



DUNHOLME BASIC CONDITIONS STATEMENT

Dunholme Neighbourhood Plan

2016 - 2036

Dunholme Basic Conditions Statement

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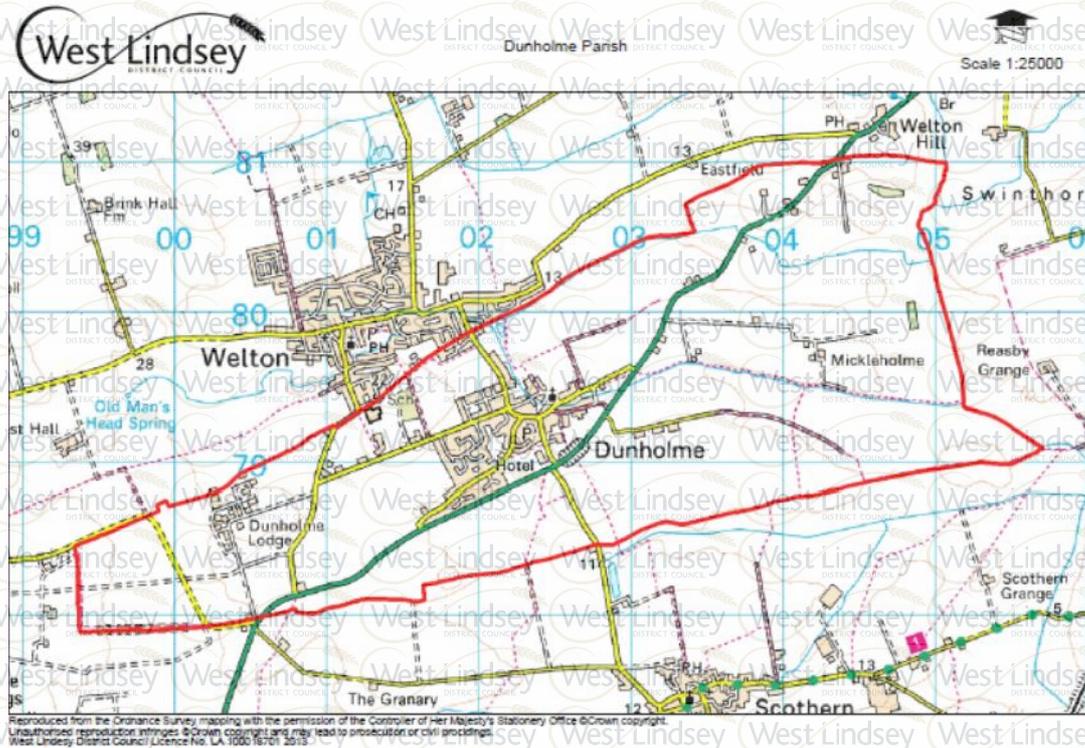
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Basic Conditions' Statement for Dunholme Neighbourhood Plan

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Dunholme Neighbourhood Development Plan.
- 2.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
- I. the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - II. the draft NDP must contribute to the achievement of sustainable development;
 - III. the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case West Lindsey District Council's Local Plan 2006 and the Submission Central Lincolnshire Local Plan 2016.
 - IV. the draft NDP must meet the relevant EU obligations.
- 2.3 The Dunholme NDP is being submitted by Dunholme Parish Council for the Parish area of Dunholme. The map below shows the extent of the NDP boundary. The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Dunholme NDP Area



2.4 The Plan applies to the Parish of Dunholme in the West Lindsey District of Lincolnshire.

2.5 In accordance with the Neighbourhood Planning Regulations 2012 an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation on the 15th June 2013 and the designation was advertised for a six week period. The application was approved by the Prosperous Communities Committee of West Lindsey District Council on 3rd August 2013.

2.6 The approved NDP designated area is shown in figure 1.

2.7 The Draft Dunholme NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 18th June and ended on the 30th July 2016. Some minor amendments were suggested by consultees and these have been made to the document. These amendments are summarised in the document entitled 'Consultation Statement'.

What is being proposed is a neighbourhood development plan

- 2.8 The plan proposal 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.

The proposed Neighbourhood Plan states the period for which it is to have effect

- 2.9 The NDP for Dunholme will cover the period 2016 until 2036 the same as the Submission Central Lincolnshire Local Plan 2016.

The policies do not relate to excluded development

- 2.10 The NDP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

3 Basic Conditions

Have Appropriate Regard to National Policy

- 3.1 Regard to national policy and guidance: The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area, and sets out how planning should help achieve sustainable development.
- 3.2 Sections 183-185 of the NPPF refer to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 3.3 This section demonstrates that the Dunholme NDP has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
 - Requiring good design

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- Supporting a prosperous rural economy
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Promoting sustainable transport

3.4 The Dunholme contains Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

3.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Housing	Policy 1 – Policy 3	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes. • Requiring good design. • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment.
Design	Policy 4	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes. • Conserving and enhancing the natural environment. • Requiring good design.
Employment	Policy 5,	<ul style="list-style-type: none"> • Supporting a prosperous rural economy
Open Space and Green Infrastructure	Policy 6 - 8	<ul style="list-style-type: none"> • Promoting healthy communities • Promoting sustainable transport
Community Facilities	Policy 9	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Promoting healthy communities • Promoting sustainable transport
Landscape	Policy 10 - 11	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment.
Historic Environment	Policy 12	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment.
Floodrisk and waste Management	Policy 13 - 14	<ul style="list-style-type: none"> • Requiring good design.

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Infrastructure	Policy 15 – 16	<ul style="list-style-type: none">• Supporting a prosperous rural economy• Promoting healthy communities• Promoting sustainable transport
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Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
1	General Housing Growth	47, 50, 51,55	This policy supports the new housing allocations proposed by the Central Lincolnshire Local Plan..
2	Housing Mix & Type	47, 50, 51,55, 19	This policy supports new housing proposals that provide a housing mix that reflects the needs of the village.
3	Infill Development	89,51	This policy sets out the criteria for residential developments for small scale infill and redevelopment sites.
4	Local Design and development Principles	28,61, 109, 126, 69,112	To ensure new development proposals take into account the distinct local character of the area when designing the layout, height and form of the site. Developments also need to take account of the views and vistas into and out of the settlement.
5	Enabling employment opportunities	20. 28, 155	The Plan supports proposals that generate new business and employment within the Parish, subject to a set of criteria.
6	Public recreational open space	70,73, 74, 75, 76	The Plan seeks to protect the public open spaces for recreational uses only.
7	Green Infrastructure	109, 114	The Policy seeks to protect and enhance the green infrastructure in the Plan area by improving the connectivity between wildlife areas and green spaces.
8	Dunholme Beck Green Corridor	109, 114	The policy seeks to enhance the setting of the Beck and its associated amenity value it offers.
9	Community Facilities	28	The Plan seeks to protect community facilities and sets out the criteria for replacement community facilities.

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10	Landscape Character	58, 109,	The Policy seeks to protect and enhance the identified character areas and ensure new developments fit into the character area of the particular part of the village it is proposed for.
11	Settlement Breaks	109	The Plan seeks to protect the landscape character of the area and would like to ensure Dunholme does not merge with the surrounding settlements. Therefore, the plan sets out the criteria for new developments on the edge of the built up area of the settlement. However, the Plan does support the development of the two allocated housing sites and only smallscale development.
12	Heritage Assets	126,127,128,131	The policy seeks to conserve, enhance and protect the historic buildings and locally listed buildings in Dunholme.
13	Reducing Flood Risk	17, 96, 100,162	The purpose of the policy is to prevent flood risk issues in the future and ensure new development does not add to the existing problem as Dunholme has historically suffered from surface water run-off during times of excessive rain.
14	Waste Water	156, 162	The policy seeks to ensure Dunholme and the surrounding area does not suffer waste water issues as a result of the new developments as the capacity at the local pumping station is already strained.
15	St Chad's Primary School Extension	37, 72, 162	The policy seeks to ensure that the extension to the primary school is secured through Section 106 agreements as a result of future developments.
16	Road upgrades and improvements	31, 162	The policy seeks to upgrade and enhance the three junctions onto the A46 at Scothern Lane, Lincoln Road and Market Rasen Road.

Contribute to the Achievement of Sustainable Development

- 3.6 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for local residents and making the quality of life better for future generations. The Dunholme echoes that of the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.7 The Dunholme plan has been prepared with a central understanding that the key areas it addresses that being the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is valued.

General Conformity with Strategic Local Policy

- 3.8 The Dunholme NDP has been prepared with planning officers from the West Lindsey District Council as part of the neighbourhood planning and the central Lincolnshire planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the West Lindsey Local Plan 2006 and the Submission Central Lincolnshire Plan 2016. It is deemed necessary to assess the Dunholme NDP against the submission policies in the Central Lincolnshire Local Plan 2016 as this will eventually replace with West Lindsey Local Plan 2006.
- 3.9 Table 3 below shows how the Dunholme NDP is in general conformity with the strategic policies of the West Lindsey District Council Local Plan 2006 and the Submission Central Lincolnshire Local Plan 2016.

Table 3: Development Management Policies Conforms with Policies in West Lindsey Local Plan 2006 and the Submission Central Lincolnshire Plan 2016.

Policy Number	Policy Title	WLLP 2006	CLLP 2016	Commentary
1	General Housing Growth	STRAT 1 , STRAT 3, RES 1	LP2, LP3	<p>The Local Plan 2006 supports the development of new housing and seeks to ensure the character, layout and form of settlements is respected.</p> <p>Policy LP2 of the Central Lincolnshire Local Plan identifies Dunholme as a large village the will take some housing development. The Central Lincolnshire Plan also allocates two housing sites as shown in the Dunholme NP. Over the Plan period (2036) this would allow for approximately 324 new homes within the Parish.</p> <p>The NDP supports small scale development in the right locations that respects the local character and environment.</p>
2	Housing Mix & Type	RES 1, RES 2	LP10, LP52	<p>The Local Plan 2006 supports the development of new housing and seeks to ensure the character, layout, type, tenure is compatible with the settlement.</p> <p>LP10 expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market area in particular catering for the needs of less mobile occupants, including older people and disabled people.</p>

				<p>The NDP supports a mix of housing types and tenures that reflects the settlement population's needs now and in future generations.</p>
3	Infill Development	STRAT 1, STRAT 3, STRAT 8, RES 1, RES 3,	LP4	<p>The Local Plan 2006 and the emerging Central Lincolnshire Plan supports the development of small scale infill development in small rural villages.</p> <p>The Dunholme Plan sets out the criteria for small scale infill development to ensure it delivers the housing needs for the area.</p>
4	Design Principles	RES 1, RES 2, CORE 10, NBE 10	LP4, LP25	<p>The Local Plan 2006 seeks to secure high quality new developments.</p> <p>LP25 states that all new development, including extensions and alterations to existing buildings must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. The policy also sets out design principals for new developments.</p> <p>.</p> <p>The Dunholme Plan sets out the criteria for how it would like to see new development design to ensure it reflects the setting and rural nature of the village.</p>
5	Enabling employment opportunities	ECON 1, ECON 11	LP2, LP5	<p>The Local Plan 2006 supports small scale business development and people working from home.</p>

				<p>The central Lincolnshire Plan promotes the expansion of existing business premises and new small scale businesses in sustainable locations.</p> <p>The Neighbourhood Plan also seeks to promote appropriate business development in the existing village. The Local Plan 2006 sets the standards in which new developments must meet the open space requirements.</p>
6	Public recreational open space	CORE 9, CRT 2, CRT 3	RES 4, RES 5 LP23, LP24	<p>The Central Lincolnshire Local Plan seeks to protect and enhance existing open space but also requires new open spaces and sporting facilities. The plan sets out the requirements for new open space and sporting facilities.</p> <p>The Neighbourhood Plan echoes that of the central Lincolnshire plan and identifies the valued open spaces and sports facilities and seeks to protect these for future generations.</p>
7	Green Infrastructure	CORE 9, CORE 10	LP9, LP17 LP21 LP23, LP24	<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>LP23 sets out to ensure that all development protects, enhances the network of habitats and biodiversity.</p> <p>The plan</p>
8	Dunholme Beck Green Corridor	CORE 10, CRT 20	LP9, LP17 LP21 LP23, LP24	<p>The Local Plan 2006 seeks to protect and enhance the natural environment through a number of policies in the plan. It also strives for high quality design in sustainable locations.</p>

				<p>The Central Lincolnshire Local Plan support the protection of valued greenspaces.</p> <p>The plan seeks to protect and enhance the setting of the Beck and the public use of the area.</p>
9	Community Facilities	CRT 1, CRT 4	LP2,LP15	<p>The Central Lincolnshire Local Plan sets out in policy LP15 seeks to protect and enhance community facilities and encourages local communities to register community assets of value.</p> <p>The plan seeks to protect the community assets and sets out a criteria for the replacement of the these assets if necessary.</p> <p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p>
10	Landscape Character	CORE 9, CORE 10, NBE 10, NBE 20	LP9, LP17 LP21 LP23, LP24	<p>LP23 sets out to ensure that all development protects, enhances the network of habitats and biodiversity.</p> <p>The plan seeks to protect the special character areas in the settlement and ensure that any new development on the edge of the settlement blends well into the landscape..</p> <p>The Local Plan 2006 seeks to protect and enhance the natural environment through a number of policies in the plan. It also strives for high quality design in sustainable locations.</p>
11	Settlement Breaks	STRAT 13, NBE 10, NBE 20	LP17	

				<p>LP17 seek to protect and enhance the landscape and green wedges. It also seeks to prevent the physical merging of settlements.</p> <p>The plan seeks to prevent the coalesce of Dunholme and the neighbouring settlements.</p>
				<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p>
12	Heritage Assets	NBE 4	LP24	<p>LP24 ensure new development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p>The Dunholme plan also seeks to conserve, enhance and protect the historic buildings in the plan area.</p>
13	Reducing Flood Risk	NBE 14, SUS 14	LP14	<p>Policy LP14 of the Central Lincolnshire Local Plan and the West Lindsey Local Plan 2006 seek to ensure that development does not place itself or others at increased risk of flooding.</p> <p>The Dunholme plan again seeks to ensure that any new development does not increase the risk of flooding as a result of new development.</p>
14	Waste Water	NBE 14	LP14	<p>The West Lindsey Local Plan 2006 sets out in its policy NBE 14 the sets out that development will not be permitted which will generate foul sewage or surface water run-off in excess of the capacity of the sewage system works or plant or ultimate receiving land drainage system.</p>

15	St Chad's Primary School Extension	STRAT 19	LP12	<p>Both the Dunholme Plan and policy LP14 of the Central Lincolnshire Local Plan seeks to ensure developments do not cause detrimental harm and increase problems associated with Waste Water.</p> <p>The Central Lincolnshire Local Plan identifies that with the increase in population and the need for additional housing also means the need for additional infrastructure to support this.</p> <p>The Dunholme plan seeks to ensure that the new developments provide the space required at the primary school to ensure all children in the village can attend the local school.</p>
16	Road upgrades and improvements	STRAT 19	LP12	<p>The Central Lincolnshire Local Plan in policy LP12 states that 'Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments'.</p> <p>The Dunholme plan identifies the road networks that require upgrading and improving.</p>

Be Compatible with EU Obligations

- 3.10** West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the NDP is not likely to have a significant impact on the environment. This document was submitted to English Heritage, Natural England and the Environment Agency who also agreed with this outcome.
- 3.11** The NDP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 3.12** The NDP is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by West Lindsey District Council.

Conclusion

- 3.13** It is the view of Dunholme Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are considered to be met by the Dunholme NDP.
- 3.14** The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in West Lindsey Local Plan 2006, the Submission Central Lincolnshire Local Plan 2016 and meets relevant EU obligations.