

Basic Conditions Statement

Sandiacre Neighbourhood Plan



Prepared by Planning With People on behalf of the Neighbourhood Planning Group and Sandiacre Parish Council

28 November 2023

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1. Introduction

What is the Sandiacre Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for Sandiacre 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 Plan area 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 Sandiacre Neighbourhood Plan (hereafter the SNP). 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 SNP meets the Basic Conditions.

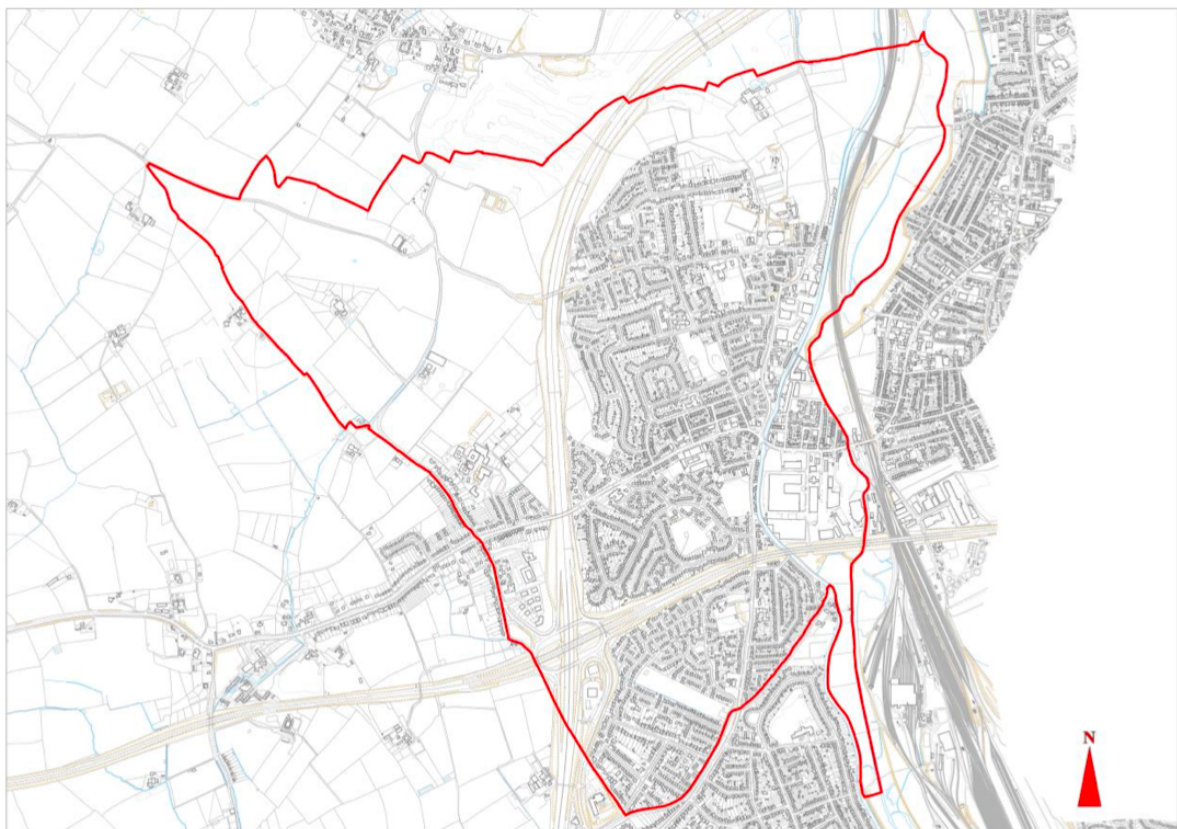
2. Key Statements

- 1.5 The Plan area covers the Parish of Sandiacre, and the Parish was designated a neighbourhood plan area on 25th January 2022. Sandiacre Parish Council are the qualifying body for the purposes of neighbourhood planning.
- 1.6 The SNP 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

- 1.7 The Neighbourhood Area is shown on the map accompanying the neighbourhood designation application and the designated area is contiguous with the Parish boundary.
- 1.8 The SNP covers the period from 2022 to 2037 and is aligned with Erewash Borough Council's Core Strategy Review.
- 1.9 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'.
- 1.10 The SNP does not relate to more than one neighbourhood area and covers only the Parish of Sandiacre as shown in figure 1 below.

Figure 1: Sandiacre Neighbourhood Plan Area



- 1.11 There are no other Neighbourhood Plans in place for this area.
- 1.12 The Pre-Submission Draft SHPNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 12th June to 8th September 2023. 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

- 1.13 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)². Paragraphs 28 to 30 and footnote 18 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF.
- 1.14 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).
- 1.15 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, here it is Erewash Borough Council's Core Strategy.
- 1.16 Parish based studies have been commissioned and are available on the Neighbourhood Plan tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs> . These are
- Sandiacre Design Guidance and Codes AECOM 2023
 - Housing Needs Assessment AECOM 2022
 - Mark Street Masterplan 2023
- 1.17 Table 1 sets out how the SNP is in general conformity with National Policy.

² All references are to the NPPF 2021

Table 1: Assessment of how each Policy in the SHPNP conforms to the NPPF.

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development	7,8, 124	<p>The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of the Plan Area and is over arching. The NPPF para 124 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 development is economically, environmentally and socially sustainable for Sandiacre Parish.</p>
2	Protecting and Enhancing Heritage Assets	189,190,194,197	<p>The NPPF places great importance on the protection and enhancement of heritage assets <i>'these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance'</i> (Para 189).</p> <p>The Plan area has a historic core of industrial heritage that is a key attribute.</p> <p>Policy 2 sets out <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> in accordance with NPPF para 190.</p>
3	Achieving Well Designed Places	126, 127, 128, 129	<p>The NPPF supports the production of Design Guides for neighbourhood areas and Policy 3 is underpinned by the Sandiacre Design Guidance and Codes.</p> <p>In accordance with NPPF para 127 Policy 3 provides <i>'a clear design vision and expectations, so that applicants have ... certainty .. about what is likely to be acceptable'</i>.</p> <p>NPPF para 130a) ensures that development <i>'adds to the overall quality'</i> of the Plan Area.</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			Policy 3 is based on the Sandiacre Design Guidance and Codes analysis and this provides a strong evidence base as the NPPF para 126 states ' <i>Being clear about design expectations and how these will be tested is essential for achieving [good design]</i> '.
4	Protecting and Enhancing Community Facilities	93	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> '. Policy 4 identifies the community facilities and open spaces in the Parish that are central to community well-being and supports the need to protect and (where opportunities arise) improve these community facilities.
5	The Designation of Local Green Spaces	99, 100	The NPPF encourages communities to identify, for special protection, green areas of particular importance. Appendix E identifies 7 areas that qualify based on the NPPF criteria. Policy 5 identifies these 7 areas designating them as LGSs ensuring that will be protected from development as defined in the NPPF.
6	Improving the Local Centre	86, 92, 93	The NPPF requires policies to support the role that Local Centres play at the heart of local communities ensuring that a suitable mix of uses to allowed that reflects their distinctive character. Policy 6 ensures that the retail core of Sandiacre remains vibrant, and that the primary retail function is not eroded at ground floor level. The appearance of the shops (especially along Derby Road) should reflect the historic character and be in accordance with the Design Guidance and Codes recommendations. The NPPF highlights the role that Local Centres play ' <i>to promote social interaction including opportunities for meetings</i>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p><i>between people who might not otherwise come into contact with each other...through street layouts and connections...and well designed clear and legible pedestrian and cycle routes '.. and to 'plan positively for the provision and use of shared spaces'.</i></p> <p>Policy 6 provides a framework that highlights the opportunities for improvements to the public space including along the Canal creating spaces that will encourage people to dwell.</p>
7a	Protecting and enhancing biodiversity	174, 179, 180	<p>The NPPF at para 174 requires planning policies to <i>'contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'</i>.</p> <p>The NPPF at para 179 states that planning policies should <i>'pursue opportunities for securing measurable net gains for biodiversity.'</i> (This has been reinforced by the Environment Act that requires at least 10% biodiversity net gain on new development from January 2024.) Policy 7a 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. NPPF para 180 d supports opportunities to improve biodiversity in and around development especially when this can secure measurable net gains.</p> <p>In accordance with para 179, areas of biodiversity value have been identified and Policy 7a protects them.</p>
7b	Greening the Streets	131	<p>The NPPF para 131 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</i></p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p><i>should ensure existing trees are retained wherever possible.</i></p> <p>Policy 7b emphasises the importance of the trees and other planting in the Plan area and requires development proposals to protect the existing trees, where possible, and to include additional planting in landscape schemes.</p>
8	Making the Most of the Canal Corridor	8, 98, 99, 100	<p>The NPPF includes canals in its definition of open space. A social objective of planning is to provide accessible open spaces as this contributes to strong, vibrant, healthy communities.</p> <p>The Canal provides social and environmental value. It is a key attribute in defining the character of the Parish from the biodiversity along it and the industrial heritage around it. It also plays a vital role in encouraging active travel.</p> <p>Protecting and improving the canal corridor (and the public right of way that is part of the tow path) is an essential function of planning. Policy 8 provides a locally specific framework for development along and nearby the Canal and River.</p>
9	Reducing the Risk of Flooding	153,154,167	<p>Para 167 of the NPPF is clear that '<i>When determining locations local planning authorities should ensure that flood risk is not increased elsewhere.</i> Brownfield and regeneration sites are clustered along the Canal and they provide opportunities for housing and other uses but flood risk is a constraint. Policy 9 reflects the need to balance the opportunity to redevelop sites in the centre of the Parish with the issue of flood risk . Para 153 notes that plans should take into account the long-term implications for flood risk and that new development</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>should avoid increasing vulnerability to the range of impacts arising from climate change'. Policy 9 provides a policy framework to set out clearly how it should be taken into account. The importance of SuDs, designed to provide an opportunity to achieve net biodiversity gains and multi benefits is supported in Policy 9 in accordance with best practice.</p>
10a, 10b, 10c	Housing Mix, Housing Tenure, Accommodation for Older People	61,62,63,64,65	<p>Policy 10a supports development that meets local housing need in accordance with local analysis from the HNA. The use of up-to-date evidence is in accordance with the NPPF. This creates a policy framework that identifies different house sizes and types and encourages a range of development to meet this need - (see NPPF para 62).</p> <p>Para 61 supports the use of local housing needs assessments to inform policy. The SNP is supported by a specific HNA. Para 62 states that where a need is identified (including for affordable housing) this should be reflected in planning policy. Para 63 states that <i>'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'</i>.</p> <p>Policy 10b is a response to the HNA findings.</p> <p>The delivery of sufficient homes to meet the needs of groups with specific housing requirements is a central part of the planning system. The need for housing for older people is identified in the HNA and supported via Policy 10c.</p>
11	Renewable Energy, Energy Efficiency and	152, 153,154,155	<p>The NPPF para 152 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</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
	Low Carbon Technologies		<p>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 154).</p> <p>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 11 is proactive and encourages the development of low carbon homes and the use of renewable energy reflects statements of government policy. It also provides specific local criteria to ensure that there is a proper balanced assessment so that the local environment/character is not harmed in the aim to achieve lower carbon emissions.</p>
12	Pedestrian and Cycle Movement and Car Parking	92, 104,106	<p>The NPPF supports the promotion of sustainable transport like cycling and walking in planning policies. There is potential to enhance the network of walking and cycling routes through the Plan Area. The NPPF sees the enhancement of walking and cycling routes as a way of encouraging healthy, inclusive and safe places.</p> <p>The NPPF identifies that parking is integral to design schemes that contribute to making high quality places and Policy 12 requires proposals to demonstrate how the provision of parking will affect the prevailing street character.</p>

4. Contribution to the Achievement of Sustainable Development

- 1.26 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 SNP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.
- 1.27 The **economic** goals relate to the emphasis on supporting the continuation of the existing businesses in the Parish and particularly the functioning of the Local Centre. Policy 6 recognises the contribution the businesses in the Local Centre make to the vitality of the range of local services and facilities. The

³ NPPF para 8

SNP recognises the contribution these businesses make (and those across the Parish), providing local employment and services to the community.

- 1.28 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The SNP supports the provision of housing that meets local need. Community facilities are vital to provide social space, and these are protected in Policy 4. The SNP protects the community facilities and recognises the value people place on the quality of outdoor recreation as well. The SNP identifies outdoor areas of community value as Local Green Spaces (LGS), see Policy 5. These Local Green Spaces have a social value (for leisure and recreation) as well as for their tranquillity and environmental value.
- 1.29 The SNP 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 and that house types meet local need ensuring that the community remains cohesive as it expands.
- 1.30 The SNP 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.
- 1.31 The **environmental** goals are to protect the natural environment. The Neighbourhood Plan policies ensure that proposals protect, and where possible enhance, green open spaces (many of them are identified as Local Green Spaces. The SNP encourages development that makes the most of the Canal, reflecting its value both to local people, and as strategic blue and green infrastructure at Borough level (see EBCs Core Strategy Review). The more detailed analysis in the Design Guidance and Codes supports the neighbourhood plan policies and ensures that these policies provide clarity to decision makers and developers about the value of the landscape and its biodiversity.
- 1.32 Reinforcing the protection of heritage assets and identifying the contribution of the Canal corridor, will provide additional policy protection for these important historical attributes that contribute to the quality of Sandiacre's environment.
- 1.33 Promoting low carbon development and renewable energy will help decision makers in ensuring that the right balance is struck between minimising harm to the character of the Plan area and reducing carbon emissions.
- 1.34 A sustainability matrix of the policies in the SNP has been produced to assess the policies against sustainability criteria - see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.
- 1.35 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 Former EU Obligations post Brexit (SEA and HRA Screening)

- 1.36 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.
- 1.37 The references below are to EU directives and regulations because *'there is no official record of which EU treaty rights were incorporated into UK law'*⁵ but the EUWA accepts that the same environmental standards remain.
- 1.38 *'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 EU'*⁶.
- 1.39 On the basis of the foregoing the SNP 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

- 1.40 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.
- 1.41 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.
- 1.42 A Strategic Environmental Assessment (SEA) Screening Report was undertaken on behalf of the NPG in August/September 2023 to determine whether or not the SNP (Submission Draft) required a SEA and HRA. In accordance with regulations Natural England, the Environment Agency and Historic England were consulted from 6th October to 10th November 2023 and extended to 23rd November 2023 to get a response from the Environment Agency. The Screening Report concluded that neither a full SEA nor a HRA are necessary. The Screening Report is available on the NP web site⁸.

Other EU obligations

- 1.43 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

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

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 document at <https://shirlandhighampc.neighbourhoodplan.uk/neighbourhood-plan>

drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

- 1.44 The main issues for planning are the right to family life and in preventing discrimination. The SNP makes positive contributions, such as protecting the heritage and landscape of the Plan area, protecting Local Green Spaces, supporting the improvement of walking and cycling routes and promoting housing to meet local needs. 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.
- 1.45 The Neighbourhood Plan 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 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 Consultation Statement has been prepared by the Neighbourhood Plan Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6. General Conformity with Strategic Local Policy

- 1.46 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Core Strategy 2014-2028. The Core Strategy strategic policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by EBC when considering all proposals for development.
- 1.47 The SNP has been developed to be in general conformity with these strategic policies. Table 2 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with EBCs strategic policies.

Table 2: Assessment of how the policies in the SNP are in general conformity with the Strategic Policies in the Core Strategy

Adopted Strategic Policies in EBCs Local Plan	How this is reflected in the Sandiacre NP
Policy A Presumption in Favour of Sustainable Development	Policy 1 defines what sustainable development means for the Plan Area directing growth within the built up area and is overarching, summarising all those aspects that will make development sustainable in Sandiacre e.g. the need for housing to meet local need, to be energy efficient and to protect heritage assets, increase biodiversity and avoid the risk of flooding etc. These are the economic, social and environmental aspects of sustainable development and is in accordance with EBC policy.

⁹ See Consultation Statement

Policy 1 Climate Change	SNP Policy 1 (i) and SNP Policy 11 supports low carbon technology and the use of renewable energy. SNP Policy 9 and SNP Policy 1 (g) requires development to use SuDs and Policy 1 (f) and Policy 7a to achieve biodiversity net gain, and Policy 1 (e) and SNP Policy 12 support cycling and walking – all contribute to addressing climate change.
Policy 2 The Spatial Strategy	The SNP does not allocate any sites but supports the reuse of brownfield sites and development within the built up area in accordance with EBCs approach.
Policy 6 The Role of Town and Local Centres	The SNP Policy 6 supports the vitality and viability of the Local Centre, ensuring uses at ground floor level provide local services and identifies ways in which the environment could be improved to provide more public open space to support the functioning of the Local Centre – this may increase dwell time and spend in the Local centre.
Policy 7 Regeneration	Community Aspiration 2 and Mark Street Masterplan – the SNP identifies Mark Street as a site that over the Plan period could be regenerated for mixed uses more compatible with their location next to the Local Centre – this is not a policy in the SNP but is a local regeneration aspiration of the community's.
Policy 8 Housing Size, Mix and Choice	Policy 8 requires the use of evidence including other research into particular housing requirements to provide the appropriate mix. SNP Policy 10a is based on the HNA commissioned for the SNP and identifies the mix of housing required. SNP Policy 10b is based on the HNA and identifies the affordable housing required. SNP Policy 10c supports types of housing products suitable for older people. Meeting the needs of older people is a requirement of Policy 8 also.
Policy 10 Design and Enhancing Local Identity	SNP Policy 3 is based on the Sandiacre Design Guidance and Codes which identifies the local character of parts of the Parish. The enables SNP Policy 3 to provide clarity to developers and decision makers about the sort of design principles that need to be applied in each part of the Parish.
Policy 11 Historic Environment	SNP Policy 2 highlights the contribution the heritage assets (e.g. Conservation Areas and Listed Buildings) make to the character of the Parish and sets out a policy framework for their protection in accordance with EBCs approach.
Policy 12 Local Services and Healthy Lifestyles	SNP Policy 4 identifies the indoor and outdoor spaces that are vital to the health and well-being of the community and protects them. Policy 8 recognises the function of the Canal as a place for active leisure and recreation, ensuring that development adjacent to the Canal does not erode this value.

	SNP Policy 12 promotes walking and cycling and supports development that extends walking and cycling opportunities.
Policy 13 Culture Sport and Tourism	The buildings and opens spaces protected by SNP Policy 4 perform a range of functions including for sport and recreation. The outdoor spaces used by the community are also identified as Local Green Spaces in SNP Policy 5.
Policy 16 Green Infrastructure, Parks and Open Space	SNP Policy 5 designates the parks and public open spaces of community value in the Parish and Local Green Spaces. SNP Policy 8 is a specific Policy for protecting the Canal (a major piece of green infrastructure in the Parish). SNP Policy 7b encourages greening the streets to increase the greenery in the Plan area. SNP Policy 5 designates the parks in the Parish as Local Green Spaces.
Policy 17 Biodiversity	SNP Policy 7a requires development to achieve a biodiversity net gain and SNP Policy 7b protects the greening of the streets which will also contribute to the biodiversity of the Parish.

The Core Strategy Review

- 1.48 Whilst the SNP must be in general conformity with the adopted policies in the Core Strategy, where relevant, it is important that the Neighbourhood Plan is also in conformity with the evidence base of the emerging Core Strategy Review 2022-2037. At time of submission of the Neighbourhood Plan the Core Strategy Review was at examination. Table 3 sets out how the Neighbourhood Plan policies are also in conformity with the emerging policies in the Core Strategy Review.

Table 3: Assessment of how each Policy in the SNP is in general conformity with the EBC's draft Core Strategy Review Submission Version 2022

Submission Version Core Strategy Review	Sandiacre Neighbourhood Plan
Strategic Policy 1	<p>Sandiacre Parish is part of the Long Eaton Urban Area, around 700 homes are proposed within the Long Eaton Urban Area. There have been no strategic housing sites allocated in Sandiacre Parish (the Core Strategy only considered sites of more than 200 dwellings).</p> <p>The SNP does not allocate any sites for housing but provides planning policies that will apply if development comes forward on infill sites within the built up area.</p>
Strategic Policy 3 Town, Local and Village Centres	This Policy identifies Sandiacre and as a Local Centre and sets out what uses will be acceptable. Public realm enhancements are supported along with sustainable

	transport provision. This is all in accordance with the approach in SNP Policy 6.
Strategic Policy 5 Green Infrastructure	This Policy identifies the Erewash Green Infrastructure Corridor. This is so called for the corridor that runs through Sandiacre and is the land between the Canal and River although its is broken for the main employment site and Local Centre. To the north of the Local Centre, it widens out and covers the land east from Ilkeston Road across the Canal to the River (which forms the Borough boundary). To the south it is identified from the A52 and is narrower including land from the River to the Canal. Policy 5 identifies the purpose of this strategic green corridor as providing sustainable floodwater management, biodiversity improvement, active travel, and open space recreational uses. These uses all accord with the approach in the SNP particularly SNP Policy 1 Sustainable Development, SNP Policy 7a Protecting and Enhancing Biodiversity, SNP Policy 8 making the Most of the Canal and SNP Policy 9 Reducing the Risk of Flooding.

7. Conclusion

- 1.49 It is the view of Sandiacre Neighbourhood Plan Group 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 SNP and all the policies therein.
- 1.50 The SNP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development and is in conformity with the
- strategic policies contained in EBCs adopted Core Strategy
 - meets relevant EU obligations that have been transferred into UK Law.
- 1.51 On that basis, it is respectfully suggested to the Examiner that the SHPNP complies with Paragraph 8(2) of Schedule 4B of the Act.

8. Appendix A Sustainability Matrix

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 1 Sustainable Development	Positive impact Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for Sandiacre.	Positive impact 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.	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.
Policy 2 Protecting and Enhancing Heritage Assets	Positive Impact Protecting the historic environment is an important tenet of sustainable development. Policy 2 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 2 is locally specific and reinforces the district requirement to protect these assets including nominating a building for local listing.
Policy 3 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 4 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	Environmental Impact	Economic Impact	Social Impact
Policy 5 Designation of Local Green Spaces	Positive Impact The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development.	Neutral Impact	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 enhance their form and function.
Policy 6 Improving the Local Centre	Positive Impact Ensuring uses are compatible with the functioning of the Local Centre and ensuring that shop fronts reinforce the existing historic character ensures the high quality of the environment.	Positive Impact These policies ensure the vitality and viability of the Local Centre.	Positive Impact These policies ensure the Local Centre will continue to provide the services and facilities to meet the need of residents in the wider area.
Policy 7a Protecting and Enhancing Biodiversity Policy 7b Greening the Streets	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 and/or replace trees and other planting. Promotes opportunities for development to add street trees which will add to biodiversity.	Positive impact The quality of the natural environment is an attribute that attracts people to live and work in the Parish.	Positive impact The biodiversity of the Parish is a valuable attribute; residents cherish the quality and accessibility of nature. This policy provides assurance that the areas of designated nature conservation (which are often areas of leisure and recreation as well) will be protected and encourages their enhancement for the duration of the Plan period. Increasing planting along streets will make the area more pleasant, providing shade and shelter and interest,

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 8 Making the Most of the Canal Corridor	Positive impact This corridor is part of EBCs strategic infrastructure corridor and plays a vital role in improving the biodiversity of the Plan area and this policy seeks their protection.	Positive Impact The Canal adds to the attraction of the Local Centre and the wider Parish and may increase dwell time (and spend in the local shops).	Positive impact The Canal provides leisure and recreation opportunities for business owners and residents.
Policy 9 Reducing the Risk of Flooding	Positive Impact Ensures that new development does not increase flood risk in the Plan area protecting the environment.	Positive Impact Floods are very costly to the local economy; this policy seeks to ensure that there will be no increased risk of flooding from future development.	Positive Impact The flooding of homes is costly and stressful. This policy provides reassurance that future development will not increase the risk of flooding in the Plan area.
Policy 10a A Mix of housing Type, 10b Housing Tenure 10c Accommodation for Older people	Neutral Impact	Positive Impact Additional housing in the Parish will add to the demand for local services and facilities	Positive Impact Seeks to provide new houses that will meet local need and the changing needs of people of their lifetime.
Policy 11 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.
Policy 12 Pedestrian and Cycle Movement and Car Parking	Positive Impact Seeks to reduces car use which will improve air quality.	Neutral Impact	Positive Impact Walking is good for health and will improve the well-being of residents.