



WILLOUGHTON



NEIGHBOURHOOD

BASIC CONDITION STATEMENT

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Legal Requirements

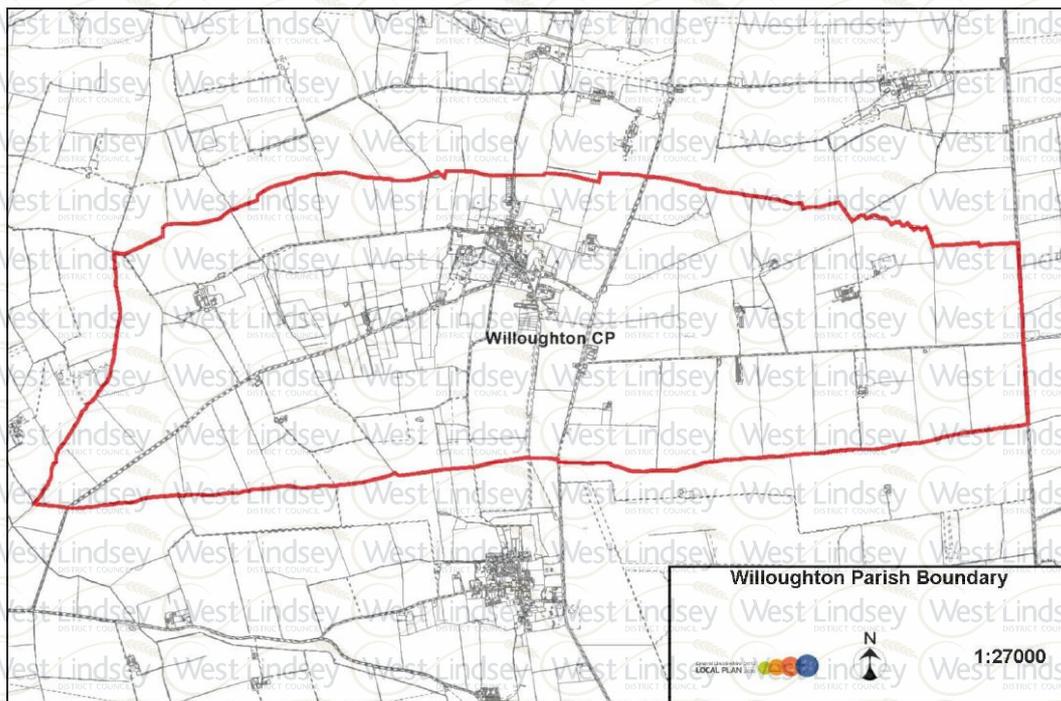
This Basic Conditions Statement has been prepared to accompany the Willoughton Neighbourhood Development Plan.

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:

- the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- the draft NDP must contribute to the achievement of sustainable development;
- 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 the Central Lincolnshire Local Plan 2017.
- the draft NDP must meet the relevant EU obligations.

The Willoughton NDP is being submitted by Willoughton Parish Council for the Parish area of Willoughton. 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: Willoughton Neighbourhood Plan Area



The Plan applies to the Parish of Willoughton in the West Lindsey District of Lincolnshire. 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 Willoughton 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 14th March 2016. The application was approved by West Lindsey District Council on the 18th March 2016. The approved NDP designated area is shown in figure 1.

The draft Willoughton NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 25th September 2017 and closed on the 6 November 2017. 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

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 NDP for Willoughton will cover the period 2017 until 2037. 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.

Basic Conditions

Have Appropriate Regard to National Policy

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.

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'.

This section demonstrates that the Willoughton NDP has regard to relevant policies within the NPPF in relation to:

- Delivering new homes;
- Requiring good design;
- Preserving local open spaces, views and facilities;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The Willoughton NDP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

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
New Residential development in Willoughton	Objective 1 & 2 <ul style="list-style-type: none"> - To provide new, well – designed and sympathetic housing within the village to support the growth and sustainability of the Parish. - To provide a mix of new homes that is suitable for the local demographic now and in the future. 	<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 and Development Principles	Objective 1 <ul style="list-style-type: none"> - To provide new, well – designed and sympathetic housing within the village to support the growth and sustainability of the Parish. 	<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.
Community services, facilities and Infrastructure	Objective 5 <ul style="list-style-type: none"> - Promote the retention, and where possible, the 	<ul style="list-style-type: none"> - Supporting the rural economy

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Policy Theme	Objectives in the Plan	NPPF
	<p>expansion of existing community facilities, for example, the shop, public house, school, village hall, playing field and church for the use and enjoyment of future generations</p>	
<p>Public Open Space and wider Green Infrastructure</p>	<p>Objectives 1 and 4</p> <ul style="list-style-type: none"> - To provide new, well – designed and sympathetic housing within the village to support the growth and sustainability of the Parish. - Seek the retention of the surrounding landscape and to protect our valued community open spaces. 	<ul style="list-style-type: none"> - Promoting healthy communities. - Conserving and enhancing the natural environment. - Conserving and enhancing the historic environment.

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1	New Residential development in Willoughton	47, 50, 55, 56, 57, 76 and 159	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
Policy 2	Public Open Space and wider Green Infrastructure	74, 75, 76, 77 109, 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.
Policy 3	Design and Development Principles	47, 50, 55, 56, 57, 76 and 159	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 4	Preserving our Community Services and Facilities	28	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.

Table 3: Development Management Policies and conformity with the Central Lincolnshire Local Plan

Policy Number	Policy Title	CLLP Objective	CLLP Policy	Comment
Policy 1	New Residential development in Willoughton	A, H, I	LP1, LP2, LP3, LP4, LP25, LP26, LP55	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
Policy 2	Public Open Space and wider Green Infrastructure	E, F, G, H, I	LP9, LP17, LP20, LP21, LP23, LP24, LP26	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.
Policy 3	Design and Development Principles	H, I	LP26, LP25, LP17	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 4	Preserving our Community Services and Facilities	B, C	LP15	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.

Contribute to the Achievement of Sustainable Development

The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for residents and making the quality of life better for future generations. The Willoughton NDP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.

The 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

The Willoughton 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 Central Lincolnshire Plan 2017.

Table 3 on page 8 shows how the Willoughton NDP is in general conformity with the strategic policies of the Central Lincolnshire Local Plan 2017.

Be Compatible with EU Obligations

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 (See Appendix 1). This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.

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.

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

It is the view of Willoughton 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 met by the Willoughton NDP.

The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in general conformity with strategic policies contained in the Central Lincolnshire Local Plan 2017, whilst meeting relevant EU obligations.

Appendix 1: SEA Determination

See separate document.