

Basic Conditions Statement

Gainsborough Neighbourhood

Plan



Rediscovering a Gainsborough for Everyone....



14 April 2020

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1. Introduction

What is the Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for Gainsborough Parish (hereafter the GNP) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Town Council area and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 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 (general) Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the GNP. Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets each of the following Basic Conditions¹:
 - I. has regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
 - II. contributes to the achievement of sustainable development,
 - III. is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - IV. does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations,
 - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
 - VI. having regard to all material considerations, it is appropriate that it is made.
- 1.4 This document outlines how the GNP meets the Basic Conditions.

2. Key Statements

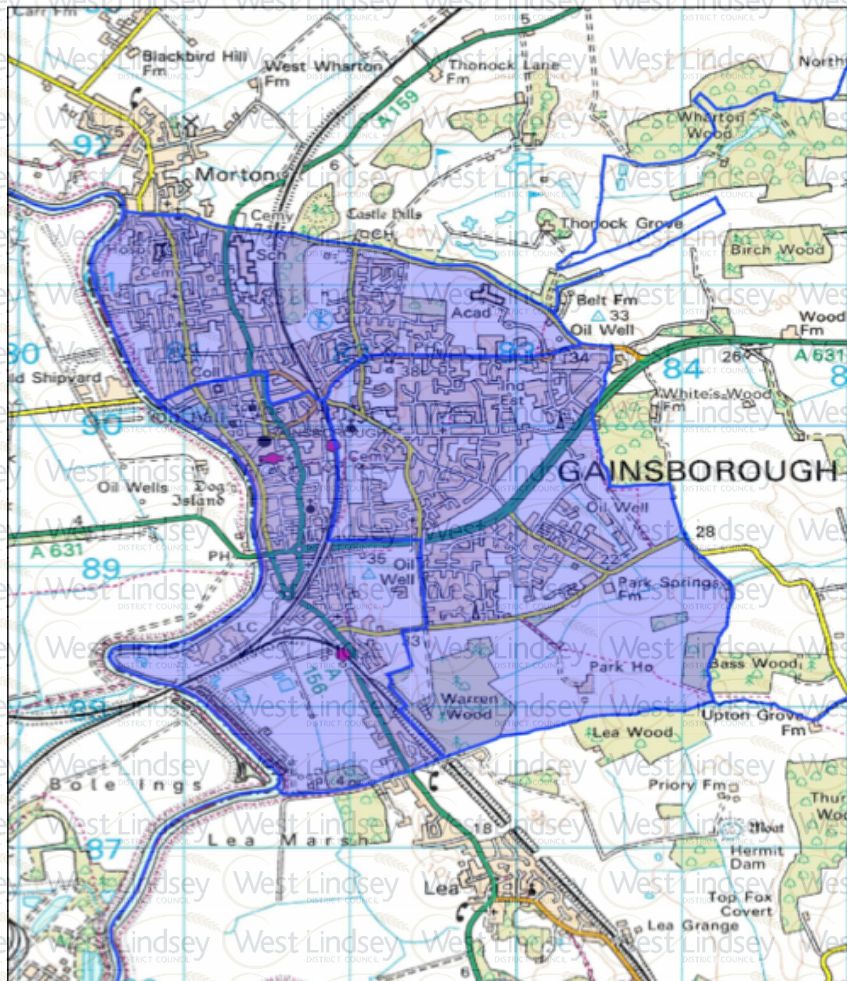
- 1.5 The Plan area covers the Parish of Gainsborough. Gainsborough Town Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The GNP expresses policies that relate to the development and use of land only within the Neighbourhood Area.
- 1.6 The Neighbourhood Area is contiguous with the Parish boundary as shown on the map accompanying the neighbourhood designation application.
- 1.7 The GNP Plan covers the period from 2020 to 2036.

¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

1.8 The Plan proposals do 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 as 'excluded development'.

1.9 The GNP does not relate to more than one neighbourhood area. It is related to Gainsborough Parish as designated by West Lindsey District Council on 9th January 2017 as shown in figure 1 below.

Figure 1: Gainsborough Town Council Neighbourhood Area



1.10 There are no other Neighbourhood Plans in place for the Gainsborough Town Council Neighbourhood Area.

1.11 The Pre-Submission Draft GNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 29th October to 17th December 2019 with an extension until 31st January 2020. Amendments have been made to the document based on all the comments received and these are summarised in the document entitled 'Consultation Statement'.

3. Conformity with National and District Policy

- 1.12 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)². Paragraphs 28 – 30 and footnote 16 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with strategic policies in any Development Plan that covers the area.
- 1.13 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 (see paragraphs below relating to achieving sustainable development).
- 1.14 The GNP has also been prepared having regard to the strategic policies contained in the Central Lincolnshire Local Plan 2012 – 2036. The policies in the GNP have been drafted to be in general conformity with the adopted policies and the evidence base prepared by WLDC.
- 1.15 The Neighbourhood Plan has been in preparation since 2017. In accordance with National Planning Guidance, documents commissioned by WLDC that support the CLLP have also been used to guide the Neighbourhood Plan policies. These are;
- a) Strategic Housing Market Assessment 2015
 - b) Central Lincolnshire City and Town Centre Study Update 2015
 - c) Gainsborough Heritage Town Centre Masterplan 2017
 - d) Gainsborough Strategy Area Growth Study Options 2016
 - e) Gainsborough Transport Strategy 2010
 - f) Gainsborough Local Development Order Design Guide (Riverside) 2016
 - g) Sustainable Urban Extension Joint Delivery Statement Gainsborough Northern Neighbourhood 2016
 - h) Sustainable Urban Extension Joint Delivery Statement Gainsborough Southern Neighbourhood 2016
 - i) Gainsborough Town Plan 2015
 - j) Green Infrastructure Study Volumes 1 and 2 2011
 - k) West Lindsey Community Infrastructure Charging Schedule 2017
 - l) Gainsborough Town Centre Conservation Area Character Appraisal 2019
 - m) Developer Contributions Supplementary Planning Document 2018
 - n) Gainsborough Open Space and Green Infrastructure Strategy LUC 2019
 - o) West Lindsey Landscape Character Assessment 1999

² All references are to the NPPF 2019

Table 1: How each Neighbourhood Plan Community Objective has regard to the key themes (section headings) in the NPPF.

Community Objective No.	Community Objective	Relevant NPPF Theme
1	To encourage the regeneration of the Riverside	<p>Achieving sustainable development</p> <p>Delivering a sufficient supply of homes</p> <p>Building a strong competitive economy</p> <p>Ensuring the vitality of town centres</p> <p>Supporting a Prosperous Rural Economy</p> <p>Promoting healthy and safe communities</p>
2	To ensure that new development is designed to a high quality and reinforces the positive attributes of the character areas	<p>Achieving well-designed places</p> <p>Achieving sustainable development</p> <p>Conserving and enhancing the natural environment.</p>
3	To promote the redevelopment of brownfield sites for housing and employment as the principle focus for the successful regeneration of Gainsborough.	<p>Achieving sustainable development</p> <p>Delivering a sufficient supply of homes</p> <p>Building a strong competitive economy</p> <p>Ensuring the vitality of town centres</p> <p>Supporting a Prosperous Rural Economy</p>
4	To implement a range of improvements to the historic buildings and spaces in the Town as part of a wider improvement programme for the Town centre with the market place as the focal point and to protect the heritage across the parish and enhance (where possible).	<p>Conserving and enhancing the historic environment</p> <p>Achieving well-designed places</p> <p>Achieving sustainable development</p> <p>Conserving and enhancing the natural environment.</p> <p>Ensuring the vitality of town centres</p>
5	To ensure that future housing growth provides a mix of house	<p>Delivering a sufficient supply of homes</p>

Community Objective No.	Community Objective	Relevant NPPF Theme
	types to meet local as well as district need	Promoting healthy and safe communities Achieving sustainable development
6	To ensure that the Sustainable Urban Extensions connect easily with the existing settlement pattern of the Town.	Achieving sustainable development Delivering a sufficient supply of homes Promoting healthy and safe communities
7	To bring the centre of the Town back to life creating an attractive shopping area around the market place and supporting the growth of a vibrant evening economy (cafes, pubs, restaurants and other leisure facilities.)	Ensuring the vitality of town centres Promoting healthy and safe communities Achieving sustainable development
8	To improve walking and cycling access to the countryside, the riverside and routes within the Town to the local green spaces by improving and extending routes that create green connections, whilst supporting nature conservation. To protect landscape character and enhance biodiversity.	Conserving and enhancing the natural environment Meeting the challenge of climate change Promoting healthy and safe communities Supporting a Prosperous Rural Economy Meeting the challenge of climate change Achieving sustainable development
9	To create an environment that makes it attractive for micro, small and medium sized businesses and shops to locate and flourish in the Town.	Building a strong competitive economy Ensuring the vitality of town centres
10	To seek improvements to rail, bus and road infrastructure that will unlock the movement of people, goods and services into, out of and around the Town.	Meeting the challenge of climate change Ensuring the vitality of town centres Achieving sustainable development
11	To encourage developers to consult with the community early	Delivering a sufficient supply of homes

Community Objective No.	Community Objective	Relevant NPPF Theme
	in the planning application process wherever possible so local people can inform the design, location and layout of a scheme. ³	<p>Promoting healthy and safe communities</p> <p>Para 128 encourages early discussion between the applicants and the local community '<i>clarifying expectations and reconciling local ...interests</i>'.</p> <p>Achieving sustainable development</p>

Table 2: Assessment of how each policy in the GNP conforms to the NPPF

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development	7,8,11,12, 117	<p>The NPPF enshrines sustainable development at the heart of planning. NPP 1 defines what sustainable development is in the context of Gainsborough Parish. This includes a NP policy that produces locally specific criteria for what constitutes sustainable development.</p> <p>The reuse of previously developed land is an overarching principal to make as much use as possible of brown field land in accordance with para 117.</p>
2	Protecting the Natural Environment and Enhancing Biodiversity	118, 170, 174	<p>The NPPF states that '<i>Planning policies should contribute to and enhance the natural and local environment</i>'.</p> <p>NPP 2 identifies and protects designated nature conservation areas.</p> <p>The NPPF at para 118 states that planning policies should '<i>take opportunities to achieve net environmental gain</i>'. NPP 2 provides a clear policy framework to show how the impact on biodiversity of development will be assessed and how it can be mitigated. This is in accordance with NPPF paras 170 and 174.</p>

³ As community objective 1 is not a land use policy this is reflected as a key principle in the Neighbourhood Plan

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>NPP 2 shows how (in the context of Gainsborough Parish) development should result in a net biodiversity gain in accordance with NPPF para 170 d).</p> <p>The importance of specific landscape features to biodiversity (the River Trent and mature trees, woodlands and hedgerows around the Town for example) are identified.</p> <p>The use of SuDs is required in accordance with Government policy - see NPPF paras 163 c) and 165.</p>
3	Creating a Local Green Network around Gainsborough	102 c), 104 d), 84, 91	<p>The NPPF recognises the value of cycling and walking to provide health benefits and sustainable transport solutions.</p> <p>NPP 3 requires development to provide walking and cycling links to services and facilities in the Town and to improve access to and enhance the route along the Derwent valley to tourism destinations. Historic walking and cycling routes are identified and opportunities for reinstating links to the Meadows Edge are supported.</p>
4	Designating Local Green Spaces	99,100	The NPPF encourages communities to identify for special protection green areas of particular importance. NPP 14 identifies 5 areas of tranquillity and/or community value that will be protected from development.
5	Protecting the Landscape Character	118,127,170	<p>The landscape character of the Parish, with the River Trent and the topography from the eastern ridge that allows for long views across the Trent Valley and the three Conversation Areas are key features of the Parish.</p> <p>The NPPF at para 127 requires planning policies to ensure that developments will <i>'function well and add to the overall quality of the area'</i> not just in the short term but over the life time of the development.</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>The NPPF at para 170 requires planning policies to <i>‘contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes’</i></p> <p>NPP 5 defines the overall approach to protecting landscape character in considering the location for future development. It is based on an understanding and evaluation of the defining characteristics of the Parish undertaken for the Neighbourhood Plan. The Gainsborough Heritage and Character Assessment (Gainsborough HCA) combines an assessment of landscape character with the historic landscape (in accordance with NPPF para 127c). Based on this detailed analysis NPP 5 provides a framework to identify and protect the valued landscape.</p>
6 and 7	Ensuring High Quality Design	124, 125, 126, 127, 129, 130, 131, 185 c	<p>In accordance with NPPF para 125 NPP 6 provides <i>‘a clear vision and expectations, so that applicants have ... certainty about what is likely to be acceptable... and how these will be tested’</i>.</p> <p>NPP 7 relates to matters relevant specifically to each character area to ensure that development <i>‘adds to the overall quality’</i> of the Parish. The policy is <i>‘sympathetic to local character and history including the surrounding built environment and landscape setting’</i> (para 127 c) as it is based on the Gainsborough HCA.</p> <p>NPP 6 (3) allows flexibility for innovative and/or contemporary design where it adds to the overall quality.</p> <p>NPP 6 (7) encourages the use of BfL12 to provide a measure of the standard required. <i>‘Being clear about design expectations and how these will be tested is essential for achieving [good design]’</i> (para 124).</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
8	A Mix of Housing Types	61	NPP 8 is based on the evidence from the SHMA, as well as an analysis of the existing housing stock and local knowledge of the houses required (including consultation feedback). NPP 8 addresses the need to provide housing to meet demonstrable and provides more specific detail about that need in Gainsborough and the policy response (in the context of CLLP 10). The NPPF supports policies that meet local housing need.
9 - 17	Policies for the development of brownfield sites	7,8,11,12, 117, 184, 185, 155 to 165	<p>Each site-specific policy seeks to encourage sustainable development as defined in the NPPF and the GNP (NPP 1).</p> <p>The NPPF requires policies to <i>'make as much use as possible of previously developed or 'brownfield' land'</i>. NPP 9-17 sets a policy framework that provides specific criteria based on local knowledge, the AECOM Heritage and Character Assessment Study and WLDC studies e.g. the updated Town Centre Conservation Area Character Appraisal and the Gainsborough Town Centre Management Appraisal and the Gainsborough Heritage Town Centre Master Plan to assist developers in preparing planning applications that constitute sustainable development.</p> <p>Where the policies reflect the heritage value of their location e.g. NPP 11 Elswitha Hall, or the environmental value e.g. sites by the riverside, they recognise the need to demonstrate that a balanced judgement is required to consider the economic social and environmental benefits.</p> <p>Requirements relating to other site-specific issues (i.e. flooding) are also reflected in accordance with NPP 1, NPP 2 and the NPPF.</p>
18	Protecting and Enhancing Heritage Assets	184, 185, 189, 192	The heritage of Gainsborough Parish is a defining feature. The NPPF places great importance on the protection and enhancement of heritage assets and that <i>'these assets are an irreplaceable resource</i>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p><i>and should be conserved in a manner appropriate to their significance</i>’.</p> <p>NPP 18 sets out ‘a positive strategy for the conservation and enjoyment of the historic environment’ in accordance with NPPF para 185. In particular the desirability of ‘<i>putting them to viable uses consistent with their conservation</i>’ (para 185 b)).</p> <p>NPP 18 reinforces national and District policy protecting the Conservation Area, Listed Buildings and their setting.</p> <p>NPP 18 (5) sets out a clear framework for buildings on the heritage at risk register as locally important heritage assets and setting out how a balanced judgment is required to assess the benefit of development on heritage assets versus the harm.</p>
19	Improving the Vitality of the Town Centre	85	<p>The NPPF encourages retaining and enhancing markets and encourages a range of uses including residential in town centres seeing this as important in ensuring the vitality of town centres.</p> <p>NPP 19 focuses on the public realm in the town centre and the historic value of the town centre and supports proposals that will result in the regeneration of the Town Centre including encouraging some residential uses.</p>

4. Contribution to the Achievement of Sustainable Development

- 1.42 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three overarching objectives ‘*which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*’.⁴ The GNP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.
- 1.43 The **economic** goals relate to the support for the redevelopment of brownfield sites for a range of uses that will enhance the economic vitality of Gainsborough. Additionally, policies

⁴ NPPF para 8

supporting the Town Centre, also seek to strengthen the local economy. The GNP supports the expansion of local employment (and local employers) where the proposals do not cause harm to the heritage and landscape. Support for the viable reuse of heritage assets is a central tenet of the GNP and recognises the heritage and economic value of the Town Centre and the Riverside. Improving the heritage of the Town Centre is seen as a way to enhance these assets and encourage further investment. (See NPP 1, 9-17).

- 1.44 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The GNP defines what sustainable development means for Gainsborough Parish. The GNP supports the development of houses built to a high design quality and of a type and tenure to meet local needs, recognises the value the community place on the quality of the outdoors, the potential of the Riverside as a community asset and seeks to improve the Town Centre to enhances its potential for leisure.
- 1.45 The GNP identifies areas of community value as Local Green Spaces (LGS). The LGSs in Gainsborough Parish have a social value (for leisure and recreation) as well as for their tranquillity and/environmental value. The creation of a Local Green Network recognises that green infrastructure and walking routes are a community asset which provide outdoor opportunities for meeting up with other people and will provide pleasant spaces for exercise – known to have important mental health benefits. Improvements to the market place will create a social space at the heart of the Town. (See NPP 1, 3,4 8,19.)
- 1.46 The GNP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see the Key Principle). By enabling people to become more actively involved in the decision-making process⁵ the Neighbourhood Plan has assisted in building social capacity.
- 1.47 The **environmental** goals are to protect the natural and built environment. The Neighbourhood Plan polices ensure that proposals protect and where possible enhance valued landscapes and the heritage of the Parish. The GNP provides locally specific policies based on the Gainsborough HCA to provide clarity to developers on what constitutes sustainable development. The identification of key views, the protection of key spaces (by designating them as Local Green Spaces) and the work done to promote a Green Network provides clarity to decision makers and developers about which areas are more sensitive to development across the Parish.
- 1.48 A sustainability matrix of the policies in the GNP has been produced to assess the GNP policies against sustainability criteria. - see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.
- 1.49 There is no legal requirement for neighbourhood plans to have a Sustainability Appraisal. It is considered that this Sustainability Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

⁵ Supported by NPPF para 128

5. Compatibility with EU Obligations

Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening

- 1.50 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive.
- 1.51 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects on protected European Sites as a result of the Plan's implementation⁶.
- 1.52 A Screening Opinion was undertaken by AECOM in June 2019⁷ to determine whether or not the GNP (Regulation 14 Pre-Submission Draft) requires a SEA and HRA. The Screening Opinion concluded that a SEA was not required.
- 1.53 AECOM SEA Screening Opinion para 6.1 *'After having given consideration to the anticipated scope of the GNP, and the relevant environmental issues locally, it is concluded that the potential for significant effects to arise as a result of the GNP is likely to be limited and as such a SEA or HRA is not required.'*
- 1.54 WLDC considered the screening opinion and agreed with its findings and that the report should go out to consultation, as required by regulations and directives, with Natural England, Historic England and the Environment Agency in the case of SEA and also Natural England in the case of HRA.
- 1.55 On the basis of the screening report and responses from statutory agencies, WLDC has determined that a SEA and/or HRA assessment is not required for the GNP. The screening determination is available on WLDC's web site.
- 1.56 The statutory bodies were consulted and EA, HE and NE concluded that a SEA was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment. Note that initially HE thought that the Neighbourhood Plan was allocating the sites but this was clarified and a modified opinion was provided. (See correspondence received at Appendix B.)

Other EU obligations

- 1.57 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the **European Convention on Human Rights**. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been

⁶ Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

⁷ See GTC web site under neighbourhood plan tab

taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

- 1.58 The Community Engagement Strategy prepared before the Neighbourhood Plan process began shows the commitment the Town Council had to engaging the whole community.⁸
- 1.59 The main issues for planning are the right to family life and in preventing discrimination. The GNP makes positive contributions, such as protecting the heritage and landscape of the Parish, encouraging the enhancement of public spaces like the Market Place, providing a river side walk and promoting housing to meet a wide range of local needs (in accordance with national and Borough policies). The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.
- 1.60 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. There was consultation and engagement early on in the process and residents were encouraged to participate throughout. The draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012; responses have been recorded and changes have been made as per the schedule set out in the Statement of Consultation. The Consultation Statement has been prepared by the Neighbourhood Plan Working Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6. General Conformity with Strategic Local Policy

- 1.61 There has been a positive working relationship and useful meetings between West Lindsey District Council (WLDC) and the Town Council including meetings with the Senior Development Management Officer and Conservation Officer at WLDC to support and guide the preparation of the Neighbourhood Plan.

Central Lincolnshire Local Plan 2012

- 1.62 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan (here the Central Lincolnshire Local Plan – hereafter the CLLP). The GNP has been developed to be in general conformity with these strategic policies.
- 1.63 The CLLP strategic policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by WLDC when considering all proposals for development.
- 1.64 Table 3 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the strategic policies.

⁸ See <https://ragegainsborough.co.uk/2017/07/24/community-engagement-strategy/>

Table 3: Assessment of how each policy in the GNP is in general conformity with the Strategic Policies in the CLLP

Strategic Policies CLLP	GNP
LP1 sets out the presumption in favour of sustainable development where development improves the economic social and environmental conditions in Central Lincolnshire.	NPP 1 requires a positive approach to sustainable development defining what it means for Gainsborough. NPP 1 requires development to be focused on the site allocations in the CLLP and particularly promotes the brownfield sites along the Riverside. The emphasis on the social economic and environmental benefit of their redevelopment along with development in the Town Centre and the Market Place is at the forefront of the GNP approach. (see NPP 9-17 and NPP 19)
LP2 spatial strategy and settlement hierarchy and LP3 Level and Distribution of Growth	The NP seeks to provide a more detailed policy framework around the CLLP approach to the scale and distribution of growth in Gainsborough. The CLLP seeks a 47% increase in residential growth in Gainsborough (including the SUE's). The GNP focuses on the brownfield sites and provides more detail in relation to the housing type, design and layout of these sites.
LP6 Retail and Town Centres	NPP 19 recognises the importance of Gainsborough as a market town and focuses on the opportunities to improve the vitality of it by encouraging residential uses and enhancing the public realm. Sites within the Town Centre boundary e.g. CL 4688 Elswitha Hall and CL4687 Baltic Mill are encouraged to consider leisure uses. NPP 18 sees the historic value of the town centre and supports improvements that will protect the heritage and make the town more attractive.
LP9 Health and Well Being	The link with health and well being in the GNP relates to the promotion of a Local Green Network (NPP3) and designation of Local Green Spaces (NPP4). The importance of improving the connections around the Town for people to walk or cycle is seen as a real opportunity to get community benefit from the development of large parts of both the edge of the town (the SUEs and the vacant brownfield sites).
LP10 Meeting accommodation Needs LP11 Affordable Housing	NPP 8 considers the specific issues in Gainsborough and encourages more dwellings to be accessible M (4) 2 where possible. The requirements of LP10 are seen as a starting point with a voluntary higher standard encouraged.

Strategic Policies CLLP	GNP
LP14 Managing Water Resources and Flood Risk	The issue of flood risk is increasingly relevant with climate change. The need to ensure proposals do not cause flood risk to the site or others is a requirement of NPP2, and where the allocated sites are within flood zone 2 or 3 the site specific policy repeats this requirement. (see NPP 9 - NPP 15).
LP17 Landscape, Townscape and Views	LP17 Requires that proposals should have particular regard to maintaining positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area. Map 11 and NPP5 reflects this principle identifying the key views and requiring development to not unacceptably visually intrude on the landscape setting.
LP20 Green Infrastructure Network	LP20 supports proposals which help deliver new green infrastructure. NPP3 identifies a new green network route and sets out how development can deliver parts of the route where applicable.
LP21 Biodiversity and Geodiversity	LP21 sets out the Central Lincs protection of wildlife sites, habitats and species, NPP2 identifies these areas in Gainsborough (see Map 5 and 6) and requires the use of a biodiversity metric tool to assess biodiversity impact and to ensure that development achieves net biodiversity gain. The specific flor and fauna of value in the Parish is identified and protected.
LP23 Local Green Spaces	NPP4 designates 5 more areas as Local Green Spaces based on local knowledge of the value of these spaces.
LP25 The Historic Environment	NPP 18 uses analysis from the GTCHM and the updated TCCACA to provide more specific guidance on the policy requirements of new development across the Conservation Areas. NPP18 identifies buildings nominated for local listing subject to the assessment being agreed by WLDC.
LP26 Design and Amenity	LP26 requires design to reinforce local distinctiveness and respect local character. This is central to the GNP and NPP6 and NPP7 uses up to date analysis in the Gainsborough HCA as evidence to provide locally specific design guide lines.
LP38 Protecting Gainsborough's Setting and Character	The general policy framework in LP38 is supplemented by more detailed analysis and policy guidance in NPP 2,5,6, 7 and 18.

Strategic Policies CLLP		GNP
LP39 Sustainable Extensions	Gainsborough Urban	The GNP does not focus on the SUE's other than to require that they integrate with the town and insofar as they can deliver the outer loop of the Local Green Network.
LP40 Riverside Regeneration of Gainsborough	Gainsborough and LP41 of	The general principles to be delivered primarily through the site allocations are given much more local detail in both the criteria based policies and the site specific policies NPP 9 – 17. The promotion of the brownfield sites and the regeneration of the riverside is central to the GNP.
LP42 Gainsborough Town Centre	Town	LP42 provides very general guidance on how development should ensure the vitality of the town centre. The GNP uses local analysis and the opportunity to redevelop several town centre sites (CL4687 and CL4688) to encourage leisure and residential uses and seeks to promote development that makes environmental improvements to the public realm.

7. Conclusion

- 1.98 It is the view of the Gainsborough Town Council that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the GNP and all the policies therein.
- 1.99 The GNP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with the strategic policies contained in WLDCs Local Plan and meets relevant EU obligations.
- 1.100 On that basis, it is respectfully suggested to the Examiner that the GNP complies with Paragraph 8(2) of Schedule 4B of the Act.

Appendix A Sustainability Matrix

Policy	Environmental Impact	Economic Impact	Social Impact
NPP 1 Sustainable Development	Positive impact Minimizes the impact of development on the environment by requiring development to be sustainable and defining what that means for Gainsborough Parish.	Positive impact Sets out clear guidelines for the location of new development. Ensures that the impact of new development avoids harm to the local character of Gainsborough as a place to live. Protecting and enhancing the quality of the place will ensure the Town becomes an increasingly desirable and economically attractive place to live/work.	Positive impact Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make Gainsborough Town special (eg the riverside and its heritage) will be protected as the Town grows.
NPP 2 Protecting the Natural Environment and Enhancing Biodiversity	Positive impact Highlights the specific biodiversity quality of the Parish and requires development to make a net contribution. Identifying areas of nature conservation provides green corridors for wildlife and protects the flora across large parts of the Parish.	Neutral Impact	Positive impact The biodiversity around the Parish is a valuable attribute; residents cherish the quality and accessibility of nature. This policy provides assurance that the quality of the landscape and the areas of designated nature conservation (which are often areas of leisure and recreation as well) will be protected for the duration of the Plan period.
NPP 3 Creating a Local Green Network	Positive impact Extends the green infrastructure across the Parish.	Neutral Impact	Positive impact Provides greater access for walking and cycling on routes around the Parish.

Policy	Environmental Impact	Economic Impact	Social Impact
<i>NPP 4 Designating Local Green Spaces</i>	Positive Impact The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development. Their designation may result in additional funding to support improvements to their biodiversity and accessibility.	Neutral Impact	Positive Impact These local green spaces have been put forward by local people and are very important to them; their designation provides assurance that they will be protected from development for the duration of the Plan period. The focus on them may enable improved maintenance of them to enhance form and function
<i>NPP 5 Protecting the Landscape Character</i>	Positive Impact Requires development to protect the local valued landscape, recognizes importance of the topography and openness of the River valley.	Positive Impact Protecting the attributes like the landscape will make the Town a more attractive place to live and work.	Positive impact This policy provides assurance that the quality and quantity of the landscape of the Town will remain largely unchanged for the duration of the Plan period.
<i>NPP 6 and NPP 7 Ensuring High Quality Design</i>	Positive impact NPP6 minimizes the impact of development on the environment by ensuring that new development makes the most of the environmental assets of the Town e.g. the river, topography and/or the positive attributes of particular character areas ensuring that development will reinforce existing character.	Positive Impact Sets out clear guidelines for developers on design	Positive Impact Ensures that new development integrates with the existing, creating high-quality buildings, streets and public spaces. Provides existing and future residents with confidence that future development will be of the highest design quality.

Policy	Environmental Impact	Economic Impact	Social Impact
<i>NPP 8 A mix of Housing Types</i>	Neutral Impact	Positive Impact Seeks to address the need for smaller dwellings, reflecting community feedback and an understanding of the existing housing stock. Encourages homes that are adaptable will create houses that are in demand by local people.	Positive Impact Seeks to provide new houses that will meet the local need and the changing need of people of their life time.
<i>NPP 9 – 17 Site specific Policies</i>	Positive Impact The redevelopment of brownfield sites reduces the need to develop green field sites.	Positive Impact The brownfield sites are prominent in the Town –investment in this redevelopment will signal confidence in the local economy and generate jobs and homes.	Positive Impact Protecting the green fields around Gainsborough and reusing existing brownfield sites is an overriding objective of local people.
<i>NPP 18 Protecting and Enhancing Heritage Assets</i>	Positive Impact Protecting the historic environment is an important tenet of sustainable development, this policy identifies buildings of local historic and/or architectural value and provides a policy framework to protect them in accordance with NPPF guidelines. It also provides more specific policy guidance on the acceptable scope of the development within the Conservation Areas being based on up to date analysis.	Positive Impact Protecting and improving the historic environment will make Gainsborough a more attractive and economically vibrant place to live and work.	Positive Impact The community value the buildings and structures nominated for local listing; local input into this process contributes to the sense of pride in the place – the protection of the historic environment enhances the quality of the built environment for local people.

Policy	Environmental Impact	Economic Impact	Social Impact
<i>NPP 19 Improving the Vitality of the Town Centre</i>	Positive Impact The policy focuses on encouraging public realm improvements to the market place	Positive Impact Improving the town centre by bringing back into use empty shops, encourage leisure or residential uses where appropriate and making the town centre more attractive will attract new businesses and support existing ones	Positive Impact Improving the range of activities in town and attracting new retailers will make this market town a community hub.

Appendix B Responses from Statutory Consultees on the SEA Screening Opinion

Date: 25 March 2020
Our ref: 301950
Your ref: none

Nev Brown
[REDACTED]

BY EMAIL ONLY



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Brown

Planning consultation: Gainsborough Neighbourhood Plan - SEA & HRA screening

Thank you for your consultation on the above document dated 03 March 2020 which was received by Natural England on 04 March 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the Gainsborough Neighbourhood Plan.

We can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Gainsborough Neighbourhood Plan.

Natural England also agrees with the report's conclusions that the Gainsborough Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Sandra Close on 020 8026 0676. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

SANDRA CLOSE
Planning Adviser

FAO: New Brown
<by email>

Date: 07 April 2020

Dear Nev

Gainsborough Neighbourhood Plan – Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) Screening Report

Thank you for consulting us on the Strategic Environmental Assessment screening report for the Gainsborough Neighbourhood Plan.

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of flood zones 2 and 3 of the River Trent.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless we recommend the inclusion of relevant policies to cover the management of flood risk.

Main River water quality

The Trent from Carlton-on-Trent to Loughton Drain [GB104028058480] watercourse runs through the Plan area. This watercourse is classified within the Humber River Basin Management Plan as having moderate status. Any development within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the River Basin Management Plan.

Contaminated land

We welcome the inclusion of brownfield sites within the Plan (NPP 1 – Spatial Strategy). Should any proposed sites currently or formerly have been subject to land-uses which have the potential to have caused contamination of the underlying soils and groundwater then any planning application must be supported by a Preliminary Risk Assessment to demonstrate that the risks posed to controlled waters by any contamination are understood by the applicant and can be safely managed.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Keri Monger
Sustainable Places - Planning Adviser

On 27 Mar 2020, at 10:58, Fletcher, Clive <[REDACTED]> wrote:

Dear Mr Brown,

I hope you are well. Helen Metcalfe has written to me further to the email we sent you (below) on the Gainsborough Neighbourhood Plan SEA screening consultation, and has drawn our attention to the allocations in question being part of the Central Lincolnshire Local Plan, something I had somehow overlooked. Her email is attached. Please accept my apologies for this oversight. Naturally, this changes the nature of our advice as the sites in question are not new proposals and will already have been subject to SEA as part of the CLLP process. We see no other historic environment reasons necessitating the production of an SEA to support the neighbourhood Plan in line with the conclusions of the screening report.

Yours sincerely,

Clive Fletcher, Principal Advisor and Lead Specialist, Historic Places
[REDACTED]

Historic England | The Axis, Birmingham B1 1TF
www.HistoricEngland.org.uk