

DORE NEIGHBOURHOOD PLAN

2019-2035

BASIC CONDITIONS STATEMENT

Dore Neighbourhood Forum

Purpose of this Statement

1. This Basic Conditions Statement has been prepared to accompany the Forum’s submission to the Sheffield City Council and the Peak District National Park Authority of the Dore Neighbourhood Plan 2019-2035 under Regulation 15 of the Neighbourhood Planning Regulations 2017. The Statement addresses each of the four ‘basic conditions’ required of the Regulation and shows how the Neighbourhood Plan will have met them:

- That the plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
- That the plan contributes to the achievement of sustainable development;
- That the plan is in general conformity with the strategic policies of the development plans for the neighbourhood area;
- That the plan does not breach, and is otherwise compatible with, EU obligations.

Submitting Body

2. The Plan is being submitted by a qualifying body, Dore Neighbourhood Forum, that meets the requirements of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and was designated by the local planning authorities: Peak District National Park Authority and Sheffield City Council in October 2014.

3. 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.

4. The Plan specifies that the time period for which it will be in force will be from 2019 until 2035.

5. The policies do not relate to excluded matters (mineral extraction and waste development), nationally significant infrastructure or any other matter set out in Section 61K of the Town and Country Planning Act 1990.

Neighbourhood Area

6. Dore Neighbourhood Plan relates to the Dore Neighbourhood Area that was designated by the local planning authorities, Peak District National Park Authority and Sheffield City Council, in October 2014 and to no other area. There are no other neighbourhood plans relating to Dore Neighbourhood Area.

National Planning Policy Framework 2019

7. The Dore Neighbourhood Plan has regard to the National Planning Policy Framework (NPPF) in respect of the general guidance and in relation to guidance relevant to each of the seven subject areas dealt with by the Plan as listed below:

| Neighbourhood Plan Policy | NPPF paragraphs | Comments |
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| General | 1, 7, 8, 9,10, 11, 12, 13, 14, 15, 16, 29, 30, 31, 37, 134 | The Neighbourhood Plan contributes to the achievement of sustainable development, is in compliance with the latest Government advice provided by NPPF (2019) and is in general conformity with the approved strategic policies of the two Local Plans. The Plan is a distinctive locally prepared neighbourhood plan which reflects the shared Vision and Aims developed by probably the largest neighbourhood forum in the country, providing for the needs and priorities of the community. The Plan respects the UN resolution in favour of meeting the needs of the present without compromising the ability of future generations to meet their own needs, evidenced, for example, by protecting the setting of the National Park from irreversible unacceptable development. It further respects the expectation that in guiding development towards sustainable solutions, plans should take local circumstances into account to reflect the character, needs and opportunities of each area, as we have done safeguarding the Housing Area in the context of maintaining a civilised landscape transition from the National Park Natural Zone moorlands, across Green Belt, over tree-rich Dore to the ancient Ecclesall Woods and inner Sheffield suburbs beyond. Taking local circumstances into account and based on considerable consultation and participation of the local community and supported by relevant and up to date evidence contained in our Consultation Statement the policies propose safeguarding and protecting the sensitive countryside particularly in relation to the Peak District National Park and Green Belt, safeguarding the character of Dore Village, permitting appropriate housing infill in the Housing Area whilst safeguarding its character, protecting and enhancing local green spaces, supporting the Village Centre facilities, protecting and enhancing heritage assets, protecting transport facilities and encouraging sustainable transport. The Plan has been undertaken in the context of an out-of- |

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| | | date Sheffield Local Plan and lack of advice regarding any housing requirements for Dore. |
| DN1 Open Access Land | 170, 172, 96, 98 | Recognising the importance of physical activity for the health and well-being of communities and protecting and enhancing public rights of way and open access land in the Peak District National Park the Plan safeguards public access on open access land. |
| DN2 The Landscape Sensitivity of the Setting of the Peak District National Park | 133, 134, 136, 137, 138, 145, 146, 170, 171, 172 | The Plan supports two main purposes of the Green Belt: to check the unrestricted urban sprawl of Sheffield City and assist in safeguarding the countryside from encroachment where it can be argued that the permanence of the Green Belt is justified by the exceptional circumstances of its environmental sensitivity as the setting of the Peak District National Park. The Policy contributes to and enhances the natural and local environment by protecting and enhancing a valued landscape, recognising the intrinsic character and beauty together with the wider benefits from natural capital and ecosystem services and takes a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. |
| DN3 Green Infrastructure Strategy | 141, 171, 174 | The Plan proposes to enhance the beneficial use of the Green Belt; to provide opportunities for public access and outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity and improve damaged and derelict land. It also proposes a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and to safeguard wildlife corridors and the stepping stones which connect them. |
| DN4 Long Line Substantially Built-Up Road Frontage | 134, 140, 144 | The Plan attaches great importance to the fundamental aim of Green Belt Policy to assist in safeguarding the countryside from encroachment and protecting the setting of the National Park by channelling new housing development within the Green Belt towards clearly defined sites. |
| DN5 New Infill Housing Development in the Housing Area | 59, 65, 66, 70, 125, 127 | The Plan relies on the strategic proposals of the Core Strategy and the emerging Sheffield Plan to significantly boost the housing supply in the City. The Plan supports the strategy by permitting new housing infill within the Dore Housing Area and safeguards the character of part of the South-West of Sheffield by resisting inappropriate development of residential gardens, by promoting good design and by ensuring that development is sympathetic to local character and history, including the surrounding built environment and landscape setting. |
| DN6 The Provision of Smaller Dwellings. | 59, 65, 66, 70, 125, 122, 127 | The Plan encourages opportunities for the development of smaller dwellings, particularly for members of the community whilst safeguarding the character of the Dore Housing Area, resisting inappropriate development of residential gardens, promoting good design. |
| DN7 Local Green Spaces | 96, 97, 99, 100, 101 | The Plan supports access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities and proposes that a number of open spaces of particular value to the local community which comply with the criteria for local green spaces are designated as Local Green Spaces for special protection and enhancement. |
| DN8 Retail Uses in Dore Village Centre | 91, 92 | The Plan promotes social interaction and provision of vital facilities by the retention and development of retail uses in Dore Village Centre as the heart of the community. |
| DN9 Community Facilities in Dore Village Centre | 91, 92 | The Plan promotes healthy lifestyles and community well-being in social, recreational and cultural facilities and services and guards against the unnecessary loss of valued facilities and services and ensures that established facilities and services are able to develop and modernize as the heart of the community. |
| DN10 Village Centre Environmental Improvements | 91, 92 | The Plan plans positively for street layouts and high quality shared public spaces and proposes environmental enhancement of Dore Village Centre to support the vitality of the Village Centre and to provide facilities to enhance the Village Centre as a meeting place for the community. |
| DN11 Sites of Archaeological Heritage Significance | 184, 185, 189, 197 | The Plan proposes the protection and safeguarding of three archaeological sites and their settings. |
| DN12 Demolition in Dore Conservation Area | 184, 185, 189, 197 | The Plan proposes protecting and preserving the special architectural and historic interest of Dore Conservation Area. |
| DN13 Protection of Assets of Archaeological Significance in Dore Conservation area | 184, 185, 189, 197 | The Plan proposes to require applicants to describe the significance of any heritage asset affected by proposed development and to undertake appropriate measures to provide an understanding of the significance of that asset in consideration of any planning application. |
| DN14 Non-designated Heritage Assets | 184, 185, 189, 190, 197 | The Plan proposes the protection of non-designated heritage assets taking into account the character of the building in considering an application for its development and its setting. |

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| DN15 Dore and Totley Station Park-and-Ride Facilities | 102, 103, 104, 106, 108, 109, 110, 111 | The Plan proposes safeguarding the local park-and-ride facilities that have an important role in facilitating sustainable development and in contributing to wider sustainability and health objectives. The proposal gives priority to pedestrian and cycle movements, the facilities having good pedestrian access and cycle provision and to having access to high quality public transport facilities. The facilities include provision for the needs of people with disabilities by all modes of transport. The proposal enables the development of infrastructure to widen transport choice. |
| DN16 Traffic and Parking | 102, 103, 104, 106, 108, 109, 110,111 | The Plan promotes measures to increase use of sustainable modes of transport. |

Sustainable Development

8. The Neighbourhood Plan contributes, in varying amounts, to the achievement of sustainable development by promoting economic, social and environmental objectives in the Dore Neighbourhood Area which lies half within the Peak District National Park and half in the Sheffield City local planning authorities and by ensuring that the needs of Dore in the present do not compromise the ability of future generations to meet their own needs or those of the City overall. A full sustainability appraisal has not been undertaken, nor is the Forum required to, but the following assessment has been made by the Dore Neighbourhood Forum, of the sustainability of the various policies:

a) Our *economic goals* are to promote Dore as an attractive place to live for all residents including attracting enterprising, talented and aspiring people who will support the economic success of Sheffield City as a leader in academic and medical education and research, in advanced technological activities and in flourishing professional support services. Our scope for promoting economic goals is focussed on four areas. We aim to promote economic developments in outdoor recreation and cultural pursuits by safeguarding and enhancing the countryside of the National Park and Green Belt, local green spaces and residential gardens whilst providing sufficient opportunities for new appropriate housing development that does not impact adversely on these green spaces that add value to existing properties. We aim to promote the economic vitality and viability of Dore Village Centre as the vibrant heart of the Village and to safeguard and develop sustainable transport infrastructure for the community.

b) Our *social goals* are to contribute to a strong, vibrant and healthy community of all ages by striving to provide opportunities for a modest increase in the number of homes, but with opportunities for a greater range of homes, in a well-designed and safe built environment and an improved social infrastructure, providing more accessible services and enhanced access to high quality landscapes and safeguarded open spaces with development which respects and draws on the character of the Village and its surrounding Neighbourhood Area and enables the community safe access to local and city-wide social facilities.

c) Our *environmental goals* are ambitious: to contribute to protecting and enhancing the biodiversity, natural beauty and stunning landscapes of the Peak District National Park and its countryside setting lying within the Green Belt. These areas, of landscape character on a National and local scale, are highly valued by the local and wider community and contribute significantly to Dore and the City's reputation as a 'Green City' and as a 'great place to live'. We aim to contribute to a well-designed urban environment including the retention and enhancement of the open spaces of the Neighbourhood Area and residential gardens of our Housing Area and we propose to protect and enhance the historic, architectural and archaeological interest of the Neighbourhood Area especially Dore Conservation Area. Sustainable transport provision is important in protecting the local and wider environment from damaging impacts.

Dore Neighbourhood Forum's Assessment of the sustainability of the Neighbourhood Plan policies

| Neighbourhood Policy | Economic Contribution | Social Contribution | Environmental Contribution |
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| DN1 Open Access Land | Contributes to the economic use of open access land for land management activities, for recreational activities and tourism and contributes to the City's Outdoor Strategy. | Contributes to promoting public access and community health and well-being in the Natural Zone of the Peak District National Park. | Protects public amenity of open moorland and minimising environmental degradation of the Peak District National Park |

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| DN2 The Landscape Sensitivity of the Setting of the Peak District National Park | Contributes to the use of the countryside for agriculture, employment recreation and tourism. | Promotes the countryside for public enjoyment, good public access, health and well-being. | Protects the countryside environment for wildlife and amenity in accordance with the Peak District Landscape Character Assessment |
| DN3 Green Infrastructure Strategy | Contributes to the improved use of the natural setting of the National Park for agriculture, amenity, recreation and tourism and the City's Outdoor Strategy. | Provides for improvements to the public enjoyment of the countryside and improving community health and well-being. | Provides for the enhancement of the amenity, recreational and wildlife character of the countryside and supports the development of green corridors between the National Park, Old Hay Brook and Ecclesall Woods. |
| DN4 Long Line Substantially Built-up-Road Frontage | Contributes to the provision of acceptable infill housing development and protects the amenity of existing residential properties enhancing their value. | Provides opportunities for developing new housing for the local community. | Safeguards the setting of the Peak District National Park and Sheffield City areas of landscape character by appropriate infilling in keeping with the Landscape Character Assessment for the area. |
| DN5 New Infill Housing Development in the Housing Area | Contributes to the provision of new housing development and protects the amenity of existing residential properties, enhancing their value. | Provides opportunities for developing additional housing to serve local needs. | Safeguards and enhances the Housing Area character by controlling development of mature residential gardens and contributes to maintaining a successful landscape transition from the Peak District National Park across Dore Village to the housing suburbs beyond. |
| DN6 The Provision of Smaller Dwellings | Contributes to the provision of new housing development and protects the amenity of existing residential properties, enhancing their value. | Provides opportunities to serve the needs of members of the community by permitting housing to meet a wider range of needs including the potential for more affordable housing. | Safeguards the character of the Housing Area by controlling development of residential gardens and minimising the loss of mature hedges and trees. |
| DN7 Local Green Spaces | Contributes to the economic management of open spaces, enhancing the value of nearby residential properties. | Provides for improved public access to high quality open spaces contributing to the health and wellbeing of residents and visitors. | Provides for protecting and enhancing local amenity and valued local spaces and wildlife. |
| DN8 Retail uses in Dore Village Centre | Contributes to maintaining the economic vitality and viability of local retail and business uses. | Provides for protection of retail and essential services in the Village to serve the needs of the local community, especially those least able to travel outside the Village. | Provides for maintenance of the Village Centre as an attractive amenity as the heart of the Village tending to reduce the environmental cost of travel outside Dore to purchase essential goods and services. |
| DN9 Community Facilities in Dore Village Centre | Contributes to the vitality and viability of local community facilities. | Provides for the retention of important community facilities for sport, recreation and cultural activities to encourage the community to flourish and extend friendship to local residents. | Provides for the maintenance of the Village Centre as an attractive and welcoming place as the heart of the Village. |
| DN10 Village Centre Environmental Improvements. | Contributes to supporting the economic vitality and viability of local retail, business and community facilities. | Provides for the enhancement of the Village Centre as the heart of the Village as an attractive community meeting place for people of all ages. | Provides for the improvement of the visual amenity and provision of a safe space, especially for pedestrians of all ages, in the Village Centre as well as particularly protecting and enhancing Dore Conservation Area. |
| DN11 Sites of Archaeological Heritage Significance | Contributes to the economic protection of archaeological sites. | Protects the archaeological sites as a source of local history education and public attraction. | Protects the archaeological value of the sites and their settings. |
| DN12 Demolition in Dore Conservation Area | Contributes to the acceptable development of properties. | Safeguards an area of special architectural or historic interest for the community and visitors. | Protects the special architectural or historic interest of the area. |
| DN13 Protection of Assets of Archaeological Significance | Contributes to the acceptable development of buildings. | Protects archaeological assets of value to the local community. | Protects assets of archaeological significance and their settings. |
| DN14 Non-designated Heritage Assets | Contributes to the beneficial use of buildings with stronger guidance for development. | Safeguards non-designated buildings of architectural or historic interest | Protects the community interest in buildings of local significance and their settings. |
| DN15 Dore and Totley Station Park-and-Ride Facilities | Contributes to the development of public transport infrastructure to serve the economic needs of the City as well as the local needs. | Provides for the development sustainable public transport for the local and wider community. | Protects the amenity of the facilities and the impact of development and traffic on the local community |

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| DN16 Traffic and Parking | Contributes to the provision of more sustainable transport provision. | Provides for more sustainable and healthy means of access for new appropriate access to new developments for the community. | Constrains over-development and reduces congestion and other detrimental environmental impacts on the local environment. |
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Conformity with Local Plans' Strategic Policies

9. The Plan is in general conformity with the two local planning authorities' strategic policies listed below:

Peak District Planning Authority (PDNPA) Strategic Policies.

| Neighbourhood Plan Policy | PDNPA Local Plan Strategic Policies | Neighbourhood Plan policy response |
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| DN1 Open Access Land | GSP1; Securing national park purposes and sustainable development GSP2; Enhancing the National Park GSP3; Development Management Principles CSL1; Landscape character and valued characteristics | The Neighbourhood Plan supports securing national park purposes, enhancing the Peak District National Park and Management Policies. The policy aims to protect open access land in a similar manner to the PDNPA proposal to protect designated public footpaths. |

Sheffield City Council's Strategic Policies.

| Neighbourhood Plan Policies | Sheffield Core Strategy Policies | Neighbourhood Plan policy response |
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| DN2 The Landscape Sensitivity of the Setting of the Peak District National Park | CS71; Protecting Green Belt | The policy protects against inappropriate development encroachment on the countryside and respects the landscape sensitivity of the Peak District National Park and its natural setting by reference to a thorough landscape character assessment. |
| DN3 Green Infrastructure Strategy | CS71; Protecting Green Belt CS73; The Green Strategy | The policy supports the enhancement of the Green Belt and the Green Strategy proposal, close to urban areas, maintaining and enhancing the strategic green corridors. |
| DN4 Long Line Substantially Built-up Road Frontage | CS71; Protecting Green Belt CS73; The Green Strategy CS74; Design Principles | The policy provides for housing development in the Green Belt only in the defined developed frontages protecting the open gaps on Long Line from development that would encroach on the countryside and damage the aspect of the Peak District National Park. |
| DN5 New infill development in the Housing Area | CS26; Efficient Use of Land CS31; Housing in the South-West Area CS74; Design Principles | The policy supports the needs of the City for houses, the reuse of urban land for development wherever practicable and the efficient use of land by ensuring new infill housing development is in keeping with the character of the Housing Area, safeguarding its attractive and distinctive character by protecting mature residential gardens from inappropriate development and through an understanding of housing density, the urban grain, local housing design and the need to maintain a sensitive landscape transition from the Peak District National Park to the urban development of Sheffield City. |
| DN6 The Provision of Smaller Dwellings suitable for Downsizing | CS26; Efficient Use of Land CS31; Housing in the South-West Area CS74; Design Principles | The policy supports the need of the City for houses and provides for the development of smaller dwellings whilst safeguarding the character of the Housing Area and the efficient use of land by ensuring new infill housing development is in keeping with the character of the Housing Area. |
| DN7 Local Green Spaces | CS46; Quantity of Open Space CS47; Safeguarding of Open Space | The policy meets the needs of the people of the City for leisure and supports the protection and enhancement of the quality of local open spaces by introducing management plans. |
| DN8 Retail Uses in Dore Village Centre | CS39; Neighbourhood Centres | The policy meets the needs of the people of the City for services, promotes economic development and recognises that neighbourhood centres are a key to achieving the objectives for successful neighbourhoods in providing a basic range of shops. |
| DN9 Community Facilities in Dore Village Centre | CS39; Neighbourhood Centres | The policy meets the needs of the people for services and recognises the importance of retaining community facilities in maintaining the Village Centre as the heart of the community. |
| DN10 Village Centre Environmental Improvements | CS39; Neighbourhood Centres | The policy leads to a healthier, safer, more convenient and more attractive environment that seeks to support the role of Dore Village Centre as the heart of the Village and Community with environmental improvements. |

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| DN11 Sites of Archaeological Heritage Significance | CS74; Design Principles | The policy would protect and enhance the built environment and seeks to take advantage of and enhance the distinctive features of the city and neighbourhood. |
| DN12 Demolition in Dore Conservation Area | CS74; Design Principles | The policy would protect and enhance the built environment and seeks to achieve high quality development and take advantage of and enhance the distinctive features of the neighbourhood, namely the Dore Conservation Area. |
| DN13 Protection of Assets of Archaeological Significance in Dore Conservation Area | CS74; Design Principles | The policy would protect and enhance the built environment and seeks the submission of planning applications which provide enough information to enable an assessment of the archaeological significance of proposed development in Dore Conservation Area. |
| DN14 Non - designated Heritage Assets | CS74; Design Principles | The policy would protect and enhance the built environment and proposes the protection of non-designated buildings of architectural or historic interest in order to take advantage of and enhance distinctive features of the neighbourhood. |
| DN15 Dore and Totley Station Park-and-Ride Facilities | CS16; Rail Connections CS51; Transport Priorities CS57; Park-and-Ride and Car Parking in the City Centre CS60; Transport in the City Centre | The policy would integrate land use and transport, reduce distances people need to travel and allow public transport to be operated efficiently. It gives priority to developing the rail network in the City, promoting transport choice, maximising accessibility, containing congestion levels, improving air quality and road safety and supporting economic objectives through demand management measures and sustainable travel initiatives. |
| DN16 Traffic and Parking | CS51; Transport Priorities | The policy leads to a healthier, safer, more convenient and more attractive environment and promotes transport choice, maximising accessibility, containing congestion, improving road safety and supporting sustainable travel initiatives. |

European Obligations

10. With regard to Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive), the conclusion of the SEA Screening Statement and consultation is: "It is demonstrated, through assessment against the significance criteria in the SEA Directive and the Regulations, as set out together with the reasoning in section 3 of the report, that the impact of the Regulation 14 Pre-submission version of Dore Neighbourhood Plan would not be likely to result in significant environmental effects and therefore an SEA is not required."

11. With regard to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora the conclusion of the Habitat Regulation Assessment (HRA) Screening Report and consultation process is: "there is likely to be no significant effect, either alone or 'in combination' of the Dore Neighbourhood Plan on European Sites", therefore an Appropriate Assessment is not required.

12. Given that, in direct response to comments made by consultees to the Regulation 14 Pre-Submission Consultation, the Forum has made changes to the Dore Neighbourhood Plan since the Screening Reports were issued, the Forum has taken care to review the changes made to the policies. The changes to the policies are highlighted in Table 6 to Appendix 2 of the Consultation Statement. The considered view of the Dore Neighbourhood Forum is, based on this review, that there have been no significant or material changes to the Neighbourhood Plan which would require the Screening Reports to be reviewed.