has already designated the parts of Dam Wood and Moor Pond Wood that lies within the Parish of Papplewick. The two plans share many non-land use planning aspirations and the two plans are considered to be complementary in terms of policy content, whilst each is locally distinctive. Both communities share a number of valuable community facilities and each plan protects those which lie within each plan area, this benefits both communities.



21. To the north of Papplewick is the Parish of Ravenshead, to the north-west is the Parish of Newstead and to the south is the Parish of Bestwood St Albans. None of these Parishes are presently working on Neighbourhood Plans. To the south-east of Papplewick is the unparished area of Arnold and to the south-west of Papplewick is the unparished area of Hucknall which is actually located in the neighbouring Ashfield District. There are no Neighbourhood Plans in either of these unparished areas.

# Conformity with National Planning Policy

22. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 (as amended) in respect of formulating neighbourhood plans.

## National Planning Policy Framework (NPPF)

23. Throughout the Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied.
24. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

25. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*. A more detailed definition is offered in the UK Sustainable Development Strategy, Securing the Future, which includes the following five guiding principles for sustainable development.



- a. Ensuring a Strong, Healthy and Just Society - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.
- b. Using Sound Science Responsibly - Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.
- c. Promoting Good Governance - Actively promoting effective participative systems of levels of society - engaging people's creativity and diversity.
- d. Achieving a Sustainable Economy - Building a strong, stable and sustainable economy which provides prosperity and governance in all opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised.

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- e. Living within Environmental Limits - Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

26. The Papplewick Neighbourhood Plan contributes towards the achievement of sustainable development.

### **NPPF Paragraphs 11, 12, 13, 14 and 15**

27. Having a neighbourhood plan in place with suitable planning policies ensures that local needs are considered taking account the presumption in favour of development as set out in the NPPF and any strategic planning policy already in existence.

### **NPPF Paragraph 16**

28. The Neighbourhood Plan positively supports the Aligned Core Strategy, the Gedling Replacement Local Plan 2005 and the emerging Gedling Local Planning Document. The Neighbourhood Plan aims to add local character and needs that are not covered in the other documents in the Development Plan.

### **NPPF Paragraphs 18, 19, 20, 21 and 22**

29. The Parish Council considers that the retail, business and employment planning policies within the Neighbourhood Plan sets out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth of the Parish.

### **NPPF Paragraphs 69 and 70**

30. The policies within the Plan, including those relating to retail provision, community facilities, and the natural and built environment are aimed at facilitating social interaction and creating healthy, inclusive communities. The residents' priorities have been taken into account and are reflected within the Neighbourhood Plan.

### **NPPF Paragraph 183**

31. The Parish Council believes that the Neighbourhood Plan has set a vision that reflects the views of the majority of the residents and the objectives and policies of the Plan will help towards delivering that vision for Papplewick.

### **NPPF Paragraph 184**

32. The Parish Council believes that the policies within the Neighbourhood Plan are in general conformity with the NPPF and the Aligned Core Strategy yet reflect the priorities and aspirations of its residents.

### **NPPF Paragraph 185**

33. Working with the Local Planning Authority has ensured that there is no duplication or conflicting elements within the Neighbourhood Plan. If agreed at referendum and once made the Neighbourhood Plan should be considered key, alongside any other material considerations in determining planning applications.

### Planning Practice Guidance

34. The Planning Practice Guidance sets out the government’s advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.
35. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*



## General conformity with the Strategic Policies of the Aligned Core Strategy

36. The table set out in Appendix 1 shows how each policy conforms with the relevant strategic policies of the Aligned Core Strategy. Gedling Borough Council also proposes that all of the policies and allocations within the Emerging Local Planning Document are to be considered 'strategic' for the purposes of neighbourhood planning. However until the Emerging Local Planning Document is adopted the Papplewick Neighbourhood Plan has no legal obligation to be in general conformity to it.

## Contribution to Achieving Sustainable Development

37. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan’s contribution to sustainable development. The Working Group has produced an SEA Screening for the Papplewick Neighbourhood Plan which has demonstrated that a SEA and/or SA is not required.

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38. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role' and 'an environmental role'. These factors cannot be considered in isolation as well designed houses and improved environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.
39. Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) is needed, and to clarify any environmental impacts the plan may have. The Strategic Environmental Assessment Screening Report demonstrates that the Neighbourhood Plan will not have any significant environmental impact. All consultees including the 3 statutory environmental bodies and the LPA were consulted on the SEA and HRA Screening at the pre-submission (Regulation 14) stage. No party has indicated that either an SEA or a HRA is required. Natural England explicitly agreed that neither an SEA nor HRA is needed.
40. A specific Sustainability Appraisal has not been undertaken as this was not considered a requirement for the Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.



## Compatibility with EU Obligations and legislation

41. The Neighbourhood Plan is required to meet EU obligations, Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
42. The 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 1998.
43. A Strategic Environmental Assessment Screening Report has been produced which advises that the Neighbourhood Plan complies with all appropriate requirements. A Habitat Regulations Assessment Screening Report has been undertaken as although the Neighbourhood Plan Area does not contain any EU designated sites, there is potential for it to be within influencing distance of EU designated sites. All consultees including the 3 statutory environmental bodies and the LPA were consulted on the SEA and HRA Screening at the pre-submission (Regulation 14) stage. No party has indicated that either an SEA or a HRA is required. Natural England explicitly



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agreed that neither an SEA nor HRA is needed. Gedling Borough Council also agrees that no SEA or HRA is required.

# Conclusion

44. As a result of the assessment the Neighbourhood Plan Working Group and Papplewick Parish Council consider that the Neighbourhood Plan meets the relevant 'Basic Conditions'.

# Appendix One: Conformity with Strategic Policies of the Development Plan

45. The Table below has assessed our plan's policies in terms of general conformity with the Strategic Policies of the Development Plan.

	Aligned Core Strategy Policies	Gedling Local Planning Document Policies	2005 Gedling Local Plan Saved Policies
<b>Natural Environment</b>			
Policy 1 - Local Green Space	10; 16; 17	22; 32	-
Policy 2 - The Natural Environment	16; 17	18; 21	-
Policy 3 - Setting of Papplewick	3; 10; 11; 16; 17	16; 19	ENV32
Policy 4 - Re-use of Rural Buildings	4; 10	12; 46	-
Policy 5 - Surface Water	1	3; 4	-
Policy 6 - Community Renewable Energy Generation	1	1; 2	ENV5
<b>Built Environment</b>			
Policy 7 - Local Distinctiveness of Papplewick	10	19; 28; 32	ENV1
Policy 8 - Public Realm	6; 10; 11	28; 31	-
Policy 9 - Housing	8	36; 37	-
<b>Community Facilities</b>			
Policy 10 - Community Facilities	12; 13	20; 56	C4
<b>Transport</b>			
Policy 11 - Sustainable Transport	14	32; 58	-
Policy 12 - Highway Impact	14; 15	32; 61	-

# Appendix Two: Assessment of Sustainability of Neighbourhood Plan Policies

46. The Table below has assessed our plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan’s policies are contributing to sustainability by using the following indicators against the economic, social and environmental factors on a scale -

\*\* = very positive \* = positive - = neutral x = negative and xx = very negative

	Economic Factors	Social Factors	Environmental Factors
<b>Natural Environment</b>			
Policy 1 - Local Green Space	-	**	**
Policy 2 - The Natural Environment	-	**	**
Policy 3 - Setting of Papplewick	*	**	**
Policy 4 - Re-use of Rural Buildings	**	*	*
Policy 5 - Surface Water	-	**	**
Policy 6 - Community Renewable Energy Generation	*	-	-
<b>Built Environment</b>			
Policy 7 - Local Distinctiveness	*	**	**
Policy 8 - Public Realm	x	*	**
Policy 9 - Housing	*	**	-
<b>Community Facilities</b>			
Policy 10 - Community Facilities	-	**	*
<b>Transport</b>			
Policy 11 - Sustainable Transport	*	**	**
Policy 12 - Highway Impact	*	*	*

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# Papplewick Neighbourhood Plan 2017-2028

## Basic Conditions Statement January 2018

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Regulation 15 of Neighbourhood Planning Regulations 2012

Papplewick Neighbourhood Plan is led by a Working Group made  
up of local volunteers and Parish Councillors supported by  
Papplewick Parish Council

[www.papplewick.org/NeighbourhoodPlan/NPlan\\_main.html](http://www.papplewick.org/NeighbourhoodPlan/NPlan_main.html)

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