

# THE CAISTOR BASIC CONDITIONS STATEMENT

For the Caistor Neighbourhood Plan



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# HOW WE'VE CREATED THIS PLAN

This statement sets out how the Caistor Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 as amended.

Neighbourhood Development Plans must meet the following basic conditions as set out in Paragraph 8 of Schedule 4B to the 1990 Act:

(1) The examiner must consider the following –

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

(2) A draft neighbourhood development plan meets the basic conditions if–

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) the making of the neighbourhood development plan 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),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

This statement has been prepared by the Caistor Neighbourhood Plan Steering Group on behalf of Caistor Town Council as the qualified body for the designated neighbourhood plan area set out on page 5.

This statement summarises how the Neighbourhood Plan has been prepared. This is followed by a summary of compliance statement indicating how the Neighbourhood Plan has been prepared in line with the Regulations and the 1990 Act.



Photograph by John Esser



# NEIGHBOURHOOD PLAN AREA AND CONTEXT

To submit a Neighbourhood Plan the body must be considered to be a qualifying body. Initially Caistor Town Council was the qualifying body by virtue of defining the area for the Neighbourhood Plan as the Town Council Area.

A key site in need of regeneration to address the community aspirations was identified as the site known as Caistor Top. The site lies outside of the town boundary and lies within the neighbouring parish of Cabourne.

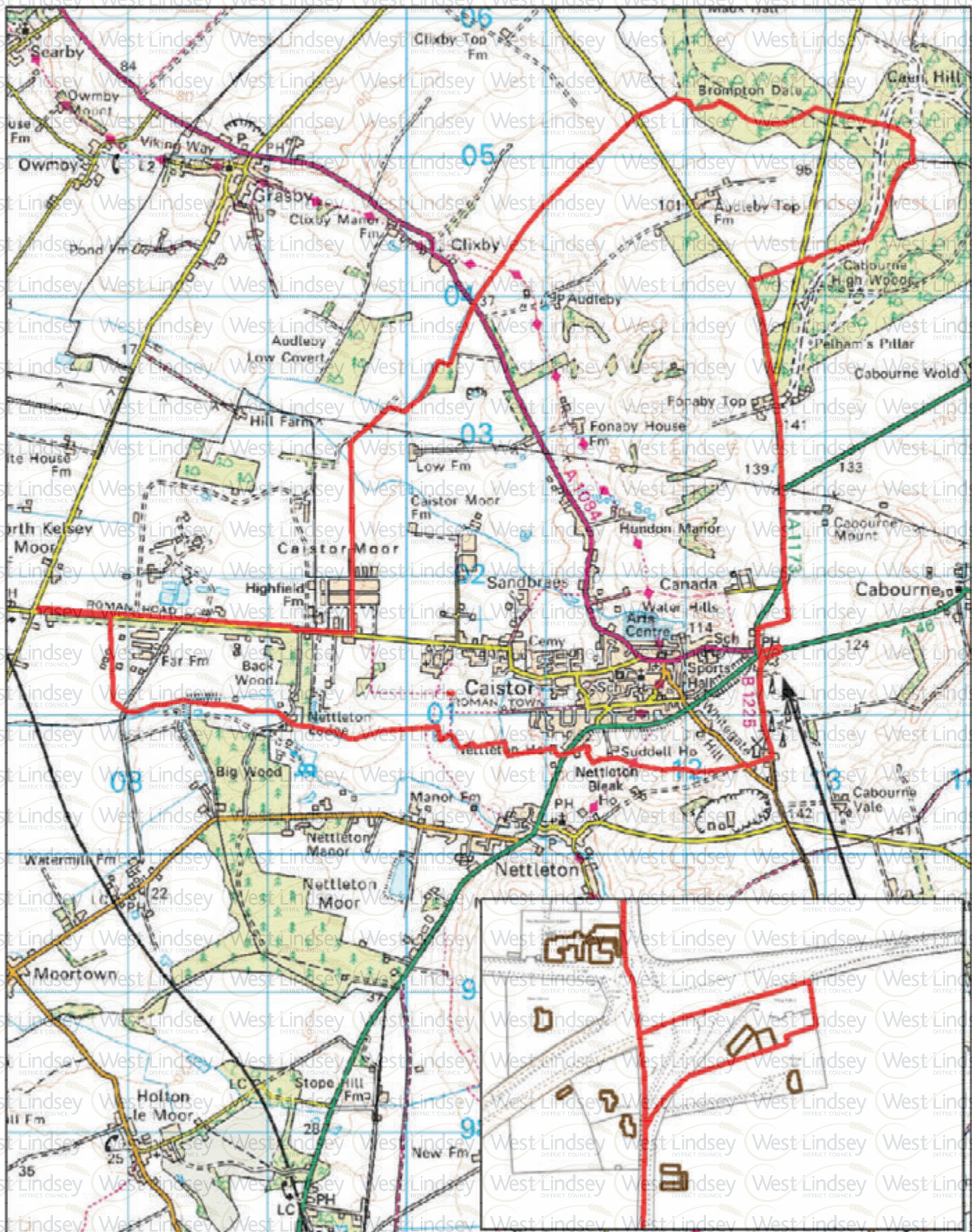
The Caistor Neighbourhood Plan Steering Group took the view that as the importance of this site had been identified through community consultation it's inclusion in the Plan area was appropriate. This view was endorsed by Caistor Town Council in January 2013.

A Cabourne Parish meeting was called in March 2013 to explain the context of Neighbourhood Planning and the reason for wishing to include the Caistor Top site within the Plan area. A follow up Parish Meeting in July 2013 confirmed the Cabourne acceptance of this situation. An application was submitted to WLDC seeking an amendment to the Plan boundary which was considered by the Prosperous Communities Committee on 3 September 2013 which resolved that the revised Neighbourhood Plan Area of Caistor be formally designated.

The revised plan area is defined by the plan opposite.









# COMMUNITY INVOLVEMENT COMPLIANCE STATEMENT SUMMARY

The consultation and engagement processes have sought to build on the recent history of local community engagement including the Caistor Partnership work, the HLF activity, the design guide consultation, the Village SOS publicity and the Caistor Town Plan work.

In summary the consultation process has involved:

- Caistor Partnership involvement in Neighbourhood Plan Vanguard bid;
- Planning for Real Event July 2011;
- Community Consultation sessions November/ December 2011;
- Caistor Energy Partnership Consultation event March 2012;
- Vision and prioritisation feedback session May 2012;
- Policy development feedback sessions December 2012 and August 2013;
- Public meetings in the neighbouring Parishes of Nettleton and Cabourne Spring 2013;
- Specific meetings with landowners, community groups at stages in the process;
- Caistor Town Council update reports January and September 2013;
- Statutory Consultation in accordance with Regulation 14 from 11th November 2013 until 23 December 2013.



The consultation process has been designed to ensure that the development of the Neighbourhood Plan has been subject to public review throughout the process and that the content and policies reflect the consensus of local opinion. Throughout the process the Town Council and the Steering Group have been focused on aiming to deliver a Plan that achieves a positive result at 'referendum'.

The main focus of engagement has therefore been through community events hosted within the town as stand alone events or alongside other activities where high levels of footfall have been available for interaction.

These events are summarised in the table below.

Event	Date	Purpose	Outcome
Planning for Real	July 2011	Initial engagement.	High level of community engagement and large range of issues identified.
Caistor Food Fair & Victorian market	12 Nov & 20 Nov 2011	Additional engagement.	Further evidence of key issues.
Caistor Energy Partnership	17 Mar 2012	Specific engagement on a renewables project.	Provided focused information on a key issue.
Vision feedback event	3 May 2012	Seeking community sign off to the vision and objectives and support for emerging key issues.	Largely positive response (55% positive and 38% suggestions) providing impetus to policy writing.
Policy consultation	December 2012	Gauge views on the emerging policies.	Overall 96% level of support.
Policy consultation	August 2013	Feedback on 'final draft' of policies.	Overall 98% level of support.
Pre-submission consultation	November 2013	Statutory consultation process.	To ensure the plan is suitable for submission for examination.

Where this approach is believed to have left gaps in the overall response, targeted events or activities have been included within the 6 week pre-submission consultation to fully inform the final submission version of the Plan.

At each stage this consultation approach has been used to confirm and validate the direction of travel and inform the next stage of the process eg after the vision was largely endorsed at the event in May 2012 detailed work commenced on drafting detailed policies designed to deliver the wider aspirations. At this event 55% of the individual comments were considered to be entirely positive with only 3% overtly negative and 38% providing suggestions and observations on matters of detail which have been addressed in the drafting of policies e.g. empty properties, parking concerns. Priorities identified from the key issues fed back to the community included the need to address empty buildings, provision of enhanced health facilities, addressing transport issues, improve business start up opportunities and leisure and tourism facilities. These issues have fed through into the detailed policy proposals and site design briefs.

The events held in December 2012 and August 2013 provided further occasions for people to feedback and comment on the overall vision and an opportunity to provide feedback on the emerging policies both in general terms as to the aims and also detailed observations on the wording. For example at the event in December 2012

96% of the stated preferences for how the policies were worded were in support. Although there were some written statements of qualification this clearly provided evidence of a community largely embracing the detail of the Neighbourhood Plan.

At the event in August 2013 when these policies had been further refined, 98% of stated preferences indicated support for the policies as drafted. This was considered to conform that the policies were addressing the key issues in a way that was supported by local people.

Specific questions were asked in respect of the design briefs that had been produced. These questions were posed to get yes/ no answers and overall 82% responses were positive. Of the negative responses it is known that a number of concerns that were raised were by close residents to the Caistor Top site and some level of concern was registered against the specific suggestion of a multi-use surface at South St Park. Overall though it was considered that this endorsed the fact that these sites had been identified as requiring site specific design briefs being produced to inform and guide future development opportunities. The detailed concerns were recognised as being of importance but would be a matter for detailed development proposals to address given that the briefs were intended to be aspirational guides and not policy prescriptive.



Photograph by John Esser



# THE BASIC CONDITIONS

The four basic conditions are:

- Have appropriate regard to national policy;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the Development Plan for the area;
- Be compatible with European obligations, including human rights.

Each of these conditions are addressed in turn.



## Appropriate regard to national policy

The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out the Government's planning policy for the Country. The Government has simplified the overarching policy position by replacing a variety of previous documents with a single statement. The central tenet of the NPPF is a 'presumption in favour of sustainable development'.

The Neighbourhood Plan demonstrates this presumption in favour of sustainable development in a number of ways specifically. Policy 1 makes a clear statement that the principle will be supported by the Neighbourhood Plan.

The NPPF also includes 12 core principles. The Neighbourhood Plan is assessed for conformity with these core principles:

NPPF core planning principle	Neighbourhood Plan Conformity
Plan led empowering local people to shape their surroundings.	The Neighbourhood Plan is a key tool to deliver the localism agenda. The Plan will provide a local input to the future planning, development and regeneration of Caistor. The plan will be used to support the Central Lincolnshire LDF preparation processes.
Creative exercise in finding ways to enhance and improve the places in which people live their lives.	The Neighbourhood Plan process has engaged the local community to produce the final document. The Plan has responded to local issues and sought to find solutions to those issues in a way that the local community has not felt has occurred through previous planning policy and decision-making approaches.
Proactively drive and support sustainable economic development.	A key issue for the town is the importance of creating local employment opportunities whilst enabling people to live locally.
High quality design and good standard of amenity.	Specific policies are included to set design standards for the town. Site specific development briefs set the aspirations and development standards for key sites.
Take account of roles and character of an area.	The vision established for the town reflects the importance of the character of the town but also the role played within the wider rural area which accords with the Central Lincs Core LDF assessment of Caistor as a Secondary Attractor.
Support a transition to a low carbon future.	The vision aspires to delivering an exemplar of environmental sustainability and policies have been developed to deliver this aspiration.
Contribute to conserving and enhancing the natural environment and reducing pollution.	The importance of the Wolds location is set out within the vision and policies.
Encourage the effective use of land by reusing land that has been previously developed.	The specific policy on bringing empty properties back into use reflects the desire to see an effective use of existing buildings.
Promote mixed use developments.	The site-specific development briefs identify some sites that can be brought forward in this way to meet a range of development needs in the town.
Conserve heritage assets.	Specific policies reflect the importance of the built and natural heritage assets of the town.
Actively manage patterns of growth.	The local consultation has identified concerns about the potential for unmanaged expansion and sprawl of the town so policies have been developed to provide clarity on the future locations of new development.
Improve health, social and cultural well being and deliver community and cultural facilities.	The vision established for the town confirms the desire for the town to be a service and educational centre for the surrounding area.



The NPPF sets out the policy ambitions of the Government in respect of key land use planning considerations. The Neighbourhood Plan has been assessed for conformity with these key policy considerations.

It is concluded that where appropriate and relevant the Neighbourhood Plan clearly has appropriate regard to the National Policy position as defined by the NPPF

NPPF core planning principle	Neighbourhood Plan Conformity
Building a strong and competitive economy.	The Neighbourhood Plan seeks to ensure that there is a balance between the need for housing growth and the creation of employment opportunities in the town. Live/ work opportunities and the promotion of business start up units are specifically promoted.
Ensuring the vitality of town centres.	The Neighbourhood Plan seeks to create criteria to influence the location of future development based on a recognition that new development needs to be accessible to the town centre to ensure it's economic vitality.
Supporting a prosperous rural economy.	The Neighbourhood Plan vision recognises the importance of the town as a centre for the wider rural area.
Promoting sustainable transport.	The Neighbourhood Plan includes policies designed to promote walking and cycling and seeks for new development to be well related to the centre of the town. Long term transport aspirations are set out within the Plan that should influence future Local Transport Plans.
Supporting high quality communications infrastructure.	A specific policy to address broad band connectivity is included within the Plan.
Delivering a wide choice of high quality homes.	The Neighbourhood Plan acknowledges the need for growth and establishes criteria based policies to influence future site allocations. Policies are included to address affordable housing provision.
Requiring good design.	The Neighbourhood Plan builds on the previous work to create a Caistor Design Guide and builds that into a specific policy for use within Development Management decision making.
Promoting healthy communities.	The Neighbourhood Plan emphasises the importance of the scale and location of future development being accessible to the centre of the town. This should promote more sustainable forms of travel allowing for more walking. Other policies promote the retention of natural assets, the creation of allotments and the delivery of other facilities to improve social benefits for the community.
Meeting the challenge of climate change, flooding and coastal change.	With regard to climate change the Neighbourhood Plan seeks to address environmental sustainability and reduce carbon emissions.
Conserving and enhancing the natural environment.	The Neighbourhood Plan seeks to preserve and protect existing assets whilst also looking to exploit the use of these assets in promoting the concept of Caistor as a Gateway to the Wolds by increasing access to the natural environment.
Conserving and enhancing the historic environment.	The historic heritage and character of Caistor is integral to the Neighbourhood Plan vision and the desire to restore historic buildings to economic use and ensure a high quality of design for new development.
Facilitating the sustainable use of minerals.	This is not a matter to be addressed through Neighbourhood Plans.





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## Contribute to the achievement of sustainable development

The NPPF seeks to ensure the delivery of sustainable development. The Neighbourhood Plan has been assessed for conformity with the key principles and main policy requirements of the NPPF and is considered to be in conformity.

In addition a sustainability appraisal has been carried out to assess how the policies contribute positively to delivering sustainable development. The full appraisal is submitted as part of the documentation for independent examination. In summary though, the table below demonstrates that where there is an impact that impact is positive. Some policies do have a neutral or uncertain impact when judged against some of the scoring criteria.

There is a high level of compatibility with the policies of the Central Lincolnshire Core Strategy which has been subject to it's own IIA. This ensures that the policies also reflect the commitment to sustainable development.

### SA Criteria table key



#### Neutral impact

There are no effects upon the sustainability objective. This may mean that there is no relationship between the two or that there is no discernible affect on the objective.



#### Some positive benefits

The option or policy is likely to lead to some improvement to the current situation in respect of the objective.



#### Significant positive impact

The option or policy is likely to lead to significant improvement to the current situation in respect of the objective.



#### Uncertain

Where there is doubt as to the likely impacts, these should be acknowledged, rather than guessed at in the assessment. The reasons for the uncertainty and the areas of uncertainty should be drawn out in the comments box.

SA Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	ASP 1	ASP 2
Population & housing	++	++	0	++	+	+	0	0	+	+	+	0	+	0	0	0	+	+	0	0	0	+	+	+	++
Health	+	+	0	0	?	?	+	++	0	0	++	0	+	0	0	0	0	0	+	0	+	+	0	0	++
Cultural	+	+	0	0	0	0	0	0	0	++	0	0	+	+	?	?	0	0	0	+	+	+	0	0	0
Crime & safety	+	0	+	0	+	0	0	+	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	+	0
Equality, diversity & inclusivity	++	++	+	++	0	?	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0	+	+	0	0
Landscape & heritage	+	0	++	0	++	0	+	+	0	0	0	0	?	++	+	?	?	0	+	?	++	+	0	+	+
Climate	+	+	0	0	+	0	++	++	+	+	+	0	0	0	0	0	0	0	++	++	++	++	0	+	0
Natural Resources & environment	+	0	++	0	+	0	+	++	+	0	+	0	+	+	+	?	?	0	++	++	++	++	0	+	0
Transport & infrastructure	0	+	0	0	0	+	+	+	0	0	0	0	0	0	?	+	?	0	0	+	0	+	++	++	0
Economy	++	++	0	0	+	+	0	0	++	+	0	+	++	+	+	+	+	+	+	+	0	+	+	+	+





## General conformity with the Development Plan

The Caistor Neighbourhood Plan must comply with the existing Development Plan, in this case, the saved policies of the adopted West Lindsey Local Plan 2006. The situation in Caistor is not straightforward in that the Neighbourhood Plan is not fully synchronised with the Local Development Framework system introduced under the 2004 Act. The Caistor Draft Policies are written on the basis of the adopted Local Plan. The Caistor Neighbourhood Plan document qualifies that position though by clarifying that the Policies are “however written to reflect the fact that the Central Lincolnshire Joint Planning Unit is progressing a Central Lincolnshire Local Development Framework.” which will be the new Development Plan.

The Core Strategy was submitted in October 2013 and is scheduled to go to examination in public in 2014 and adoption is expected in

September 2014. In addition, a Site Allocations Development Plan Document is not yet at the Issues and Options stage until spring 2014 and adoption of a final version is not expected until autumn 2016. This situation in which plans are at different stages, when ideally they should be sequential, is not helpful for preparing the Caistor Neighbourhood Plan nor is it without precedent. The Caistor Neighbourhood Plan, therefore, adopts a pragmatic view that the Neighbourhood Plan Policies are intended to provide a land use policy which West Lindsey DC can use in development management work and which, at the same time, will reflect ongoing aspirations for Caistor.

The following tables set out a rationale for how the Neighbourhood Plan aligns with and conforms with the aims and objectives of the 2006 Local Plan and the relevant saved policies.

In addition a similar rationale is set out in relation to the policies within the emerging Core Strategy.

WLDC Local Plan 2006 fundamental aims and objectives	Neighbourhood Plan Conformity
To encourage the economic well-being of the District.	The Plan seeks to ensure the economic well being of the town with particular emphasis on small businesses and promoting the tourist agenda.
To encourage the social well-being of the District and reduce social inequalities.	The Plan seeks to ensure social aspirations are delivered.
To protect and enhance the natural and built environment.	The Plan includes a range of policies to protect and enhance both the natural and built environment.
To encourage and enable the economic regeneration, of the District's towns and rural communities.	The Plan seeks to enhance the town's role as the centre of the local rural community and economy.
To meet the needs of the local communities in the District and protect the quality of life of local residents.	The Plan responds to specific local priorities in order to improve the quality of life within the town.



WLDC Local Plan 2006 12 objectives	Neighbourhood Plan Conformity
To set a clear long-term vision for the future development of the District.	The Plan sets out 6 clear visions statements and objectives providing clarity on the Caistor aspirations for development and regeneration.
To adopt a sequential approach to development and the allocation of land with the prioritisation of the use of previously developed land in order to prevent the unnecessary development of greenfield sites.	The Plan encourages and promotes the re-use of derelict land and empty buildings. The Plan also includes criteria to manage the release of land for development through the Site Allocations process.
To reinforce and sustain the role of the District's towns as service centres for surrounding settlements and make them attractive to visitors from further a field.	The importance of the town as service centre for the surrounding community is acknowledged and policies are designed to ensure the retention of existing facilities and services and promotion of additional ones.
To meet the District's need for new homes and to ensure choice and diversity of homes for every person regardless of their social situation or need.	The Plan includes policies setting parameters designed to deliver the appropriate number and type of new housing.
To preserve and enhance the existing physical character of the settlements and landscapes throughout the District, developing buildings and schemes with positive contributions towards the physical quality of the District, enhancing the environment.	The physical and natural heritage of the town is recognised within the vision with policies designed to ensure the protection of this environment and to control the quality of future development.
To ensure the District's economy will grow and diversify to improve the quality of life for residents and future residents.	A key aspect of the Plan is the balance between living and working in the town which is central to creating a vibrant local economy.
To promote rural diversification to protect the future of the rural economy.	The Plan seeks to encourage and promote local small business opportunities and to allow the diversification of the local tourism economy.
To safeguard and enhance the historic, cultural, landscape, biodiversity and wildlife assets of the District.	The Plan seeks to protect existing assets.
To ensure people have access to a range of recreational facilities as required.	The Plan seeks to protect existing assets and promotes the development of other new leisure facilities
To promote and actively support the District's range of tourism attractions including the Lincolnshire Wolds AONB and the many heritage and natural attractions in the District to contribute towards the economic and social well being of West Lindsey.	The importance of tourism to the local economy is recognised and policies are included to promote the tourism agenda.
To reduce the need to travel by ensuring all major new developments including new homes, employment-creating development, leisure and retail developments are situated close to existing where they can easily be accessed by public transport or walking or cycling.	The plan sets criteria to influence the sustainable location of new development whilst specific policies promote the importance of walking and cycling.
To facilitate walking, cycling and the use of river, canal and public transport in order to reduce congestion and pollution caused by excessive use of the private car.	A policy promotes the importance of new walking and cycling provision.



WLDC Local Plan 2006 Saved Policy	Neighbourhood Plan Conformity
Strat 2 - Location of new housing.	This policy related to strategic housing allocations many of which have been implemented or granted permission. The Plan provides criteria to guide the release of further land to meet future housing targets.
Strat 3 - Settlement hierarchy.	This policy provided justification for the status of Caistor as a town. The Plan seeks to ensure future growth of the town that will ensure this status is preserved and that the secondary attractor status within the LDF Core Strategy is achieved.
Strat 5 Windfall & Infill Housing — Market Rasen & Caistor.	This policy set out criteria to control the release of land for windfall housing. The Plan provides further criteria to control the release of land which are compatible with this policy.
Strat 12 — Development in Open Countryside.	The Plan provides criteria for when new development outside of the settlement boundary would be justified.
Strat 19 — Infrastructure requirements.	The Plan acknowledges the importance of CIL and establishes a framework for how CIL could be prioritised by the Town Council.
<p>MT1 — Market towns</p> <p>Caistor Aims &amp; Objectives</p> <ul style="list-style-type: none"> <li>• To promote the town as a heritage attraction by revitalising the decaying Listed Buildings around the town.</li> <li>• To facilitate heritage-led regeneration.</li> <li>• To maintain and enhance the town centre to create a viable and attractive range of shops and services to sustain and entertain residents and visitors by encouraging mixed-use development around the central square in the town.</li> <li>• To ensure an adequate supply of new housing with choice and opportunity for all who need a home by allocating suitable sites and ensuring a mix of housing types including an element of affordable housing where needed.</li> <li>• To encourage new business development to ensure residents can access jobs in close proximity to where they live and to ensure the economic well-being of the town.</li> <li>• To harness the economic potential of tourism-related development.</li> </ul>	<p>This policy emphasised the priority to be afforded to Caistor as a market town for regeneration and investment activity including specific aims and objectives for Caistor. The Plan sets a clear vision to seek the delivery of further regeneration of the town aligned to these previous aims and objectives.</p> <ul style="list-style-type: none"> <li>• Policy included designed to bring empty properties back into use.</li> <li>• Heritage based policies included.</li> <li>• Policies included that seek to preserve the existing uses of buildings and community assets.</li> <li>• Criteria based approach to managing the release of land for future development including affordable housing policies.</li> <li>• A key aspect of the plan is to create a living/ working town to provide for a sustainable environment.</li> <li>• Policies included to encourage tourism related development opportunities.</li> </ul>
Res 1 Housing Layout & Design.	The importance of design is recognised with a specific policy included to reflect the previously drafted Caistor Design Guide.
Res 2 Range of housing provision in all housing schemes.	The Plan addresses the need to meet a range of future housing needs.
Res 6 Affordable housing.	The Plan includes an affordable housing policy.
CRT3 Loss of recreation & community facilities.	The Plan includes a policies to enhance, protect and promote recreational and community facilities.
CRT 4 protection of community post offices, convenience stores and public houses.	The Plan includes a policy to protect community facilities.
NBE 20 Development on edge of settlements.	The Plan includes criteria based policies to control the future release of land which should serve to protect the edge of the settlement from inappropriate development.

Central Lincolnshire Local Plan Core Strategy Submitted Version October 2013 Challenges	Neighbourhood Plan Conformity
Reducing carbon emissions from transport, the built environment and lifestyles as part of the shift to low carbon living.	The Vision seeks to create exemplar town of sustainability by seeking to establish standards for new built development and by ensuring accessible facilities within the town.
Ensuring that Central Lincolnshire and its communities are resilient to future change, including adaptation to climate change.	The Vision seeks to deliver a balanced community, a working/ living town and an exemplar of sustainability.
Providing sufficient new housing, jobs and services to meet the area's needs and increase the sustainability of its communities .	The Vision sets out an ambition regarding the delivery of local housing, employment and other facilities.
Ensuring that the infrastructure needs associated with growth are met.	The Vision promotes maintaining and enhancing Caistor as a service centre serving the town and the wider rural community in a number of ways e.g. addressing accessibility issues; recognising and maintaining the town's educational facilities.
Increasing the quality of life across Central Lincolnshire, including improvements to health, wellbeing, services and facilities.	The Vision confirms a commitment to Caistor acting as a service centre for the wider community.
Tackling social and economic disadvantage and regeneration needs, including areas of severe deprivation.	The Vision confirms aspirations around Caistor being a working/ living town where people can live and work.
Promoting greater use of local resources to enhance the self-sufficiency, resilience and overall sustainability of communities.	The Vision sets out the ambition in respect of sustainability eg. policies designed to bring empty properties and derelict land into use.
Protecting and enhancing the natural and built environment of Central Lincolnshire, including key natural, historic and cultural assets, biodiversity, landscapes and natural resources.	The Vision confirms a commitment to the natural and built environment.
Protecting local identity and diversity in the context of growth and change.	The Vision seeks to develop Caistor's inclusivity and distinctiveness e.g. promoting the unique locational benefits from where to visit the Lincolnshire Wolds.

Central Lincolnshire Local Plan Core Strategy Submitted Version October 2013 Vision & Objectives for Central Lincolnshire in 2031	Neighbourhood Plan Conformity
These set out a clear statement on the type of place that Central Lincolnshire aspires to be and how key themes are central to delivering an overall approach to sustainable development. This is based around continued growth appropriate to the location including Caistor. The importance of housing choice, economic opportunities, the environment and low carbon living are all recognised. Key policies are identified that will deliver this vision.	The Plan acknowledges the need for appropriate levels of growth in Caistor and under the six key themes sets policies designed to achieve this. The Plan policies align to the key themes within the Core Strategy and the policy assessment below provides clarity on the links between Core Strategy Policies and those within the Plan.



Central Lincolnshire Local Plan Core Strategy Submitted Version October 2013 Relevant Policies	Neighbourhood Plan Conformity
Policy CL1 — Sustainable Development.	The Plan seeks to deliver a sustainable future for Caistor. Policy 1 provides a positive framework for the consideration of development in accordance with the presumption in favour of sustainable development.
Policy CL4 — Level and Distribution of Growth.	The Plan acknowledges the need for growth and has set criteria for managing the release of land in advance of the details of the Site Allocations DPD being produced.
Policy CL5 — Managing the release of Land for Housing and Employment.	The Plan acknowledges the need for growth and has set criteria for managing the release of land in advance of the details of the Site Allocations DPD being produced.
Policy CL6 — Site Allocation in Central Lincolnshire.	The Plan acknowledges the need for growth and has set criteria for managing the release of land in advance of the details of the Site Allocations DPD being produced. This provides a framework for a Caistor specific approach to the allocation of sites.
Policy CL8 — Sustainable Communities and Neighbourhood Plans.	This policy promotes neighbourhood planning and the Caistor Plan is the most progressed within the Central Lincolnshire area.
Policy CL9 — Infrastructure to Support Growth.	The Plan acknowledges the importance of CIL and establishes a framework for how CIL could be prioritised by the Town Council.
Policy CL 10 — Transport.	The Plan sets out long term transport aspirations and also sets policy requirements that will need to be met by new developments.
Policy CL 12 — Overall Need for Affordable.	The Plan includes an affordable housing policy.
Policy CL 15 — Type and Size Mix in New Housing Housing Affordable Housing Transport.	The Plan addresses the need to meet a range of future housing needs.
Policy CL17 — Delivering Prosperity and Jobs.	The Plan places an emphasis on the economic opportunities that need to be delivered especially through small businesses and the tourism industry.
Policy CL 21 — A Sustainable Visitor Economy.	The Plan includes policies specifically designed to promote tourism.
Policy CL22 — Strategy for the Rural Area of Central Lincolnshire.	A neighbourhood plan for a town within a rural hinterland of Central Lincolnshire is an integral part of a policy base to such a strategy.

The Plan has been subject to review by staff at both WLDC and the Central Lincolnshire JPU. The version of the plan that was considered has subsequently been revised to reflect that feedback and feedback from Planning Aid England and from URS who carried out an evidence base review on behalf of Planning Aid England.

Those assessments provided statements on how the specific Neighbourhood Plan policies reflected the saved WLDC Local Plan policies and the emerging Core Strategy policies. There was no indication in that assessment that any of the policies being proposed at that stage did not accord with the Development Plan.



## Compatibility with European Legislation

The Caistor Neighbourhood Plan steering group submitted to WLDC a request for a formal screening opinion on the draft Caistor Neighbourhood Plan. The Screening Opinion was sought to determine whether a Sustainable Environment Assessment under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 was required for the draft Caistor Plan together with an opinion on whether the plan conforms with European Habitat Regulations and the Human Rights Act.

The Plan has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3 WLDC has concluded that the Plan is not likely to have significant effects on the environment by virtue of the potential nature, size or location of developments that would be supported by the Plan. No Schedule 1 developments are proposed as part of the Plan and none of the Plan area is within a sensitive area as defined in Regulation 2(1).





# FOR MORE INFORMATION

If you have any queries you would like to discuss please contact  
the Caistor Town Clerk.

T:  
E:



The Neighbourhood Plan can be downloaded at:  
**[www.caistor.net/NP](http://www.caistor.net/NP)**