

# Corringham Neighbourhood Plan

## Basic Conditions Statement

Submission Version March 2021



***The Basic Conditions, set out in the Town & Country Planning Act (1990) and outlined in Neighbourhood Planning Guidance (March 2020) are:***

- 1. Must have appropriate regard for national policies and guidance; issued by Secretary of State*
- 2. The policies must contribute to the achievement of sustainable development*
- 3. Must be in general conformity with the strategic policies contained in the Local Plan for the area*
- 4. Does not breach, and is otherwise compatible with EU Obligations*
- 5. The prescribed conditions are met and have been complied with in relation to the Neighbourhood Plan Proposal*

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## 1. About the Corringham Neighbourhood Plan

1.1 This Basic Conditions Statement has been prepared to accompany the Corringham Neighbourhood Plan (NP). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood (Development) Plans must meet the following basic conditions:

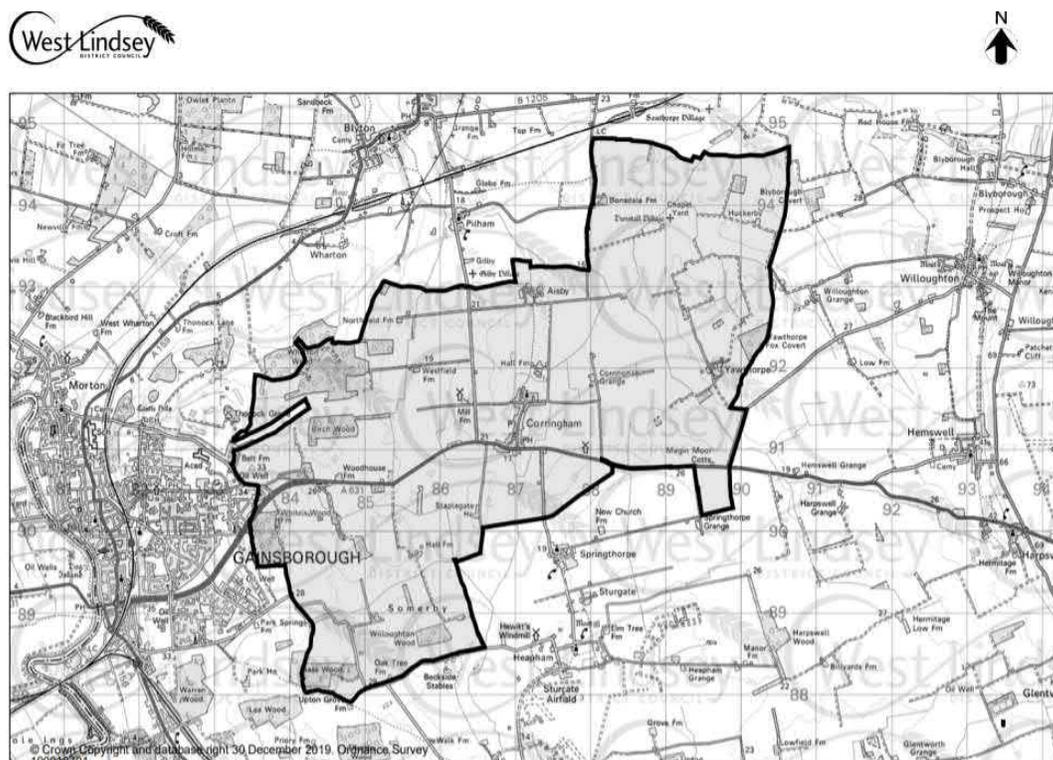
- the Draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2019 (NPPF);
- the Draft NP must contribute to the achievement of sustainable development;
- the Draft NP must be in general conformity with the strategic policies in the development plan for the area of the local planning authority, in this case the Central Lincolnshire Local Plan (CLLP) 2017;
- the Draft NP must meet the relevant EU obligations; and
- prescribed conditions are met and prescribed matters have been complied.

1.2 The Corringham Neighbourhood Plan is being submitted by Corringham Parish Council for the Parish area of Corringham. The map below shows the extent of the Neighbourhood Area and Plan boundary. The proposed NP does not relate to more than one neighbourhood area and there are no other Neighbourhood Developments in place within the Neighbourhood Area.

1.3 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to West Lindsey District Council (WLDC) in May 2016. This was published and advertised for four weeks, to allow comments to be made. The Corringham Neighbourhood Plan Area was designated by WLDC in June 2016, however, a drafting error emerged and it was re-designated on 9th March 2020 following further advertisement and consultation by WLDC. The designated area is shown on Fig.1 and Corringham Parish Council is the qualifying body to prepare the Neighbourhood Plan. The Designation Statement is on the WLDC webpage:

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

Figure 1: Corringham Neighbourhood Plan Area



1.6 The Draft Corringham NP was made available for consultation for over 7 weeks (longer than the minimum period laid out in Regulation 14 of the Neighbourhood Plan Regulations) from 18<sup>th</sup> Nov. 2020 to 8<sup>th</sup> Jan. 2021. Amendments were made to the Draft Neighbourhood Plan based on the comments received and these are summarised in the document entitled Consultation Statement.

*A Neighbourhood (Development) Plan is being proposed*

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 Corringham NP will cover the period 2019 until 2036. It does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61(k) of the Town and Country Planning Act 1990.

## The Basic Conditions

### 2. Have Appropriate Regard to National Policy

2.1 A revised National Planning Policy Framework (NPPF) was published in June 2019. 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’. This section demonstrates that the Corringham NP has regard to the relevant sections of the NPPF.

2.3 The Corringham NP sets out a Vision, six Objectives, sixteen Planning Policies and three Community Aspirations. The latter are, however, informal elements of the NP and are not considered in this Basic Conditions Statement. The Vision and Objectives are summarised in Table 1 (below) alongside the NPPF goals they seek to address.

**Table 1: Neighbourhood Plan Overall Purpose and Objectives - conformity with the NPPF**

<b>Vision and Objectives (abridged)</b>	<b>National Planning Policy Framework (Para. Nos.)</b>
<b>Vision</b> The Parish will be a small, attractive rural place to live/work/visit. Housing will meet local needs...respect local character. Preserve green gap to Gainsborough... Improve open space/footpaths...Social, educational facilities & businesses to thrive.	All, but in particular 29 and 30 on Neighbourhood Plans.
<b>Objective 1</b> Accommodate 24 (14 net) new homes in Corringham village on a variety of small sites. Re-use brownfield sites, convert buildings and limit greenfield development.	Sections 2, 3, 5 & 11 (Sustainable development, plan making, supply of homes & effective use of land). Paras. 28 to 30, 68 & 69, 119 and 124 to 130
<b>Objective 2</b> Mix of new housing to meet local needs, in terms of size, cost and tenure.	Section 5 (Delivering a sufficient supply of homes) Para. 61
<b>Objective 3</b> Design and choice of materials to respect local character and heritage.	124 to 130, & 186 to 202 Achieve well-designed places, conserve/enhance historic environment.
<b>Objective 4</b> Local Business and Employment.	80 to 84 - A strong and competitive economy & a prosperous rural economy.
<b>Objective 5</b> Enhance open spaces, habitats and the valued wider landscapes	170/171 – Conserve and enhance natural places and open spaces.
<b>Objective 6</b> Protect community/education facilities (sustainable transport/active travel)	96 to 98 & 102 to 104 - Promote healthy/safe communities and sustainable transport.

2.5 Each of the Planning Policies (CNP1 to CNP14) has been considered in relation to the relevant sections of the NPPF. Table 2 below provides a summary of how the Planning Policies of the Neighbourhood Plan conform specifically to the NPPF.

**Table 2: Planning Policies - conformity with the NPPF**

<b>Neighbourhood Planning Policy</b>	<b>NPPF Paragraphs</b>	<b>Commentary on Conformity</b>
CNP1: Sustainable development principles.	7 to 13	Achieving sustainable development NPs and strategic policies
CNP2: Corringham village new housing sites	28 to 30, 68 & 69, 124 to 130	Plan making, NPs, land for homes and well-designed places
CNP3: New housing in Aisby hamlet and the countryside	77 to 79 and 124 to 130	Rural housing and achieving well-designed places.
CNP4: Residential extensions & conversions	124 to 131	Importance of design to the built environment.
CNP5: Local character/design/development	124 to 127 170 & 171	Achieving well-designed places conserve/enhance natural places
CNP6: Key views.	124 to 127 170 & 171	Well-designed places. Conserve and enhance natural environment
CNP7: Designated heritage assets	184 to 196 and 198 to 202	Conserving and enhancing the historic environment
CNP8: Local heritage assets	197	Conserving and enhancing the historic environment
CNP9: Archaeological sites	197	Conserving and enhancing the historic environment.
CNP10: Existing open spaces & recreation	96 to 98	Promote healthy/safe communities open space and recreation
CNP11: Proposed Local Green Spaces	99 to 101	Criteria for LGS designation
CNP12: Countryside and landscape	170 and 174 to 177	Conserve & enhance natural environment.
CNP13: Nature conservation and biodiversity	170 and 174 to 177	Conserving and enhancing the natural environment.
CNP14 Community buildings and facilities	91 & 92	Promote healthy/safe communities
CNP15: Local employment and businesses	80 to 84	A strong and competitive economy & a prosperous rural economy
CNP16: Transport and active travel	96 to 98 and 102 to 104	Promote healthy/safe communities sustainable transport

### **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 Corringham NP 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 Corringham NP has been prepared with advice from 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 Corringham NP is in general conformity with the (relevant) strategic policies of the Central Lincolnshire Local Plan 2017.

**Table 3: Planning Policies - conformity with the Central Lincs. Local Plan (2017)**

<b>Neighbourhood Planning Policy</b>	<b>CLLP Policy</b>	<b>Commentary on Conformity</b>
CNP1: Sustainable development principles.	LP1, LP9, LP17, LP26	Supports new development, good design & local, distinctive development principles
CNP2: Corringham village new housing sites	LP2, LP3 & LP4	Recognises spatial strategy. Meets stated dwelling requirement for Corringham
CNP3: New housing in Aisby hamlet and the countryside	LP2 (Clauses 7 & 8)	Aisby is a hamlet and open countryside policies apply outside Corringham
CNP4: Residential extensions & conversions	LP26	Requires high quality sustainable design contributing to local character & amenity
CNP5: Local character/design/development	LP9, LP17, LP26	Support new development, good design & locally distinctive development principles
CNP6: Key views.	LP9, LP17, LP26	Support new development, good design & locally distinctive development principles
CNP7: Designated heritage assets	LP25	Preserve the important historic landscape and buildings within the area
CNP8: Local heritage assets	LP25	Preserve the important historic landscape and buildings within the area
CNP9: Archaeological sites	LP 25	Protect and where possible enhance archaeological sites/remains
CNP10: Existing open spaces & recreation	LP9, LP15 & LP23	Safeguarding existing spaces and facilities
CNP11: Proposed Local Green Spaces	LP9, LP20, LP23	Important community open spaces, with landowner agreement & fit with NPPF
CNP12: Countryside and landscape	LP 17	Supports strategic action to protect and enhance the landscape
CNP13: Nature conservation and biodiversity	LP 21	Supports strategic action to protect and enhance biodiversity.
CNP14: Community buildings and facilities	LP9 & LP15	Preserve existing community facilities: encourage improved or new ones
CNP15: Local employment and businesses	LP55	To ensure that any rural development is sustainable and respects its setting
CNP16: Transport and active travel	LP 13	Minimise travel, focus on sustainable transport and encourage walking/cycling

4.3 The current review of the CLLP is acknowledged, but the Neighbourhood Plan focus is on site allocations to meet the current (2017) CLLP requirement. There is flexibility in the allocation policy, (subject to other policies being satisfied) and potential for other single plot infill developments, which means that there is potential for a slight over-provision. Taking this into account, noting that the base dwelling stock number for Corringham was reduced (by mutual agreement) and because the new CLLP is likely only to look forward 4 years (to 2040 rather than 2036), it is considered unlikely that the new CLLP will include a significant additional dwelling requirement for Corringham.

## **5. Compatibility with EU Obligations and other Prescribed Conditions**

5.1 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment. See Corringham SEA HRA Screening Report: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/corringham-neighbourhood-plan/> This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.

5.2 The NP 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 NP 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 Corringham Parish Council that the Neighbourhood Development Plan 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.