

# Spridlington



SPRIDLINGTON  
LINCOLN

Basic Conditions Statement

2018 - 2036

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# 1 About the Spridlington Neighbourhood Plan

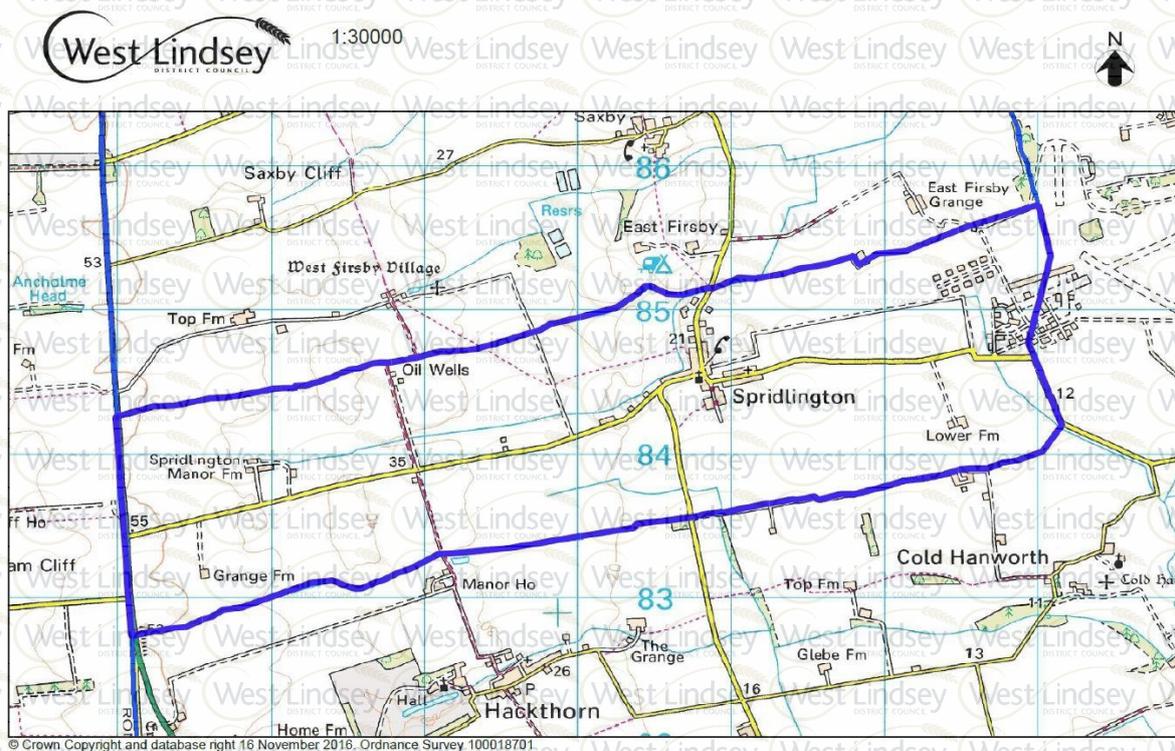
1.1 This Basic Conditions Statement has been prepared to accompany the Spridlington Neighbourhood Development Plan (NDP).

1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans 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 July 2018 (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 (CLLP) 2017; and
- the draft NDP must meet the relevant EU obligations.

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



1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Spridlington Parish Council and

advertised (By West Lindsey District Council) the designation for four weeks to allow any comments to be made on the application.

- 1.5 The consultation period ended on the 15<sup>th</sup> December 2016. The application was approved by West Lindsey District Council on the 20<sup>th</sup> December 2016. The approved NDP designated area is shown in figure 1 and information on the designation can be found in the Designation Statement on West Lindsey District Council's webpage:

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/spridlington-neighbourhood-plan/>

- 1.6 The draft Spridlington NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 9th July 2018 and closed on the 19th August 2018. Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

### **What is being proposed is a neighbourhood development plan**

- 1.7 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 (as amended) 2012.
- 1.8 The NDP for Spridlington will cover the period 2018 until 2036. 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.

## **2 The Basic Conditions**

### **Have Appropriate Regard to National Policy**

- 2.1 Regard to national planning policy and guidance: The NPPF was published in July 2018. 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.
- 2.2 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires 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'.
- 2.3 This section demonstrates that the Spridlington NDP has regard to relevant policies within the NPPF in relation to:
  - Delivering new homes;

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

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

2.5 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
<b>Residential development</b>	<p>Objective 1:</p> <p>To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include allocating appropriate land for development within the village.</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>The Allocation of Land at Top Yard, Owmbly Road (South)</b>	<p>Objective 1:</p> <p>To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include allocating appropriate land for development within the village.</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
<p><b>The Allocation of Land East, Owmbly Road (South)</b></p>	<p>Objective 1: To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include allocating appropriate land for development within the village.</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<p><b>The Allocation of Land at Spridlington House Barns, Owmbly Road (South)</b></p>	<p>Objective 1: To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include allocating appropriate land for development within the village.</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<p><b>The Allocation of Land at The Grange, Faldingworth Road</b></p>	<p>Objective 1: To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include</p>	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
	allocating appropriate land for development within the village.	
<b>Local Green Space</b>	<p>Objective 2:</p> <p>The Neighbourhood Plan will seek to designate valued and important spaces as ‘Local Green Spaces’ to protect their significance and importance for future generations.</p>	<ul style="list-style-type: none"> <li>- Conserving and enhancing the natural environment</li> <li>- Promoting healthy and safe communities</li> </ul>
<b>Development Principles</b>	<p>Objective3:</p> <p>To manage development in a way that minimises any negative impact on our landscape and built environments. This will include producing a set of ‘local design principles’ to help guide new developments in the most appropriate way.</p> <p>Objective 6:</p> <p>To preserve and enhance the identified “important views” within the village and the wider Parish, as identified from the Spridlington Character Assessment.</p>	<ul style="list-style-type: none"> <li>- Conserving and enhancing the natural environment</li> <li>- Achieving well-design places</li> <li>- Promoting healthy and safe communities</li> </ul>
<b>Historic Environment</b>	<p>Objective 4:</p> <p>To manage new development so it respects and enhances our Listed buildings, the Conservation Area, non-designated heritage assets, positive buildings in the Conservation Area and their wider setting. The Plan will identify “positive buildings” within the Conservation Area to help retain the areas historic character and identity.</p>	<ul style="list-style-type: none"> <li>- Conserving and protecting the historic environment</li> </ul>

<b>Policy Theme</b>	<b>Objectives in the Plan</b>	<b>NPPF</b>
<b>Community Facilities</b>	Objective 5:  To preserve our few existing community facilities for the benefit of the wider community.	<ul style="list-style-type: none"> <li>- Promoting healthy and safe communities</li> <li>- Building a strong and competitive economy</li> </ul>

Table 2: Development Management Policies and conformity with the NPPF

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
<b>Policy 1:</b>	<b>Residential development</b>	59-79, 117	This policy supports new housing development provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a methodology which new development, over and above this requirement, should follow to support the proposal.
<b>Policy 2:</b>	<b>The Allocation of Land at Top Yard, Owmbly Road (South)</b>	59-79	This policy supports the allocation of land for residential development at Top Yard. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 3:</b>	<b>The Allocation of Land East, Owmbly Road (South)</b>	59-79	This policy supports the allocation of land for residential development at Land East of Owmbly Road. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 4:</b>	<b>The Allocation of Land at Spridlington House Barns, Owmbly Road (South)</b>	59-79	This policy supports the allocation of land for residential development at Spridlington House Barns. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 5:</b>	<b>The Allocation of Land at The</b>	59-79	This policy supports the allocation of land for residential development at

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
	<b>Grange, Faldingworth Road</b>		The Grange. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 6:</b>	<b>Local Green Spaces</b>	92, 98, 99, 100, 170	This policy seeks to protect green spaces which are important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 7:</b>	<b>Development Principles</b>	92, 124-132, 170	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.
<b>Policy 8:</b>	<b>The Historic Environment</b>	184-188	This policy seeks to preserve the important historic landscape and buildings within the area.
<b>Policy 9:</b>	<b>Community Facilities</b>	83	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

<b>Policy Number</b>	<b>Policy Title</b>	<b>CLLP Objective</b>	<b>CLLP Policy</b>	<b>Comment</b>
<b>Policy 1:</b>	<b>Residential development</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a methodology which new development, over and above this requirement, should follow to support the proposal.
<b>Policy 2:</b>	<b>The Allocation of Land at Top Yard, Owmbly Road (South)</b>	A	LP4	This policy supports the allocation of land for residential development at Top Yard. The policy

<b>Policy Number</b>	<b>Policy Title</b>	<b>CLLP Objective</b>	<b>CLLP Policy</b>	<b>Comment</b>
				also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 3:</b>	<b>The Allocation of Land East, Owmbly Road (South)</b>	A	LP4	This policy supports the allocation of land for residential development at Land East of Owmbly Road. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 4:</b>	<b>The Allocation of Land at Spridlington House Barns, Owmbly Road (South)</b>	A	LP4	This policy supports the allocation of land for residential development at Spridlington House Barns. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 5:</b>	<b>The Allocation of Land at The Grange, Faldingworth Road</b>	A	LP4	This policy supports the allocation of land for residential development at The Grange. The policy also identifies criteria which the development must follow to successfully gain planning permission.
<b>Policy 6:</b>	<b>Local Green Spaces</b>	E, G	LP9, LP20, LP23	This policy seeks to protect green spaces which are important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 7:</b>	<b>Development Principles</b>	G, H, I	LP9, LP17, LP26	This policy supports new development if it is of a good design and provides a locally distinctive set of

Policy Number	Policy Title	CLLP Objective	CLLP Policy	Comment
				development principles for applicants to follow.
<b>Policy 8:</b>	<b>The Historic Environment</b>	I	LP25	This policy seeks to preserve the important historic landscape and buildings within the area.
<b>Policy 9:</b>	<b>Community Facilities</b>	I	LP15	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.

### 3 Contribution to the achievement of Sustainable Development

- 3.1 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 Spridlington NDP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.2 The plan has been prepared with a central understanding that the key areas it addresses namely, 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.

### 4 General Conformity with Strategic Local Policy

- 4.1 The Spridlington 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 Local Plan 2017.
- 4.2 Table 3 shows how the Spridlington NDP is in general conformity with the strategic policies of the Central Lincolnshire Local Plan 2017.

### 5 Compatibility with EU Obligations

- 5.1 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 Spridlington SEA HRA Screening Report: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west->

[lindsey/spridlington-neighbourhood-plan/](#)). This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.

- 5.2 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.
- 5.3 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.

## 6 Conclusion

- 6.1 It is the view of Spridlington Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act.
- 6.2 The Plan has given 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 and meets the relevant EU obligations.