

Basic Conditions Statement Bulcote Neighbourhood Plan

11 August 2019

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Bulcote Neighbourhood Development Plan (hereafter the Bulcote 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 Bulcote Neighbourhood Plan. 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 Neighbourhood Development Plans meets each of the following Basic Conditions. ¹:
 - 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 the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
 - VI. has regard to all material considerations it is appropriate that the is made.
- 1.4 This document outlines how the Bulcote NP meets all of the above Basic Conditions.

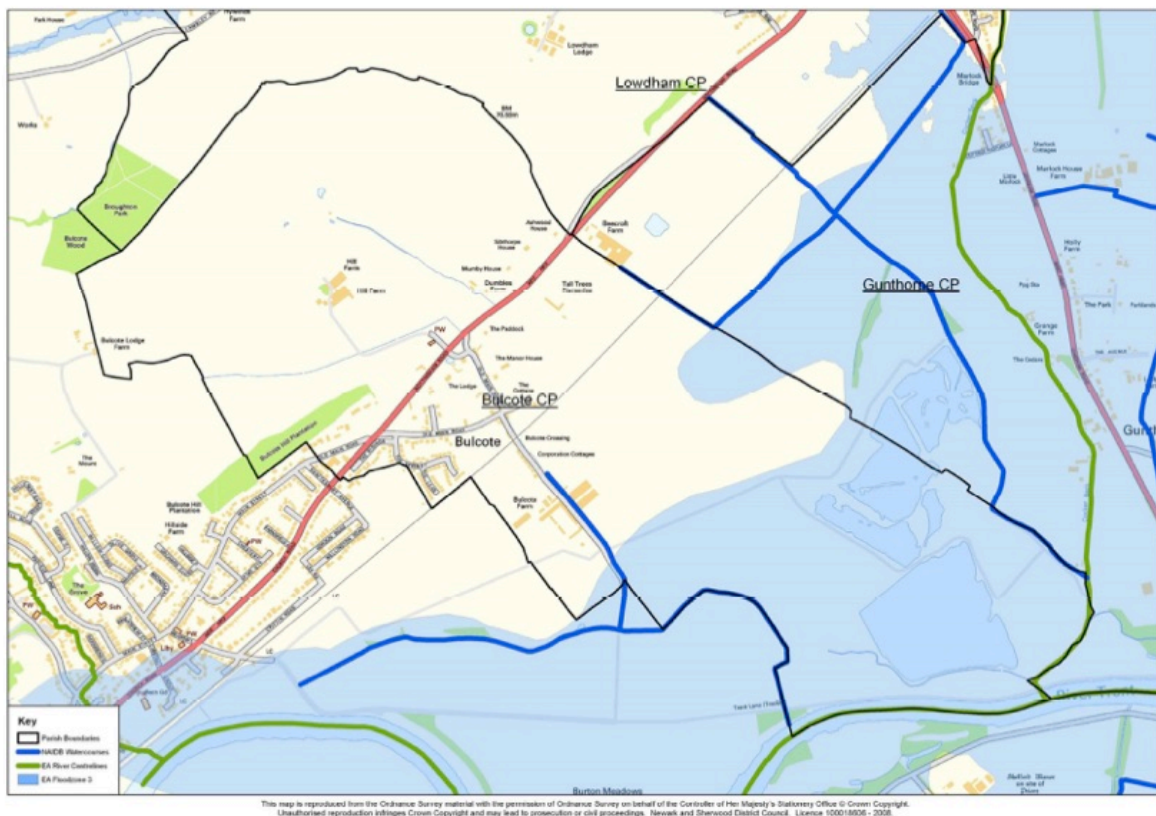
2 Key Statements

- 2.1 The Plan area covers the Parish of Bulcote. Bulcote Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Bulcote 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.

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

- 2.3 The Bulcote Neighbourhood Plan covers the period from 2019 to 2033. The period has been chosen to align with that of the Newark and Sherwood District's Amended Core Strategy.
- 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 Bulcote Neighbourhood Plan does not relate to more than one neighbourhood area. It is related to Bulcote Parish as designated by Newark and Sherwood District Council on 26th April 2018 as shown in figure 1 below.

Figure 1: Bulcote Neighbourhood Area



- 2.6 There are no other Neighbourhood Plans in place for the Bulcote neighbourhood area.
- 2.7 The Pre-Submission Draft Bulcote Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 1st April to 31st May 2019. 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)². Paragraphs 28 – 30 and footnote 16 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in

² All references are to the NPPF 2019

the NPPF and to be in general conformity with 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 Bulcote Neighbourhood Plan has also been prepared having regard to the strategic policies contained in the Amended Core Strategy for Newark and Sherwood District Council (NSDC) adopted March 2019.
- 3.4 The policies in the Bulcote Neighbourhood Plan have been drafted to be in general conformity with the adopted policies
- 3.5 Documents commissioned by NSDC to support District policies have also been used to guide the Neighbourhood Plan policies. These are;
 - a) Landscape Character Assessment 2013
 - b) Residential Design Successful Places: Supplementary Planning Document 2013
 - c) Bulcote Conservation Area Appraisal 2001
 - d) Green Infrastructure Strategy 2010

Table 1: How each Neighbourhood Plan Objective has regard to the key themes (section headings) in the NPPF.

Objective No.	Summary	Relevant NPPF Theme
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 protects and where possible enhances the heritage assets of the parish.	<p>Conserving and enhancing the historic environment</p> <p>Achieving well-design places</p> <p>Achieving sustainable development</p> <p>Conserving and enhancing the natural environment.</p>
3	Ensuring new development is designed to a high quality and reinforces existing local rural character	<p>Achieving well-design places</p> <p>Achieving sustainable development</p> <p>Conserving and enhancing the natural environment.</p>
4	Maintaining and enhancing the community and commercial facilities within Bulcote.	<p>Promoting healthy and safe communities</p> <p>Achieving sustainable development</p> <p>Supporting a prosperous rural economy</p>
5	Protecting and enhancing the green open spaces within and on the edge of the village to protect and improve access to the countryside and the river.	<p>Conserving and enhancing the natural environment</p> <p>Promoting healthy and safe communities</p>
6	Protecting and improving the biodiversity of the parish	<p>Conserving and enhancing the natural environment</p> <p>Achieving sustainable development</p>
7	To encourage developers to consult with the community early in the planning application process wherever	<p>Delivering a sufficient supply of homes</p> <p>Promoting healthy and safe communities</p>

Objective No.	Summary	Relevant NPPF Theme
	possible so local people can inform the design, location and layout of a scheme. ³	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 Bulcote NP conforms to the NPPF

Neighbourhood Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development and the Built Form of Bulcote	7,8,11,12	The NPPF enshrines sustainable development at the heart of planning (para 7,8,9,11,12). NPP1 defines what sustainable development is in the context of Bulcote parish. This includes a NP policy that establishes a built form in accordance with NSDCs approach. This provides certainty in respect of the boundary to the built form and the need to protect valued open spaces and landscapes immediately around it.
2	Protecting the Landscape Character of Bulcote and Enhancing Biodiversity	118, 127, 170	The landscape character of the parish, with the 'parkland' aspect of the historic core and the wide open fields around the River Trent are defining features. The NPPF at para 118 states that planning policies should ' <i>take opportunities to achieve net environmental gain</i> '. NPP2 provides a clear policy framework to show how the impact on biodiversity of development will be assessed and how it can be mitigated. The NPPF at para 127 requires planning policies to ensure that developments will ' <i>function well and add to the overall quality of the area</i> ' not just

³ As community objective 7 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan

Neighbourhood Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>in the short term but over the life time of the development.</p> <p>The NPPF at para 170 requires planning policies to <i>'contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'</i></p> <p>NPP2 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 Plan. The Bulcote Design Guide combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 127c). Based on this detailed analysis NPP 2 provides a framework to identify the local (as well as district) value of the landscape. NPP2 also shows how development can not only result in no loss to biodiversity but can result in a net gain.</p>
3	Importance of Energy Efficiency and High-Quality Design	124, 125, 126 127, 129, 130 131 185 c 148, 150	<p>In accordance with NPPF para 125 NPP3 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>NPP3 ensures 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 Bulcote Village Design Guide.</p>

Neighbourhood Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>NPP3 (8) and (9) 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> <p>The NPPF sees the planning system as crucial in supporting the transition to a low carbon future to <i>'shape places in ways that minimise vulnerability and improve resilience'</i> New development should be planned in ways that <i>'can help to reduce greenhouse gas emissions, such as through its location, orientation and design.'</i></p> <p>Given the extent of flood zone 2 and 3 in the Parish and the age of many of the buildings NPP3 (9) (10) and (11) encourages the use of materials, layout and orientation that will build resilience in the design of new development.</p>
4	Designation of Local Green Space	99,100	The NPPF encourages communities to identify for special protection green areas of particular importance. NPP 4 identifies 5 such areas of tranquillity and/or community value that will be protected from development.
5	Protecting heritage assets	184, 185, 189, 192	<p>The heritage of Bulcote is a defining feature. The NPPF places great importance on the protection and enhancement of heritage asset and that <i>'these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance'</i>.</p> <p>NPP5 reinforces national and District policy on protecting the conservation area, listed buildings and their setting and provides locally specific guidance on the reuse of Bulcote Farm.</p>

Neighbourhood Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			NPP 5 also sets out a clear framework identifying buildings nominated as locally important heritage assets and setting out how the impact of development on heritage assets should be considered.
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>NPP6 supports the need for a community building and provides a policy framework to seek a suitable site whilst balancing the need to protect the green belt and valued landscape around the village.</p>
7	Improving access to the countryside	118	<p>The NPPF states <i>‘Should encourage multiple benefits...including taking opportunities to achieve net environmental gains – such as developments that would .. improve public access to the countryside.’</i></p> <p>NPP7 supports development that protects and/or improves the existing permissive and public footpath network.</p>
8	Supporting 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>NPP 8 supports the expansion of local employment and the reuse of the former Tall Trees Garden Centre, so long as as</p>

Neighbourhood Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			the design and layout is suitable to its location in the green belt.

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)’*.⁴ The Bulcote 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 are limited given the scale and function of Bulcote as a small and residential area in the green belt. However, the NP supports the redevelopment of the former garden centre site Tall Trees as an employment site.
- 4.3 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The community have identified a need for a community building and NPP 6 encourages this provision where a suitable site can be found. The Neighbourhood Plan also recognises the value the community place on accessible walking and cycling routes – these are a community asset which provide outdoor opportunities for meeting up with people. There is some uncertainty about the continued access to the extensive permissive routes across the parish and NPP 7 seeks to protect and improve these non-vehicular walking and cycling routes.
- 4.4 The Bulcote Neighbourhood Plan has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage. By enabling people to become more actively involved in the decision-making process⁵ the Neighbourhood Plan has assisted in building social capacity.
- 4.5 The **environmental** goals are to protect the natural and built environment. Neighbourhood plan polices ensure that proposals protect and where possible enhance valued landscapes, the green belt and the heritage of the Parish. Defining the Significant Open Spaces within the village was an important part of this process to provide clarity to decision makers and developers about the sensitivity of these spaces within and adjoining the Built Form.
- 4.6 A sustainability matrix of the policies in the Bulcote has been produced - see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.
- 4.7 There is no legal requirement for neighbourhood plans to have a sustainability appraisal and the Bulcote NP does not allocate sites for development. It is considered that this Sustainability

⁴ NPPF para 8

⁵ Supported by NPPF para 128

Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

5 Compatibility with EU Obligations

Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) 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 by NSDC for Bulcote Parish Council to determine whether or not the Bulcote Neighbourhood Plan (Regulation 14 Pre-Submission Draft) requires a SEA.
- 5.2 A SEA Screening Statement was undertaken between 17th June and 29th July 2019 and extended to 4th August 2019 for Natural England. This 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 implementation⁶.
- 5.4 The Screening Statement determined whether the content of the draft Neighbourhood Plan required an HRA Appropriate Assessment. Section 5 of the SEA Screening Report confirmed that *‘the Plan will not lead to a significant effect on the integrity of the Birklands & Bilhaugh SAC or on the Sherwood Forest ppSPA and therefore does not require a full HRA to be undertaken.’*⁷
- 5.5 The SEA Screening Statement is available on the Parish Council web site along with the responses from Natural England and the Environment Agency in relation to the SEA and HRA consultation. .

Other EU obligations

- 5.6 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.
- 5.7 The main issues for planning are the right to family life and in preventing discrimination. The Bulcote Neighbourhood Plan makes positive contributions, such as protecting the heritage

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

⁷ See SEA screening report at <https://www.bulcotevillage.co.uk/neighbourhood-plan>

and landscape of the Parish in accordance with District policies. 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.

- 5.8 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. 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 Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6 General Conformity with Strategic Local Policy

- 6.1 There has been a positive working relationship and close collaboration between Newark and Sherwood District Council (NSDC) and the Parish Council⁸ including meetings with the Senior Policy Officer at NSDC to support and guide the preparation of the Neighbourhood Plan.

Newark and Sherwood District Council Amended Core Strategy 2019-2033

- 6.2 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan (here called the Amended Core Strategy). The Bulcote Neighbourhood Plan has been developed to be in general conformity with these strategic policies.
- 6.3 The Amended Core Strategy provides detailed guidance on where new development can take place and sets out the factors that will be considered by NSDC when considering all proposals for development.
- 6.4 Table 3 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the strategic policies in the Amended Core Strategy.

Table 3: Assessment of how each policy in the Bulcote Neighbourhood Plan is in general conformity with the Strategic Policies in Newark and Sherwood District Council’s Amended Core Strategy 2019-2033

Strategic Policies Amended Core Strategy	Bulcote Neighbourhood Plan
Spatial Policy 1 sets out the settlement hierarchy for the District identifying Bulcote as an ‘other village’ covered by Spatial Policy 4b Greenbelt and Spatial Policy 3 Rural Areas.	NPP 1 requires a positive approach to sustainable development and requires development to be focused within the Built Form and to be very limited.

⁸ Represented by the Neighbourhood Plan Steering Group which includes Parish Councillors having regular meetings with officers from Newark and Sherwood District Council

Strategic Policies Amended Core Strategy	Bulcote Neighbourhood Plan
<p>Spatial Policy 3 Rural areas relates to that part of Bulcote that adjoins Burton Joyce (i.e. that is not in the greenbelt). Appropriate development is defined as being small in scale and located in villages that have services. Spatial Policy 3 sets out criteria against which new development proposals will be considered in Bulcote parish (outside the green belt) these are: location, scale, impact, character, need</p> <p>Spatial Policy 4A and 4B</p>	<p>NPP 1 provides a policy framework to make the criteria in NSDC's SP3 Bulcote specific</p> <p>NPP 2 seeks to protect landscape character – key view corridors are identified which contribute to the open, rural character and are particularly sensitive to development.</p> <p>NPP 1 seeks development in the green belt where it is consistent with SP 4A and 4B</p>
<p>Spatial Policy 8 Protecting and Promoting Community Facilities supports new facilities where they address a shortfall in provision</p>	<p>NPP 6 supports the provision of a community building (there is no adequate indoor space for the community in the Parish) in a location consistent with Green Belt and District policies.</p>
<p>Core Policy 6 supports the retention and safeguarding of employment land where there is a reasonable prospect of them being required for that purpose.</p>	<p>NPP 8 supports the reuse of the Tall Trees Garden Centre site for employment uses.</p>
<p>Core Policy 9 Sustainable Design expects new development to demonstrate high standard of sustainable design, minimise the production of waste and encourage the use of SuDS. Core Policy 10 Climate Change encourages new development that minimise</p>	<p>NPP 3 defines what high quality design is in the context of Bulcote referencing the Bulcote Design Guide to ensure that development proposals respond to the local character and history and promote or reinforce local distinctiveness. NPP 3 encourages innovative approaches to construction to improve energy efficiency and encourages SuDS schemes that mimic natural drainage patterns to improve biodiversity.</p>

Strategic Policies Amended Core Strategy	Bulcote Neighbourhood Plan
their impact on the environment.	
Core Policy 12 Biodiversity and Green Infrastructure – seeks to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy.	<p>NPP 2 supports this emphasis on the conservation and enhancement of the Natural Environment and draws out NSDCs GI Strategy and Landscape Character Assessment where it is relevant to Bulcote to provide a specific policy framework for Bulcote. The Plan supports the mitigation hierarchy approach setting it out for clarity and includes policies for protecting important Local Green Spaces (NPP 4) and protecting and enhancing bio-diversity (NPP 2).</p> <p>NPP 7 seeks to improve access to the countryside and sets a policy framework to show how development should improve green infrastructure where ever possible.</p>
Core Policy 13 Landscape Character requires development to positively address the implications of the landscape policy zones in the Landscape Character Assessment.	NPP 2 reinforces this approach with the justification text to NPP 2 providing detailed analysis of the landscape character (including the policy zones). Further analysis of key view corridors assists to provide a Bulcote specific policy framework.
Core Policy 14 Historic Environment sets out the policy requirements to minimise the impact of development on the historic environment.	NPP 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. NPP 5 provides more policy detail identifying the gaps and open spaces that are also part of the historic character.

7 Conclusion

- 7.1 It is the view of the Bulcote 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 Bulcote Neighbourhood Plan and all the policies therein.
- 7.2 The Bulcote Neighbourhood Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with the strategic policies contained in NSDCs Amended Core Strategy and meets relevant EU obligations.

7.3 On that basis, it is respectfully suggested to the Examiner that the Bulcote Neighbourhood Plan complies with Paragraph 8(2) of Schedule 4B of the Act.

8 Appendix A Sustainability Matrix

Sustainability Matrix: Bulcote Neighbourhood Plan

Policy	Environmental Impact	Economic Impact	Social Impact
NPP 1 Sustainable Development and the Built Form of Bulcote village	Positive impact Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for Bulcote. Defines the extent of the Built Form so that the wider landscape character and natural environment is protected.	Positive impact Sets out clear guidelines for the location of new development. Ensures that the impact of new development does not diminish the local character of Bulcote Parish as a place to live. Protecting the quality of the place will ensure the parish remains a desirable place to live.	Positive impact Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make Bulcote special will be protected as the Parish grows.
NPP 2 Protecting the Landscape Character and Enhancing Biodiversity	Positive impact Requires development to protect the local landscape and requires development to make a net contribution to biodiversity.	Neutral Impact	Positive impact The quality of the landscape around the village is one of the most valuable attributes; residents cherish the quality and accessibility of nature. This policy provides assurance that the quality and quantity of the landscape within and around the village will remain largely unchanged for the duration of the Plan period.
NPP 3 Importance of Energy Efficiency and High-Quality	Positive impact Minimises the impact of development on the environment by ensuring that new development contributes to the	Positive Impact Sets out clear guidelines for developers and provides existing and future residents with confidence that	Positive Impact Ensures that new development integrates with the existing, creating high-quality

Policy	Environmental Impact	Economic Impact	Social Impact
	unique characteristics of the different character areas and ensures that development will reinforce existing character. Encourages a layout and design that minimizes energy use	future development will be of the highest design quality.	buildings, streets and public spaces.
NPP 4 Designation of Local Green Spaces	Positive Impact The designation of Local Green Spaces highlights the value of these spaces to local people, the District and County Councils. Their designation may result in additional funding to support improvements to their biodiversity and accessibility.	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 form and function.
NPP 5 Protecting Heritage Assets	Positive Impact 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. It also provides more specific policy guidance on the acceptable scope of the	Positive Impact Protecting the historic environment maintains the quality of the parish – ensuring Bulcote remains an attractive place to live.	Positive Impact 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. The policy framework for Bulcote Farm provides guidance to

Policy	Environmental Impact	Economic Impact	Social Impact
	redevelopment of Bulcote Farm.		developers on the sort of renovation and redevelopment that would be acceptable to them.
NPP 6 Enhancing the provision of community facilities	Neutral Impact	Positive Impact The provision of suitable indoor space for the community would be an economic asset to the Parish.	Positive Impact Being able to hold community events in the Parish would significantly enhance social integration. Accessing some community events very locally reduces the need to travel and may enable access for those with limited mobility.
NPP 7 Improving Access to the Countryside	Positive Impact The biodiversity in the parish is rich and varied. Extending and enhancing NSDCs green infrastructure, including the extensive permissive routes around the Parish, would contribute to the continued protection of the environmental quality of the Parish.	Neutral Impact	Positive Impact The network of walking and cycling routes provides an ideal opportunity for exercise and social networking – improving this provision extends this opportunity.
NPP 8 Supporting Local Employment	Positive Impact The site is brownfield and derelict – the provision of well-designed business units accompanied by a high quality landscaping scheme to reflect its location in the green belt would make a positive environmental impact.	Positive Impact Encouraging the reuse of this former employment site for business use will increase the opportunity for local employment and will provide premises for small businesses to expand.	Positive Impact The policy may create the opportunity for additional local employment for residents who otherwise have to travel outside the Parish.