

# Basic Conditions Statement Wessington Neighbourhood Plan

23 October 2018

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## 1 Introduction

### What is the Neighbourhood Plan?

- 1.1 The Wessington Neighbourhood Development Plan hereafter the Wessington NP 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 Regulations 2012.

### What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the Wessington Neighbourhood Plan. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions<sup>1</sup>:
  - I. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
  - II. contribute to the achievement of sustainable development.
  - III. 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.)
  - IV. 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.
- 1.4 This document outlines how the Wessington NP meets all of the above basic conditions.

## 2 Key Statements

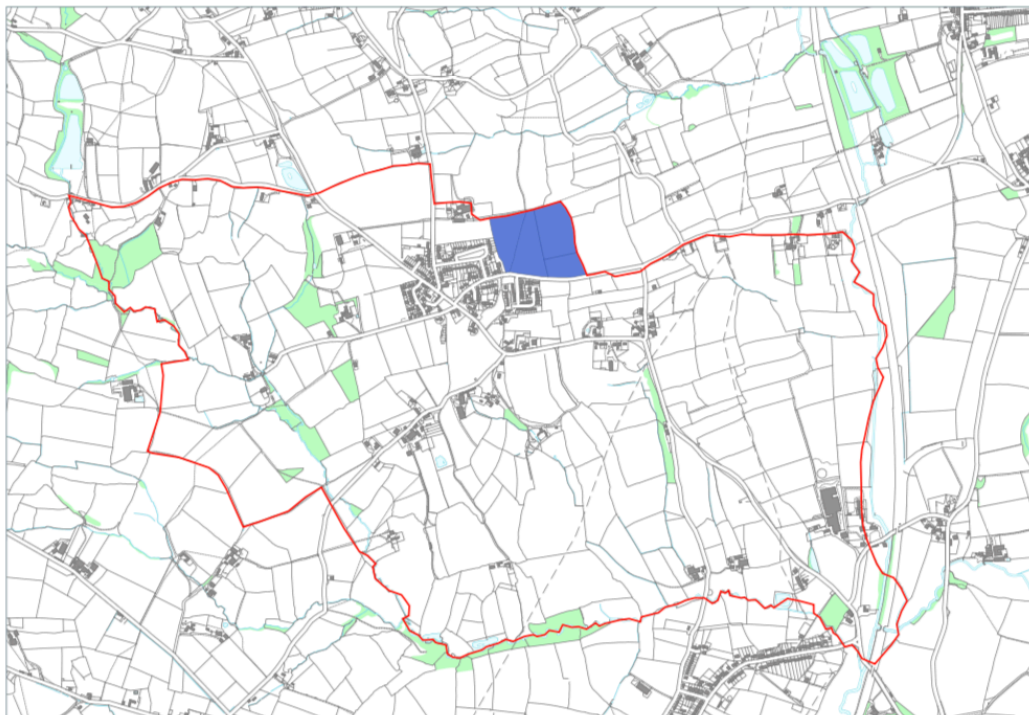
- 2.1 The Plan area covers the Parish of Wessington and a small part of Brackenfield. Wessington Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The letter agreeing this arrangement with Brackenfield is at Appendix F of the Wessington Neighbourhood Plan. The Wessington Neighbourhood Plan expresses policies that relate to the development and use of land only within the neighbourhood area.
- 2.2 The neighbourhood area is contiguous with the Plan area boundary as shown on the map accompanying the neighbourhood designation application.
- 2.3 The Wessington Neighbourhood Plan covers the period from 2017 to 2034. The period has been chosen to align with that of the draft North East Derbyshire Local Plan.

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<sup>1</sup> See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

- 2.4 The Plan proposals do 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 Wessington Neighbourhood Plan does not relate to more than one neighbourhood area. It is related to Wessington Parish and a part of Brackenfield Parish as designated by North East Derbyshire District Council on 18<sup>th</sup> August 2015 as shown in figure 1 below. The Brackenfield Neighbourhood Plan area excludes this portion of their Parish.

**Figure 1: Wessington Neighbourhood Area**



Key:  
Neighbourhood Plan Area /  
Area within Brackenfield Parish ■

- 2.6 There are no other Neighbourhood Plans in place for the Wessington neighbourhood area.
- 2.7 The Pre-Submission Draft Wessington Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 16<sup>th</sup> July until 21<sup>st</sup> September 2018. 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 and District Policy

- 3.1 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)<sup>2</sup>. Paragraphs 28 – 30 and footnote 16 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 in any development plan that covers the area.
- 3.2 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).
- 3.3 The Wessington Neighbourhood Plan has also been prepared having regard to the strategic 'saved' policies contained in the North East Derbyshire Local Plan 2001 – 2011 (adopted November 2005).
- 3.4 In accordance with national guidance, the Neighbourhood Plan has been informed by the evidence base of the emerging Local Plan (February 2018 Submission Version Local Plan).
- 3.5 The policies in the Wessington Neighbourhood Plan have been drafted to be in general conformity with the adopted policies and the evidence base supporting the Local Plan.
- 3.6 In accordance with National Planning Guidance, documents commissioned by North East Derbyshire District Council) to support their new Local Plan have also been used to guide the Neighbourhood Plan policies. These are;
  - a) Successful Places Design Guide 2013
  - b) North Derbyshire and Bassetlaw SHMA OAN Update 2017 and SHMA 2013
  - c) Settlement Hierarchy Study Update 2017
  - d) Derbyshire Landscape Character Assessment (Derbyshire Peak Fringe and Lower Derwent)
  - e) Green Infrastructure Strategy 2012
  - f) Historic Environment Study 2012

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1.1 <sup>2</sup> The Plan was drafted in the context of the 2012 NPPF but to keep the Plan as current as possible this Basic Conditions Statement test the policies against the revised 2018 NPPF.

**Table 1: How each Neighbourhood Plan Objective has regard to the key objectives in the Revised NPPF.**

Objective No.	Summary	Relevant NPPF Objective
1	Ensuring that new development minimises its impact on the landscape character.	<p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the built environment</p> <p>Achieving sustainable development</p>
2	Ensuring that development reinforces the existing landscape character and protects the natural environment.	<p>Achieving well-design places</p> <p>Achieving sustainable development</p> <p>Conserving and enhancing the natural environment.</p>
3	Ensuring housing growth meets local needs.	<p>Delivering a sufficient supply of homes</p> <p>Achieving sustainable development</p>
4	Maximising local employment opportunities so long as this does not encroach on the open countryside.	<p>Achieving sustainable development</p> <p>Supporting a prosperous rural economy</p>
5	Protecting and extending access to the countryside and protecting local green spaces.	<p>Conserving and enhancing the natural environment</p> <p>Promoting healthy and safe communities</p>
6	Maintaining and enhancing the community facilities within Wessington.	<p>Promoting healthy and safe communities</p> <p>Achieving sustainable development</p>
7	Protecting the Heritage of The Plan area	<p>Conserving and enhancing the historic environment</p>
8	Improving pedestrian safety	<p>Promoting healthy and safe communities</p>
9	To encourage developers to consult with the community early in the	<p>Delivering a sufficient supply of homes</p> <p>Promoting healthy and safe communities</p>

Objective No.	Summary	Relevant NPPF Objective
	planning application process wherever possible so local people can inform the design, location and layout of a scheme. <sup>3</sup>	Para 128 encourages early discussion between the applicants and the local community ' <i>clarifying expectations and reconciling local ...interests</i> '.  Achieving sustainable development

**Table 2: Assessment of how each policy in the Wessington NP conforms to the NPPF**

Neighbourhood Policy No.	Policy Title	Revised NPPF Ref (para.)	Commentary
1	Sustainable Development and the Settlement Development Limit	7,8,11,12	The NPPF enshrines sustainable development at the heart of planning but the presumption does not change the statutory status of the development plan. The NP policy establishes a settlement development limit in accordance with NEDDCs approach that balances the need to accommodate growth with the need to protect valued landscapes.
2	Protecting the Natural Environment and Landscape Character	127, 170	The NPPF requires planning policies to ensure that developments will ' <i>function well and add to the overall quality of the area</i> ' not just in the short term but over the life time of the development.  Planning policies are expected to ' <i>contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes</i> '  NP 2 defines the overall 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 Parish undertaken for the Neighbourhood

<sup>3</sup> As community objective 5 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan

Neighbourhood Policy No.	Policy Title	Revised NPPF Ref (para.)	Commentary
			<p>Plan. The Wessington Village Appraisal combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 127c). NP 2 provides a framework to show how new development can be integrated into the natural, built and historic environment.</p>
3	Design Principles	124, 125, 126, 127, 129, 130, 131, 185 c	<p>NP 3 provides <i>‘a clear vision and expectations, so that applicants have ... certainty about what is likely to be acceptable... and how these will be tested’</i> .</p> <p>NP 3 will ensure that development <i>adds to the overall quality</i>. The policy is <i>‘sympathetic to local character and history including the surrounding built environment and landscape setting’</i> as it is based on the Village Appraisal.</p> <p>NP 3 (6) allows flexibility for innovative and/or contemporary design where it adds to the overall quality.</p> <p>The use of BfL12 is encouraged to provide a measure of the standard required.</p>
4	A mix of housing types	60	<p>NP 4 is based on the evidence from the SHMA OAN update 2017, an analysis of the house types built in recent years and local knowledge of the houses required. NP4 addresses the need to provide housing to meet demonstrable local need for smaller 1-3 bed dwellings. The NPPF supports the need to meet local housing need.</p>
5	Protecting heritage assets	184, 185, 189, 192	<p>The NPPF places great importance on the protection and enhancement of heritage asset and that <i>‘these assets are an irreplaceable resource and</i></p>



Neighbourhood Policy No.	Policy Title	Revised NPPF Ref (para.)	Commentary
			<p><i>should be conserved in a manner appropriate to their significance</i>’.</p> <p>NP 5 sets out a clear framework identifying buildings nominated for the local list and setting out how the impact of development on heritage assets should be considered.</p>
6	Enhancing the provision of community facilities	83	<p>The NPPF states that planning policies should enable <i>‘the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.’</i></p> <p>NP 6 recognises that with a growing population there will be a need to expand and improve existing community facilities whilst balancing the need to protect the valued landscape around the village.</p>
7	Designation of Local Green Spaces	99,100	<p>The NPPF encourages communities to identify for special protection green areas of particular importance. Policy 7 identifies 6 such areas of tranquillity and/or community value that will be protected from development.</p>
8	Maintaining Local Employment	83	<p>The NPPF supports <i>‘the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings... sustainable rural tourism and leisure developments which respect the character of the countryside’</i></p> <p>NP 8 supports the expansion of local employment both within the village and on the site outside the SDL, so long as it does not encroach on the countryside.</p>

## 4 Contribution 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 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)'*.<sup>4</sup> The Wessington NP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.
- 4.2 The **economic** goals relate primarily to the wider role Wessington will play in the meeting wider district housing need. The Neighbourhood Plan accepts that some growth will occur and the Settlement Development Limit policy wording is drafted to be flexible to run around extant planning permissions where they are subsequently built out. The design policy NP 3 ensures that new development reinforces the existing high quality built and natural environment. The Plan places great weight on the need to achieve high quality design, which government policy endorses is a central tenet of sustainable development.
- 4.3 The Plan also supports the intensification of use on the existing local employment area that is outside the existing and proposed SDL. Recognising that it does present an opportunity to provide additional small-scale provision of offices, retail (where it is ancillary to other uses) and tourism development.
- 4.4 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. This Plan seeks to achieve this by encouraging the enhancement of community facilities, and improving pedestrian safety along the A615 to meet the needs of a growing population.
- 4.5 The Wessington Neighbourhood Plan has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage. The Policies therefore aim to enable development necessary to meet District requirements whilst enabling people to become more actively involved in the decision-making process<sup>5</sup>. This should protect and sometimes enhance the quality of life for local people.
- 4.6 The **environmental** goals are to protect the natural and built environment. Neighbourhood plan polices ensure that proposals protect and where possible enhance existing landscape character, including the important open spaces within the village settlement and the areas of open countryside outside the SDL.
- 4.7 A sustainability matrix of the policies in the WNP has been produced see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would either have a neutral impact or at least some positive benefit.
- 4.8 There is no legal requirement for neighbourhood plans to have a sustainability appraisal where they are not allocating sites, and as the Wessington 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.

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<sup>4</sup> NPPF para 8

<sup>5</sup> Supported by NPPF para 128

## 5 Compatibility with EU Obligations

### *Strategic Environmental Assessment and Habitat Regulation Assessment Screening*

- 5.1 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. A Screening Report has been prepared for Wessington Parish Council to determine whether or not the Wessington Neighbourhood Plan (Regulation 14 Draft November 2017) requires a SEA.
- 5.2 The Screening Report concluded that a SEA was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment.
- 5.3 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 implementation<sup>6</sup>.
- 5.4 The Screening Report determined whether the content of the draft Neighbourhood Plan required a HRA Appropriate Assessment. Natural England, Historic England and the Environment Agency were consulted. It has been determined that the Plan is not likely to have significant environmental effects and as such an Appropriate Assessment is not required.

### *Other EU obligations*

- 5.5 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.
- 5.6 The main issues for planning are the right to family life and in preventing discrimination. The Plan makes positive contributions, such as supporting the provision of housing to meet district need. 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.
- 5.7 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. There was consultation and engagement early on in the process and residents were encouraged to participate throughout. The draft Neighbourhood Plan 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 Statement of Consultation. The Statement of Consultation has been prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

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

## 6 General Conformity with Strategic Local Policy

6.1 There has been a positive working relationship and close collaboration between North East Derbyshire District Council (DDDC) and the Parish Council<sup>7</sup> including meetings with Policy Officers at DDDC to support and guide the preparation of the Neighbourhood Plan.

### North East Derbyshire Local Plan 2001-2011

6.2 To meet the basic conditions, the Neighbourhood Plan is only required to demonstrate general conformity with the adopted Local Plan. The Neighbourhood Plan has been developed in general conformity with the strategic saved policies contained in North East Derbyshire's approved Local Plan adopted in 2005. However, in accordance with national guidance, significant regard has been paid to the evidence base of the emerging (and now Submission draft Local Plan) in producing the Neighbourhood Plan.

6.3 This Plan provides detailed guidance on where new developments can take place and sets out the factors that will be taken into account by the Council when considering all proposals for development. The guidelines for the distribution of development in the North East Derbyshire District were set out in the Derby and Derbyshire Joint Structure Plan 1991-2011.

6.4 Table 3 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the saved strategic policies in the North East Derbyshire Local Plan 2001-2011.

**Table 3: Assessment of how each policy in the Wessington Neighbourhood Plan is in general conformity with the saved Strategic Policies of the North East Derbyshire Local Plan**

Saved Polices Local Plan 2001-2011	Wessington Neighbourhood Plan
Chapter 1 General Strategy (Saved Policies GS1, GS2, GS3, GS5, GS6, GS7, GS8, GS9, GS10, GS11 and GS 12) sets out policies on sustainable development, the SDLs and conditionally protects the countryside from development.	NP 1 requires a positive approach to sustainable development and requires development to be focused within the defined Limits of Development. NP 2 supports the principle that the landscape character in the village and the countryside around it should be protected from inappropriate development and provides evidence justifying this approach.
Chapter 2 Natural Environment (Saved Policies NE1, NE2, NE3, NE4, NE5, NE 6, NE7 and NE9 sets out policies that define the landscape value of the district, protects areas of	The Plan's environmental policies support the emphasis of the saved policies on the conservation and enhancement of the Natural Environment. The Plan includes policies on protecting important Local Green Spaces (NP 7) and protecting and enhancing bio-diversity (NP 2).

<sup>7</sup> Represented by the Neighbourhood Plan Steering Group which includes Parish Councillors having regular meetings with officers from North East Derbyshire District Council

Saved Policies Local Plan 2001-2011	Wessington Neighbourhood Plan
nature conservation and supports the protection of biodiversity.	
Chapter 3 Built Environment (Saved Policies BE1, BE2, BE3, BE5, BE6, BE7, BE8, BE9, BE12 and BE13) sets out policies for good design and the policy requirements to minimise the impact of development on the historic environment.	NP 3 sets out a framework for high quality design to ensure that development proposals respond to the local character and history and promote or reinforce local distinctiveness. NP 5 supports the protection of Listed Buildings from inappropriate development and nominates buildings and/or structures for local listing. The policy sets out a framework for the protection of these heritage assets in accordance with their heritage value.
Chapter 4 Employment, Development and Tourism (Saved Policies E7, E8, E9, E10) sets out policies that encourage local employment and tourism related development.	NP 8 supports development that provides local employment and small-scale tourism related proposals.
Chapter 5 – Housing (Saved Policies H1, H2, and H12) allocates sites for housing and sets a framework for housing delivery within the SDL and across the district.	NP 1 supports development that provides good quality housing in sustainable locations to meet the needs of the Parish. The SDL is drawn with flexibility to allow for extant permission to be built out and NP 1 supports infill development within the SDL.  NP 4 supports the provision of a housing mix that meets local needs and reflects the existing housing stock in the Parish.
Chapter 6 Town Centre and Retailing	Not within the scope of the Neighbourhood Plan.
Chapter 7 – Transport (Saved Policies T2, T3, T5, T6) sets out policies to reduce the need to travel, especially by car, and to encourage the use of public transport, cycling and walking	Aspirational Policy 1 seeks improvements to pedestrian safety on the A615 creating a better environment for people walking through the village. Future district and wider growth will see traffic movements increase. The volume of traffic on the A615 already has a negative impact on the sense of amenity in the village at peak times.

Saved Policies Local Plan 2001-2011	Wessington Neighbourhood Plan
Chapter 8 Recreation and Leisure (Saved Policies R1, R2, R3,) and Chapter 9 Community Facilities, Services and Utilities (Saved Policies CSU1, CSU2, CSU3,) sets out policies that protect indoor and outdoor recreational facilities and sets standards for increased provision where it is deficient.	NP 6 supports the protection of the existing community facilities and supports their expansion where this is in accordance with other policies. NP 7 supports the protection of local green spaces in recognition of their value of recreational spaces of high community value.

### North East Derbyshire Local Plan 2014 – 2034

6.22 The new Local Plan 2014-3034 is at examination in November 2018 and is expected to be adopted by Summer 2019. Whilst there is no legal requirement to demonstrate general conformity with an emerging Local Plan, given

- a) the advanced stage of this new Local Plan,
- b) the extensive use of the evidence base produced for the emerging Local Plan to support this Neighbourhood Plan, and
- c) the close collaboration between officers at NEDDC and the Parish Council,

it was considered appropriate to demonstrate that the Neighbourhood Plan will be in general conformity with the new Local Plan when it is adopted.

**Table 4: Assessment of how the Wessington Neighbourhood Plan Policies are in general conformity with North East Derbyshire Submission Local Plan**

<b>Submission Draft Local Plan 2014-2034</b>	<b>Wessington Neighbourhood Plan</b>
<p>SS1 Sustainable Development</p> <p>SS2 Spatial Strategy and the Distribution of Development</p> <p>SS7 Development on Unallocated Land within Settlements with defined Settlement Development Limits</p>	<p>NP1 Sustainable Development and the Settlement Development Limit</p> <p>NP1 Sustainable Development and the Settlement Development Limit</p> <p>NP1 Sustainable Development and the Settlement Development Limit</p>
<p>LC4 Type and Mix of Housing</p>	<p>NP4 A mix of housing types</p>
<p>WC6 Visitor Economy and Tourism Development in the Countryside</p>	<p>NP8 Maintaining Local Employment</p>
<p>SDC2 Trees woodland and hedgerows</p> <p>SDC3 Landscape Character and SDC 4 Biodiversity and Geodiversity</p> <p>SDC 9 Non designated Heritage Assets</p> <p>SDC12 High Quality Design and Place Making</p>	<p>NP2 Protecting the Natural Environment and Landscape Character</p> <p>and NP7 Designation of Local Green Spaces</p> <p>NP5 Protecting heritage assets</p> <p>NP3 Design Principles</p>
<p>ID4 New Social Infrastructure</p> <p>ID5 Loss of existing social infrastructure</p> <p>ID6 Green Infrastructure</p>	<p>NP6 Enhancing the provision of community facilities</p> <p>NP2 Protecting the Natural Environment and Landscape Character and NP7 Designation of Local Green Spaces</p>

## **7 Conclusion**

- 7.1 It is the view of the Wessington Neighbourhood Plan Steering Group that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 Act are considered to be met by the Wessington Neighbourhood Plan and all the policies therein.
- 7.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with saved strategic policies contained in North East Derbyshire Local Plan (and the emerging Local Plan) and meets relevant EU obligations.
- 7.3 On that basis, it is respectfully suggested to the Examiner that the Wessington Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.



## 8 Appendix A Sustainability Matrix

### Sustainability Matrix: Wessington Neighbourhood Plan

<b>Policy</b>	<b>Environmental Impact</b>	<b>Economic Impact</b>	<b>Social Impact</b>
<b>NP1 Sustainable Development and the Settlement Development Limit</b>	<b>Positive impact</b> Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for Wessington. Defines the extent of the development limit so that the wider landscape character and natural environment is protected.	<b>Positive impact</b> Sets out clear guidelines for the location of new development. Ensures that the cumulative impact of new development does not diminish local character of Wessington parish as a place to live. Protecting the quality of the place will ensure the parish remains a desirable place to live.	<b>Positive impact</b> Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make Wessington special will be protected as the parish grows.
<b>NP2 Protecting the Natural Environment and Landscape Character</b>	<b>Positive impact</b> Requires development to reinforce local character including landscaping and boundary treatment to minimize the negative impact and improve biodiversity.	<b>Positive Impact</b> The location of Wessington on a major approach route to the Derbyshire Dales is a key economic asset. Ensuring that development does not significantly detrimentally impact on the wider landscape setting of the village ensures that the gateway to Derbyshire remains an attractive area for people to live.	<b>Positive impact</b> The quality of the landscape around the village is one of the most valuable attributes; residents love the views into and out of the parish. This policy provides assurance that the quality and quantity of open countryside around the village will remain largely unchanged for the duration of the Plan period.
<b>NP3 Design Principles</b>	<b>Positive impact</b> Minimises the impact of development on the environment by ensuring that new development contributes to the unique characteristics of the different character areas and ensures that development will reinforce existing character.	<b>Positive Impact</b> Sets out clear guidelines for developers and provides existing and future residents with confidence that future development will be of the highest design quality.	<b>Positive Impact</b> Ensures that new development integrates with the existing, creating high-quality buildings, streets and public spaces.

<b>Policy</b>	<b>Environmental Impact</b>	<b>Economic Impact</b>	<b>Social Impact</b>
<b>NP4 A mix of housing types</b>	<b>Neutral impact</b>	<b>Positive Impact</b> Ensures that future housing is suitable for a range of people of ages and income levels. The analysis demonstrates there will be local and district wide demand for the mix of house types proposed.	<b>Positive Impact</b> Evidence has also shown <sup>8</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. This policy supports the provision of house types that will ensure that Wessington remains a vibrant and diverse community.
<b>NP5 Protecting Heritage Assets</b>	<b>Positive Impact</b> Protecting the historic environment is an important tenet of sustainable development, this policy identifies buildings of local historic and/or architectural value and provides a policy framework to protect them in accordance with NPPF guidelines.	<b>Positive Impact</b> Protecting the historic environment maintains the quality of the parish – ensuring Wessington remains an attractive place to live.	<b>Positive Impact</b> The community value the buildings and structures nominated for local listing; local input into this process contributes to the sense of pride in their place – the protection of the historic environment enhances the quality of the built environment for local people.
<b>NP6 Enhancing the provision of community facilities</b>	<b>Positive Impact</b> Being able to access some services locally reduces the need to travel by vehicle and reduces CO2 emissions.	<b>Neutral Impact</b>	<b>Positive Impact</b> Accessing some services locally reduces the need to travel and may enable access for those without a car (due to the limited public transport provision). Community facilities also create spaces for people to meet and socialise.
<b>NP7 Designation of Local Green Spaces</b>	<b>Positive Impact</b> The designation of Local Green Spaces highlights the value of these spaces to local people, the District and County	<b>Neutral Impact</b>	<b>Positive Impact</b> These local green spaces have been put forward by local people and are very important to them;

<sup>8</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

<b>Policy</b>	<b>Environmental Impact</b>	<b>Economic Impact</b>	<b>Social Impact</b>
	Councils. Their designation may result in additional funding to support improvements to their biodiversity and accessibility.		their designation provides assurance that they will be protected from development for the duration of the Plan period.
<b>NP8 Maintaining Local Employment</b>	<b>Neutral Impact</b>	<b>Positive Impact</b> Encouraging an intensification of use and/or new uses within the settlement boundary and on the site outside it will increase the opportunity for local employment and will support existing businesses to expand	<b>Positive Impact</b> The policy creates the opportunity for additional local employment for residents who otherwise have to travel outside the Parish.