

Basic Conditions Statement

Teversal, Stanton Hill and Skegby Neighbourhood Development Plan

19-Jan-17

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Teversal, Stanton Hill and Skegby Neighbourhood Development Plan (hereafter TSS Neighbourhood Plan) has been prepared in accordance with the Town & 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 of the Plan area and sets out how that vision will be realised through planning and controlling land use and development.
- 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 Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the TSS Neighbourhood Plan. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must meet the following basic conditions¹:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - contribute to the achievement of sustainable development.
 - 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.)
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

This document outlines how the Teversal, Stanton Hill and Skegby Neighbourhood Development Plan meets all of the above basic conditions.

2 Key Statements

- 2.1 The Plan area covers the designated Plan area of Teversal, Stanton Hill and Skegby. Teversal, Stanton Hill and Skegby Forum is the qualifying body and responsible for the preparation of this Neighbourhood Plan. The TSS Neighbourhood Plan expresses

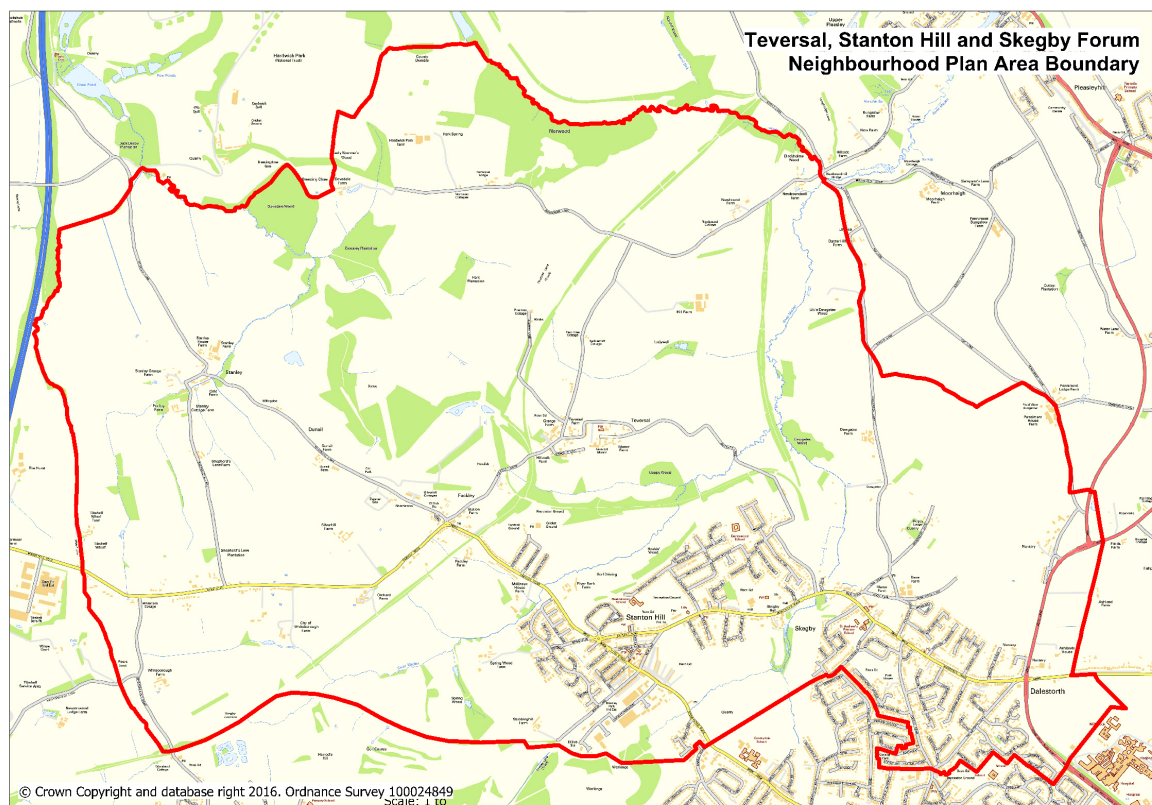
¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

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policies that relate to the development and use of land only within the neighbourhood area.

- 2.2 The neighbourhood area is shown on the map accompanying the neighbourhood designation application. For clarity, the Plan area is shown at Figure 1.

Figure 1: Teversal, Stanton Hill and Skegby Neighbourhood Area



- 2.3 The TSS Neighbourhood Plan covers the period from 2016 to 2031.
- 2.4 The Plan proposal 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 as 'excluded development'.
- 2.5 The TSS Neighbourhood Plan does not relate to more than one neighbourhood area. It is solely related to the area of Teversal, Stanton Hill and Skegby as designated by Ashfield District Council on 23rd February 2015.
- 2.6 There are no other neighbourhood plans in place for the Teversal, Stanton Hill and Skegby neighbourhood area.
- 2.7 The Pre-Submission Draft TSS Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations March 2012, from 29th August until the 28th October 2016. Some amendments have

been made to the document based on the comments received and these are summarised in the document entitled ‘Consultation Statement’.

3 Conformity with National Policy

- 3.1 The TSS Neighbourhood Plan is required to have appropriate regard to national planning policy. This is principally provided in the National Planning Policy Framework (NPPF) published in March 2012. 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).
- 3.2 Sections 183-185 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the ‘adopted Development Plan’ which is the Ashfield Local Plan Review 2002.
- 3.3 In Teversal, Stanton Hill and Skegby the Neighbourhood Plan is coming forward before an up to date Local Plan is in place. National Planning Guidance Paragraph: 009 Reference ID: 41-009-20160211 explains that
- *the reasoning and evidence used to support an emerging Local Plan is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested,*
 - *the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:*
 - *the emerging neighbourhood plan*
 - *the emerging Local Plan*
 - *the adopted development plan*
 - *with appropriate regard to national policy and guidance.*
 - *The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.*
- 3.4 In accordance with the National Planning Guidance Paragraph, documents commissioned by ADC to support their emerging Local Plan have been used to guide the Neighbourhood Plan policies, and there has been close collaboration between ADC and the Forum in the preparation of this Neighbourhood Plan.

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- 3.5 The Local Plan Publication Draft became available prior to the submission of the TSS Neighbourhood Plan. This enabled some final revisions to be made to the Neighbourhood Plan to ensure future conformity with the emerging Local Plan.
- 3.6 Table 1 and Table 2 demonstrate that the TSS Neighbourhood Plan has had regard to relevant national policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
 - Supporting a prosperous local economy
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- 3.7 The TSS Neighbourhood Plan contains a Vision and Objectives. The objectives are summarised in **Table 1** alongside the NPPF goals they seek to address.
- 3.8 **Table 2** provides a summary of how each of the neighbourhood plan policies conforms specifically with the NPPF.

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Table 1: Summary of Teversal, Stanton Hill and Skegby Neighbourhood Plan objectives assessed against NPPF Goals

Objective No.		Relevant NPPF Goal
1	Ensuring that future housing development minimises its impact on the natural and built environment.	Promoting healthy communities Conserving and enhancing the natural environment
2	Ensuring that development integrates easily with the existing settlement.	Requiring good design.
3	Maintaining and enhancing the community facilities within Teversal, Stanton Hill and Skegby.	Promoting healthy communities
4	Ensuring that new development reflects local character (including landscape character).	Requiring good design. Conserving and enhancing the natural environment
5	Ensuring new development does not exacerbate the existing problems of congestion and road safety.	Requiring good design Promoting healthy communities Promoting sustainable transport
6	Encouraging the regeneration of Stanton Hill	Promoting healthy communities Building a strong competitive economy
7	Protecting and extending access to the countryside	Promoting healthy communities Conserving and enhancing the natural environment
8	Protecting the heritage assets of the Plan area	Conserving and enhancing the historic environment

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9	To encourage developers to consult with the community early in the planning application process wherever possible so local people can inform the design, location and layout of a scheme. ²	Delivering a wide choice of high quality homes Promoting healthy communities
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Table 2: Assessment of how each policy in the Teversal, Stanton Hill and Skegby Neighbourhood Plan conforms to the NPPF

Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development	6,7,11	NP 1 defines the overall approach to development where growth must bring forward a balance of uses to meet local need. NP 1 embraces the core principle of planning that it is a ‘creative exercise’ in finding ways to enhance the places where people live whilst also accepting that more development is necessary to meet local and wider district need.
2	Design Principles for Residential Development	17,56,57,58,60,61,62	NP 2 sets out robust and comprehensive design standards based on an understanding of the Plan area’s varied characteristics, the importance of reinforcing local distinctiveness and the integration of new development with the existing built and natural environment. The policy takes account of the differing character of the 3 settlements that make up the Plan area. NP2 supports the use of a design review process.

² As community objective 6 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan

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Policy No.	Policy Title	NPPF Ref (para.)	Commentary
3	Housing Type	47, 50	NP 3 supports the provision of a mix of housing to meet local need, in this case including smaller dwellings. The policy also encourages housing for older people to be located near the Local Centre at Stanton Hill.
4	Protecting the Landscape Character	170, 270	NP 4 defines the approach to protecting landscape character in considering the location for future development. It is based on an understanding and evaluation of the defining characteristics of the Plan area undertaken for the Neighbourhood Plan. The TSS Design Guide combines an assessment of landscape character with the historic landscape and built environment (in accordance with NPPF para 270). NP 4 uses this information and seeks to reinforce local distinctiveness. It also provides a framework to show how new development can be integrated into the natural, built and historic environment.
5	Protecting and Enhancing Heritage Assets	126,131, 132	NP 5 places great importance on the protection and enhancement of the heritage assets. It identifies the heritage assets in the Plan area and sets out a clear framework within which the impact of development on these heritage assets should be assessed. It also allows for sensitively designed development where it will meet wider community need (for example the provision of a public car park in Teversal).
6	Improving access to the countryside	75	NP 6 seeks to ensure that walking or cycling access to the countryside is improved and that the network of paths and trails is extended to

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Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			encourage easier access to the countryside. NP 6 also seeks to maximise the potential for new development that is on the edge of settlements to create new connections to the footpath network.
7	Strengthening the Retail Centre in Stanton Hill	21, 23	NP 7 supports proposals that will enhance the vitality and increase spend in the Local Centre by expanding the retail offer. Analysis of Stanton Hill as part of the TSS Design Guide is used as a starting point to identify the need to improve public spaces and the flow of traffic and parking to make the environment more attractive for shoppers.
8	Improving Digital Connectivity	42,43	NP 8 seeks to ensure that residents and businesses across the Plan area are provided with a good (superfast) broadband connection to meet national standards reflecting the importance of broadband in supporting local businesses and increasingly enabling residents to access services.
AP 1	Road Safety and Public Transport	30,35	Although not directly related to land use AP 1 seeks to encourage better provision and use of public transport. It also encourages partners to address the road safety and parking issues identified in the Plan. Development proposals that offer funding for public transport solutions as part of the s106 are favoured.

4 Contribute to the Achievement of Sustainable Development

- 4.1 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three dimensions: economic, social and environmental.
- 4.2 The **economic** goals in the Neighbourhood Plan relate both to the wider role Teversal, Stanton Hill and Skegby will play in the meeting wider district housing need and in the potential of the shopping area at Stanton Hill to provide jobs and to attract more local businesses.
- 4.3 With regard to the housing allocations in the Publication Draft Local Plan, the Neighbourhood Plan accepts that significant growth will occur and, given the diversity of housing type across the Plan area, the design policy ensures that new development reinforces those elements of the local built and landscape character that are valued by local people. The Plan places great weight on the need to ensure high quality design, which government policy endorses as a central tenet of sustainable development.
- 4.4 The **social** goals in the Neighbourhood Plan are to maintain a thriving community, recognising that the community and its needs change over time. This Plan seeks to achieve this by;
- a) requiring new development to demonstrate how it has met local as well as district need,
 - b) having the key principle of pre-application consultation, which, whilst not a land use policy, also establishes the expectation that the Forum will be involved in discussions with developers ideally at pre-application stage. (Due to recent amendments to government legislation the Forum will also have a statutory role in commenting once a planning application has been submitted.) This is an important new element as the Plan area is un-parished so this represents the first formal mechanism local people have to act as a group to help shape growth in Teversal, Stanton Hill and Skegby,
 - c) highlighting the limited capacity of local medical facilities and local schools (and the concern that this should be addressed if significant development occurs),
 - d) identifying road safety, car parking and public transport issues – this is an aspirational policy as it does not relate to a specific site however, this policy has resulted in commitment from partners to work to seek solutions (recognising that funding would be the biggest issue) and identifying the funding of improved public transport as part of a development scheme as being a key factor in the assessment of a proposal (see NP1 3 e).

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- 4.5 The **environmental** goals in the Neighbourhood Plan are to protect the natural and built environment. Neighbourhood Plan polices ensure that proposals protect and where possible enhance existing landscape character. This includes maximising opportunities as part of new development on the edge of settlements to create new non-vehicular routes into the countryside as well as extending and improving existing routes and creating new multi user routes.
- 4.6 A sustainability matrix of the policies in the TSS Neighbourhood Plan was undertaken in January 2017. The document is available on the Teversal, Stanton Hill and Skegby Neighbourhood Plan web site. There is no legal requirement for neighbourhood plans to have a sustainability appraisal, and as the Teversal, Stanton Hill and Skegby Neighbourhood Plan is not allocating sites it is considered that this Sustainability Matrix is adequate in showing how these policies have been set within a sustainable planning context.
- 4.7 The Sustainability Matrix concluded that the Neighbourhood Plan policies would either have no overall impact or at least some positive benefit.

5 Conformity with Strategic Local Policy

- 5.1 The TSS NP has been prepared by a Neighbourhood Plan Steering Group on behalf of the Forum in close collaboration with officers from Ashfield District Council.
- 5.2 **Table 3** provides a summary of how the NP policies are in general conformity with the saved polices in the 2002 Local Plan.

Table 3: Assessment of how each policy in the Teversal, Stanton Hill and Skegby Neighbourhood Plan conforms to the saved policies from the 2002 Local Plan

Neighbourhood Plan Policy	Ref in 2002 Local Plan	Commentary on how Local Plan policies fit with TSS NP policies
NP 1 Sustainable Development		Para 2.4 defines sustainable development and states that ‘All issues relating to sustainable development are embodied within the overall strategic approach to land use issues in this Plan.’
NP 2 Design Principles	HG5	The scope of HG5 is similar to that of NP 2 however as a district policy it is generic requiring design to be acceptable in terms of appearance and siting. NP 2 is based on the TSS Design Guide analysis and requires more specific boundary treatment and use of materials to reinforce local character.
NP 3 Housing Type		There was no particular requirement to consider housing type to meet local need other than through affordable housing policy HG4
NP 4 Protecting the Landscape Character	EV4, EV5, EV6, EV8, EV2	<p>This range of policies protects the mature landscape area (Teversal and Skegby Bottoms), designated Sites of Special Scientific Interest (Teversal Trails) and Local Nature Reserves. NP 4 does not seek to replicate these policies but, using the TSS Design Guide as evidence, seeks to identify those aspects of the landscape in the vicinity of the main settlements (as these are the areas under the most pressure from development) that have particular value to local people. These are identified as green corridors and development is required to demonstrate how it does not erode the sense of openness in these corridors. The Local Plan identifies the Stanton Hill/ Skegby green corridor as a green wedge (see para 3.11)</p> <p>EV2 covers the more general value of sensitive development in the rural part of the district (e.g. around Fackley and Teversal)</p> <p>NP 4 (and NP 5) is also in conformity with this approach.</p>

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Neighbourhood Plan Policy	Ref in 2002 Local Plan	Commentary on how Local Plan policies fit with TSS NP policies
NP 5 Protecting and Enhancing Heritage Assets	EV10, EV14	EV10 protects Conservation Areas (CAs) in general and sets out that development should preserve or enhance the CAs. It also considered the need to balance the impact of development against wider community benefit. NP 5 requires development to protect and enhance all heritage assets and is aligned with the NPPF's wider view of heritage assets including listed buildings and Registered Parks and Gardens. NP 5 uses evidence from the Teversal Conservation Area Management Plan and the TSS Design Guide to encourage the use of local materials in the Conservation Area. It also supports appropriate development within the CA where it has wider community benefit.
NP 6 Improving Access to the Countryside	RC8, TR6	Para 3.54 - 3.57 discusses the Greenwood Community Forest which covers the whole of the district. There are various proposals for an extended trails network identified. RC8 protects recreational routes from development. TR6 requires improvements to cycle network across the district in relation to new development
NP 7 Strengthening the Retail Centre in Stanton Hill	SH4	SH4 supports retail development in the Local Centre; Stanton Hill is referenced at para 7.30 (e) 'The Stanton Hill area has suffered through recent colliery closures but redevelopment of the Sutton Colliery site and the inclusion of local sites for new residential development should allow for some improvement to the shopping area.' NP 7 is a recognition that a more targeted regeneration initiative is required. NP 7 is intended to highlight the continuing problems and to suggest possible solutions (subject to further analysis).

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Neighbourhood Plan Policy	Ref in 2002 Local Plan	Commentary on how Local Plan policies fit with TSS NP policies
NP 8 Improving Digital Connectivity		No particular reference
AP 1 Road Safety and Public Transport	TR6	TR6 identified planning obligations to be funded where development places additional demands on transport infrastructure; improvements to public transport and highway infrastructure across the district are listed. AP 1 identifies specifically the issues in the Plan area and NP 1(3) e indicates that schemes that include contributions towards public transport solutions are favoured.

6 Relationship with Publication Local Plan

- 6.1 In accordance with National Planning Policy Guidance this Neighbourhood Plan is informed by the evidence base that forms the basis of the Publication Local Plan which will replace the saved policies in the 2002 Local Plan in due course.
- 6.2 The other documents used to inform this Neighbourhood Plan are
- National Planning Policy Framework
 - National Planning Policy Guidance
- ADC documents
- Housing Site Selection Technical Paper Sept 2016
 - Housing Site Selection Technical Paper Ashfield District Council Sept 2016
 - Nottingham Outer Strategic Housing Market Assessment 2015
 - Nottingham Outer Strategic Housing Land Availability Assessment Update 2013
 - Green Infrastructure and Biodiversity September 2013
 - Ashfield District Council SHLAA Landscape Site Assessment 2015
 - Publication Draft Local Plan September 2016
 - Teversal Conservation Area Appraisal and Management Plan 2012
 - Sutton Locality Plan 2014
- Forum documents
- AECOM Housing Needs Study 2015
 - TSS Heritage Report 2015
 - TSS Traffic Survey 2016
 - Hardwick Setting Study 2016
 - Sustainability Appraisal Scoping Report September 2016
 - TSS Design Guide 2016
- 6.3 Whilst there is no requirement to test neighbourhood plan policies against the policies in the Publication Draft Local Plan it is sensible to do so to ensure that when the Local Plan is adopted the non-strategic policies in the TSS Neighbourhood Plan will still form part of the development plan for the Plan area.
- 6.4 Para 5.4 of the Publication Draft Local Plan references the TSS Neighbourhood Plan and notes that ‘Once adopted, this document [the Neighbourhood Plan] will provide additional planning guidance that development proposals within the Neighbourhood Area should successfully align with, in addition the policies within the Ashfield Local Plan.’
- 6.5 **Table 4** assesses the NP policies against relevant policies in the most recent version of the draft Local plan which at time of writing (January 2017) is the Publication Draft.

Table 4: Assessment of Publication Local Plan against Teversal, Stanton Hill and Skegby Neighbourhood Plan

Neighbourhood Plan Policy	TSS NP conformity with Publication Local Plan Y/N	Commentary on how the Publication Local Plan policies fit with TSS NP policies
NP 1 Sustainable Development	Y	Policy S1 sets out the District wide sustainable development principles para 3.5 defines sustainable development. SD4 identifies economic, social and environmental infrastructure requirements that will contribute to sustainable growth. NP 1 is in conformity with S1 and SD4.
NP 2 Design Principles	Y	Policy SD1 sets out the district wide approach to good design requiring high quality and reflecting local character. These are both elements emphasised in NP 2 only NP 2 is able to define more specifically what local character means for the differing settlements in the Plan area based on the analysis in the TSS Design Guide. NP 2 is in conformity with SD1 (Reference to Building for Life and other national guidance is referenced in relation to design of car parking in SD10.)
NP 3 Housing Type	Y	Policy HG4 Housing Mix requires development to provide a mix of housing tenures, types and sizes and the justification text refers to evidence in the SHMA. HG4 also supports development for older people in suitable locations relating to the size and role of the settlement. NP 3 is in conformity with HG4.
NP 4 Protecting the Landscape Character	Y	Strategic Objective SO19 requires development to contribute to the local distinctiveness of the District. EV11 sets out at district level the requirements to protect and enhance landscape character. The points EV11 2a-g are identified in NP 4 in the context of the Plan area. NP 4 is in conformity with EV11.
NP 5 Protecting and Enhancing Heritage Assets	Y	Policy EV10 identifies designated and non-designated heritage assets by category and requires development to protect, conserve and where appropriate enhance the historic environment. Sensitive adaption and reuse of redundant heritage assets is supported. Development should be in line with CA appraisals and characterisation studies. NP 5 has the same criteria but provides specific references to the heritage assets in the Plan area referencing the TSS Design Guide and the Teversal CA Appraisal. Policy SKA 2 7a-b also

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Neighbourhood Plan Policy	TSS NP conformity with Publication Local Plan Y/N	Commentary on how the Publication Local Plan policies fit with TSS NP policies
		references the heritage assets in the Plan area recognising their tourism potential. NP 5 is in conformity with Local Plan policies EV10 and SKA2 7a-b.
NP 6 Improving Access to the Countryside	Y	SKA2 4(c) SKA2 7a-d relates to the Plan area and supports the extension of rural trails for cycling and supports tourism related development in Teversal and Fackley that safeguards the key landscape features. Policy EV4 supports the establishment of a network of green multi-functional corridors. NP 6 is in conformity with Local Plan policies SKA2 and EV4.
NP 7 Strengthening the Retail Centre in Stanton Hill	Y	Policy SH2 protects Stanton Hill Local Centre for uses appropriate to provide for the day to day needs of the community. Community uses are supported in units that have been vacant a long time. NP 7 reinforces this district policy and is in conformity with SH2.
NP 8 Improving Digital Connectivity	Y	SD4 (2) c identifies high speed broadband as part of its list of infrastructure provision for which developer contributions will be sought. NP 8 is in conformity with SD4.
AP 1 Road Safety and Public Transport	Y	Policy S2 11 and 12 a-d requires the delivery of sustainable transport networks and the improvement of public transport. Consultation responses were supportive of AP 1 and whilst this is not a land use policy AP 1 is in conformity with ADCs Overall Strategy for Growth.

6 Bringing a Neighbourhood Plan forward ahead of a Local Plan

- 6.1 The National Planning Practice Guidance (PPG) March 2014 clarifies certain matters within the NPPF including the situation where there is no up to date Local Plan. Whilst the TSS Forum would ideally wait until a Local Plan is in place given significant developer pressure and an improving economy, the Forum wanted to provide up to date, locally derived planning policies to contribute to planning policy in their area. This will also assist developers in preparing good proposals that will enhance the Plan area. By using the evidence base for the Publication Local Plan, it is expected that when the Local Plan is adopted this Neighbourhood Plan will continue to provide the non-strategic policy framework for Teversal, Stanton Hill and Skegby. The collaborative working between ADC and the Forum has ensured that the Neighbourhood Plan has also helped to inform emerging district policy.
- 6.2 The comments from ADC (and others) at Regulation 14 on the draft Neighbourhood Plan resulted in amendments to the Neighbourhood Plan prior to submission to ensure the NP would be compatible with the emerging District policy as well as Adopted policy (see Consultation Statement).

7 Compatibility with EU Obligations

- 7.1 ADC have undertaken a screening assessment and considered that an SEA was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment.
- 7.2 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 Neighbourhood Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 7.3 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. There was extensive consultation and engagement throughout the process.
- 7.4 The main issues for planning in relation to human rights are the right to family life and in preventing discrimination. The Forum accepts the need for additional dwellings in the Plan area to meet objectively assessed housing need and the Neighbourhood Plan focuses on ensuring that development enhances the attributes that make parts of Teversal, Stanton Hill and Skegby so special. The population profile has revealed that there are not significant numbers of people who do have English as a first language and it has not been necessary to produce consultation material in other languages.
- 7.5 Finally, the draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, responses

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have been recorded and changes have been made as per the schedule set out in the appendices to the Statement of Consultation. The Consultation Statement has been prepared by the Forum and meets the requirements set out in Paragraph 15 (2) of the Regulations.

- 7.6 The Neighbourhood Plan is not proposing any development in addition to that identified as part of District policy so an Appropriate Assessment under the EU Habitats Regulations has not been required by Ashfield District Council.

8 Conclusion

- 8.1 It is the view of Teversal, Stanton Hill and Skegby Forum that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are considered to be met by the TSS Neighbourhood Plan and all the policies therein.
- 8.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in Ashfield District Council's planning policies and meets relevant EU obligations.
- 8.3 On that basis, it is respectfully suggested to the Examiner that the TSS Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.