



Brattleby Basic Conditions Statment



Brattleby Neighbourhood Plan

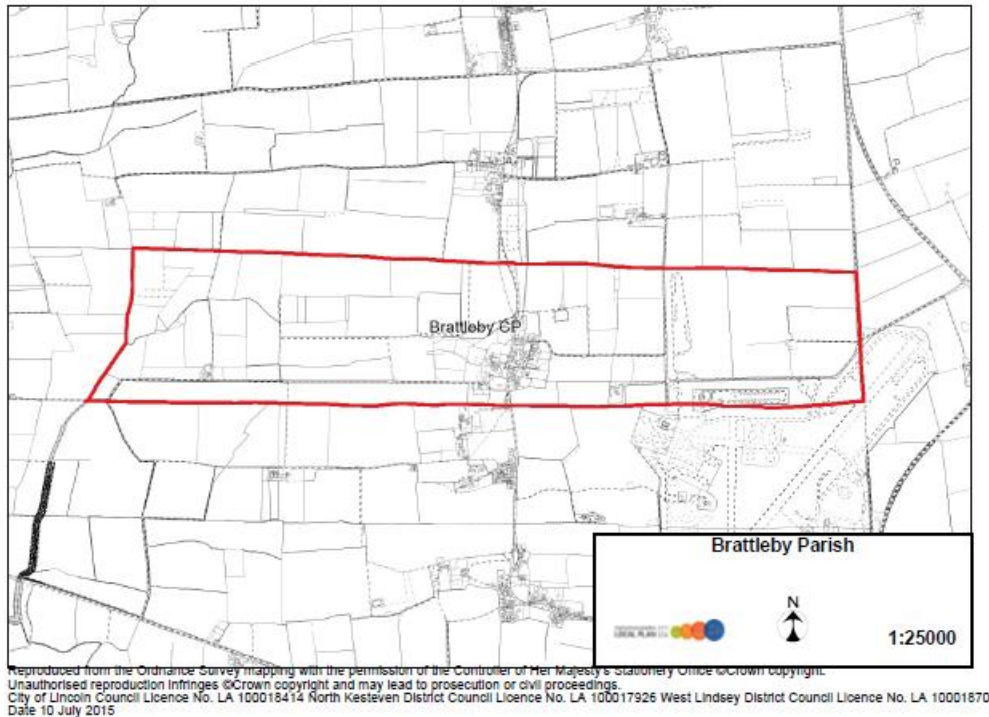
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Basic Conditions' Statement for Brattleby Neighbourhood Plan

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Brattleby 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 Proposed Submission Central Lincolnshire Local Plan 2016.
 - IV. the draft NDP must meet the relevant EU obligations.
- 2.3 The Brattleby NDP is being submitted by Brattleby Parish Council for the Parish area of Brattleby. 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: Brattleby NDP Area



- 2.4 The Plan applies to the Parish of Brattleby 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 from Brattleby Parish Council and advertised the designation for four weeks to allow any comments to be made on the application. The consultation period ended on the 13 August. The application was approved by West Lindsey District Council on the 15 August 2015.
- 2.6 The approved NDP designated area is shown in figure 1.
- 2.7 The Draft Brattlebyby Lincoln NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 30 September 2016 and closed on the 11 November 2016. Some minor amendments have been made to the document based on the comments received and these 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 Brattleby will cover the period 2017 until 2036 the same as the Proposed 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 Brattleby NDP has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment

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- Supporting high quality communications infrastructure

3.4 The Brattleby 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

Policy Theme	Objectives in the Plan	NPPF
Design of New Development	Objective 1 & 2	<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.
Extension to Existing Properties	Objective 2	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment. • Requiring good design. • Conserving and enhancing the historic environment.
Housing Mix & Type	Objective 2	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes.
The Historic Environment	Objective 4	<ul style="list-style-type: none"> • Promoting healthy communities • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment.
Local Green Space	Objective 4	<ul style="list-style-type: none"> • Promoting healthy communities • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment.
Countryside & the Environment	Objective 4	<ul style="list-style-type: none"> • Promoting healthy communities • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment.
Improve Digital Connectivity	Objective 3	<ul style="list-style-type: none"> • Supporting high quality communications infrastructure

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Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
1	Design of New Development	47, 50, 55, 56,57,96	This policy supports new housing proposals provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development should meet.
2	Extensions to Existing Properties	56, 57	To ensure any new extensions to dwellings in the Parish do not have a detrimental impact on the surrounding countryside or have a visual impact on the character of the village.
3	Housing Mix	55, 50, 159	This policy sets out the housing mix and type required in the village if the area is to see any new housing development.
4	The Historic Environment	61,126.127.128,131, 132	To conserve, enhance and protect the historic buildings in Brattleby. The policy proposes to ensure listed buildings and their curtilages will be protected, conserved and enhanced as part of new development proposals.
5	Local Green Space	76,77	This policy seeks to ensure the Local Green Space in the Village is protected for future generations for its recreational value and it visual amenity.
6	Countryside & The Environment	109, 64, 131, 75, 96	The plan area is enriched with a beautiful surrounding at the bottom of the cliff and has significant trees, hedgerows, stone walls and views that give the settlements its character. It is important that these environmental assets are protected for both the character of the area, the wildlife and biodiversity.
7	Improving Digital Connectivity	42,43	The purpose of the policy is to provide better digital connectivity for existing and new residents in the area.

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 Brattleby neighbourhood plan 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 Brattleby 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 highly valued.

General Conformity with Strategic Local Policy

- 3.8 The Brattleby 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 Proposed Submission Central Lincolnshire Plan 2016. It is deemed necessary to assess the Brattleby NDP against the proposed 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 Brattleby NDP is in general conformity with the strategic policies of the West Lindsey District Council Local Plan 2006 and the Proposed submission Central Lincolnshire Local Plan 2016.

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

Policy Number	Policy Title	WLLP 2006	CLLP 2016	Commentary
1	Design of New Development	STRAT 1 , STRAT 3, RES 1	LP2, LP4, Core 10	<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>The emerging Central Lincolnshire Local Plan identifies around a 10% increase in the size of the village over the Plan period (2036) which would allow for approximately 4.5 new homes within the Parish.</p> <p>The NDP supports the development of the 10% growth in the settlement provided it is sensitively built in the right location/s that respects the local character and environment.</p>
2	Extensions to Existing Properties	RES 11, RES 12	LP17	<p>The Local Plan 2006 and the emerging Central Lincolnshire Plan supports development that does not harm the setting or character of the settlement.</p> <p>The Brattleby Plan sets out the criteria for extensions to dwellings to ensure it does not cause any detrimental harm to character of the area and nearby residents by ensuring extensions are suitably designed and located.</p>
3	Housing Mix &Type	RES 2	LP10	<p>The Local Plan 2006 and the Central Lincolnshire Plan supports the development of a housing mix that meets the settlements needs.</p>

				The Brattleby Plan sets out the housing types and mix that are required in the parish.
4	The Historic Environment	NEB 1, NEB 2, NBE 4	LP25	<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>LP25 seeks to ensure that new development proposals protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p>The Brattleby plan also seeks to conserve, enhance and protect the historic buildings in the plan area.</p>
5	Local Green Space		LP23	<p>The Central Lincolnshire Local Plan seek to protect important local green spaces in Lincolnshire and encourages their protection.</p> <p>Brattleby Neighbourhood Plan seeks to protect the village paddock as a Local Green Space.</p>
6	Countryside & The Environment	STRAT 12, NBE 10, NBE 12,NBE 13, NEB 20 and RS21	LP17	<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>LP17 seek to protect and enhance the landscape and views. In particular policy LP17 states 'All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to</p>

				<p>preserve or enhance key local views and vistas, and create new public views where possible'. Brattleby NDP identifies the key views into and out of the settlement and wishes to ensure that these views are not harmed by any future development.</p> <p>The NDP also seeks to conserve and preserve the natural and built environment whilst delivering suitably located and designed homes in the Brattleby Parish.</p>
7	Improving Digital Connectivity	STRAT 19	LP12	<p>The Central Lincolnshire Plan promotes and encourages the infrastructure development to support growth.</p> <p>The Brattleby NDP also promotes</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 Brattleby 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 Brattleby 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 Proposed Submission Central Lincolnshire Local Plan 2016 and meets relevant EU obligations.