

**2017 -
2036**

**Lea Neighbourhood
Development Plan
Basic Conditions Statement**



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Basic Conditions' Statement for Lea Neighbourhood Development Plan

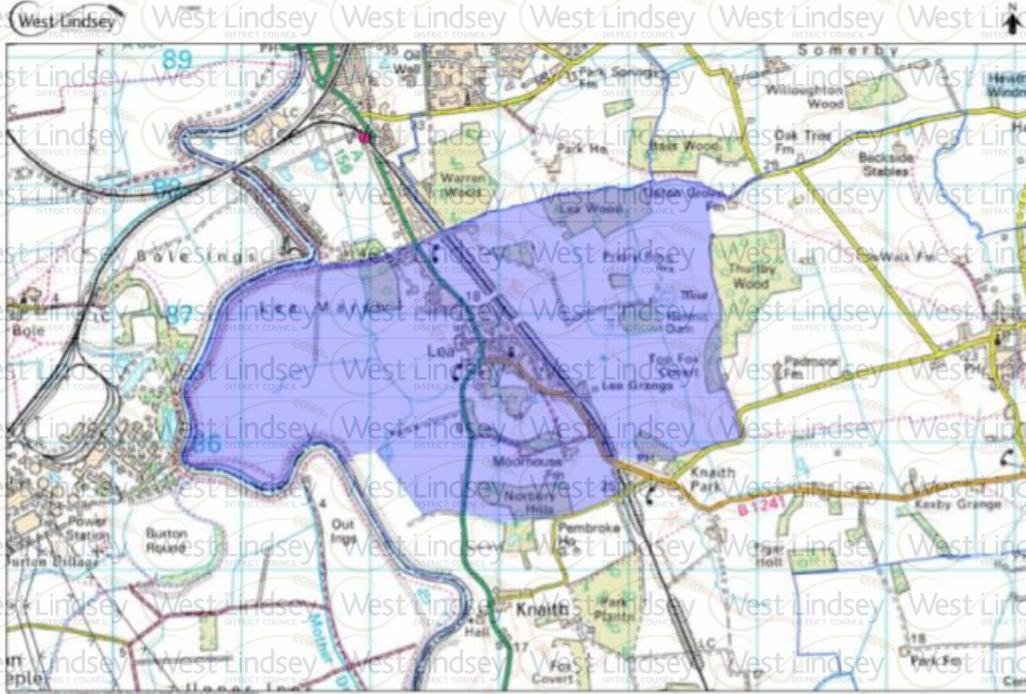
1 What is the Neighbourhood Development Plan?

- 1.1 The Lea Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012/2015 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the Plan area and sets out how that vision will be realised through planning and controlling land use development and future change.

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Lea Neighbourhood Development Plan.
- 2.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NDP must meet the following basic conditions:
- i. the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - ii. the draft NDP must contribute to the achievement of sustainable development;
 - iii. the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Central Lincolnshire Local Plan.
 - iv. the draft NDP must meet the relevant EU obligations.
- 2.3 This document will outline how the Lea NDP meets all of the above basic conditions.
- 2.4 The Lea NDP is being submitted by Lea Parish Council for the Parish area of Lea. The map in figure 1 shows the extent of the NDP boundary which is the same as the Parish Area for Lea. The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Lea NDP Area



2.5 The NDP applies to the Parish of Lea in the West Lindsey District of Lincolnshire.

2.6 In accordance with the Neighbourhood Planning Regulations 2012 and the amendments in 2015, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Lea Parish Council and advertised the designation for four weeks from the 03 October 2016 until 31 October 2016. The application was approved by the Prosperous Communities Committee of West Lindsey District Council on 6 November 2016.

2.7 For the purpose of undertaking a NDP the approved NDP designated area is shown in figure 1.

2.8 The Draft Lea NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 31st March 2017 until the 2nd June 2017. The NDP Steering Group considered all the comments recieved during the regulation 14 consultation period. Some minor amendments have been made to the document based on the comments received. The amendments made to the Lea NDP are summarised in the document entitled 'Lea Consultation Statement'.

What is being proposed is a Neighbourhood Development Plan

- 2.9 The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Development Plan states the period for which it is to have effect

- 2.10 The NDP for Lea will cover the period 2017 until 2036 to ensure it is in line with the Central Lincolnshire Local Plan.

The policies do not relate to excluded development

- 2.11 The NDP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

3 Basic Conditions

Have Appropriate Regard to National Policy

- 3.1 Regard to national policy and guidance: The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce NDPs for their area, and sets out how planning should help achieve sustainable development.
- 3.2 Sections 183-185 of the NPPF refer to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 3.3 This section demonstrates that the Lea NDP has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
 - Requiring good design
 - Supporting a prosperous rural economy
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Promoting sustainable transport
- 3.4 The Lea NDP contains a Vision, Objectives and Policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

3.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Objectives in the Plan	NPPF
Objective 1: Promote a sense of place with a positive ‘feeling’ for people and local distinctiveness.	<ul style="list-style-type: none"> Supporting a prosperous rural economy
Objective 2: Protect the public green spaces, and their accessibility, in order for them to continue to be used by everyone.	<ul style="list-style-type: none"> Promoting healthy communities Conserving and enhancing the natural environment.
Objective 3: Provide good quality and a sufficient range, diversity, affordability and accessibility of housing within a balanced and inclusive housing market.	<ul style="list-style-type: none"> Requiring good Design Delivering a wide choice of high quality homes.
Objective 4: Provide an appropriate size, scale, density and layout, including mixed use development that complements the distinctive local character of the community.	<ul style="list-style-type: none"> Delivering a wide choice of high quality homes. Requiring good design
Objective 5: Support the retention of the local services and facilities, whilst promoting the creation of new and appropriate facilities to support sustainable growth.	<ul style="list-style-type: none"> Supporting a prosperous rural economy
Objective 6: To protect and, where possible, enhance the natural environment and open countryside and avoid coalescence with nearby settlements.	<ul style="list-style-type: none"> Conserving and enhancing the natural environment.
Objective 7: Improve community safety and accessibility of the public rights of way.	<ul style="list-style-type: none"> Conserving and enhancing the natural environment.
Objective 8: To accept the development of up to 68 homes on Site 1 off Willingham Road over the Plan period.	<ul style="list-style-type: none"> Delivering a wide choice of high quality homes. Requiring good design. Supporting a prosperous rural economy

Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
Policy 1	Development of Site 1 off Willingham Road	29,32, 38,47, 54, 55, 50, 56, 15	This policy accepts the housing site allocated to the village through the Central Lincolnshire Local Plan. The policy aims to provide a set of criteria to which the development of the site should conform. The policy aims to guide the development to ensure that the community wishes are realised once the development is built.
Policy 2	Small scale Residential Development	50, 51, 55	This policy supports the residential development of small scale infilling, the redevelopment of brownfield sites and conversions. These types of new housing developments are supported to ensure the settlement meets its 15% housing growth target as set by the Central Lincolnshire Local Plan. If the 68 homes cannot be accommodated on the allocated site due to infrastructure issues then the remaining number of properties required to meet the growth target should be located on the specified types of sites. In addition to this it must also have the support of the community.
Policy 3	Housing Mix	47, 50, 51,55, 19	This policy supports the development of new housing proposals that provide a housing mix reflecting the needs of the community and including both private and affordable housing.
Policy 4	Design of New Development	55, 56, 57 ,58	This policy sets out the criteria for good design in Lea. It is based on the Lea Character Assessment. The policy provides a robust and comprehensive design policy based on an understanding of the settlements characteristics, the importance of reinforcing local distinctiveness and the

				integration of new development with the existing built and natural environment. The policy also states the importance of preserving and enhancing the village's historic assets.
Policies 5 and 6	Green Infrastructure Lea Green Wheel		70,73, 74, 75, 76 109, 114	These Policies seek to protect and enhance the green infrastructure within the plan area by improving the connectivity between wildlife areas and green spaces. The policy also sets out the onsite and offsite contributions that will be required on any new developments.
Policy 7	Designating Green Spaces	Local	77	The policy aims to protect and enhance the following green spaces. 1: Lea Park, 2: St Helen Church Yard, 3 Gainsborough Road and 4: the old village green. The four open greens spaces are important to the local residents of Lea and have been tested against the criteria in the NPPF and it is believed that they all meet the criteria.
Policy 8	Green Wedge		76	The policy seeks to reinforce the Green Wedge policy within the Central Lincolnshire Local Plan. This green wedge is really important to the community as it is the only remaining site left that separates Gainsborough from Lea.
Policy 9	Protecting Facilities	Community	28	The Plan seeks to protect its community facilities as these are valued by the local community. The village does not have many facilities and it is really important that these few community facilities are retained,
Policies 10 and 11	Flooding and Drainage Waste Water		94, 100	These policies seek to ensure that any new developments within Lea does not cause additional flood risk issues within the village.

4 Contribute to the Achievement of Sustainable Development

- 4.1 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for local residents and making the quality of life better for future generations. The Lea NDP echoes that of the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 4.2 The Lea Plan has been prepared with the central understanding that the key areas to be addressed are those of the environment, economy and community which are all closely linked. The policies therefore aim to facilitate and encourage change within the community whilst protecting what is most valued such as the open spaces, the rural nature of the village, access to the countryside and the community facilities.

5 General Conformity with Strategic Local Policy

- 5.1 The Lea NDP has been prepared with planning officers from the West Lindsey District Council as part of the neighbourhood planning and the Central Lincolnshire planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within Central Lincolnshire Plan.
- 5.2 Table 3 below shows how the Lea NDP is in general conformity with the strategic policies of Central Lincolnshire Local Plan.

Table 3: Development Management Policies Conforms with Policies in the Central Lincolnshire Local Plan.

Policy Number	Policy Title	CLLP	Commentary
Policy 1	The Comprehensive Development of the Site off Willingham Road	LP1, LP2, LP50	<p>The Central Lincolnshire Local Plan identifies Lea as a medium sized village within Policy LP2 and allocates one development site for 68 dwellings in policy LP50 to Lea. To ensure the Lea NDP conforms to the Central Lincolnshire Local Plan the NDP deemed it necessary to address the specific matters relating to the development of this site and has produced a detailed policy that concerns itself with the allocated site.</p> <p>The Lea NDP accepts this allocated site but sets out a detailed policy to help guide the future development of it to ensure the community's aspirations and wishes for the site to ensure it is developed sensitively and that any future development on the site fits into the existing settlement.</p>
Policy 2	Small Scale Housing Development	LP2	<p>The Central Lincolnshire Local Plan has set a housing target of 15% for Lea and therefore, to comply with this, the NDP sets out a criterion for where the community believe it would be acceptable to see future housing development in Lea if the required 15% housing target cannot be met on the single allocated site.</p>
Policy 3	Housing Mix	LP10, LP11	<p>LP10 of the Central Lincolnshire Local Plan expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market and ensure that properties are built to cover the</p>

			<p>circumstances of the occupants throughout their life time. LP 11 of the Central Lincolnshire Local Plan sets out the affordable housing requirements to the settlements within Lincolnshire.</p> <p>The Lea NDP supports a mix of housing types and tenures that reflects the settlement population’s needs now and of future generations. It also supports the development of the required affordable housing amounts as set out within the Central Lincolnshire Local Plan.</p>
Policy 4	Design and Character	LP25, LP26	<p>The Central Lincolnshire Local plan sets out that all new development, including extensions and alterations to existing buildings must achieve high quality sustainable design that contributes positively to local character, landscape and townscape that it is accessible to all. The policy also sets out design principals for new developments.</p> <p>The Lea NDP sets out the criteria for how it would like to see new development designed to ensure it reflects the setting and rural nature of the village. It ensures that the historic buildings and key views and vistas into and out of the settlement are retained.</p>
Policies 5 and 6	Green Infrastructure Lea Green Wheel	LP9, LP17, LP20, LP23, LP24	<p>The Central Lincolnshire Local Plan seeks to protect and enhance landscape features, biodiversity, landscape character and the landscape amenity value of the Lincolnshire area.</p> <p>The Lea NDP also seeks to ensure the protection and enhancement of the natural environment and the linkages around the settlement and into the countryside. The policies seek also to ensure that future development provides both onsite and offsite contributions towards open space.</p>

Policy 7	Designated Local Green Spaces	LP23, LP24	<p>The Central Lincolnshire Local Plan identifies opens spaces and protects these through its policies.</p> <p>The NDP seeks to take the identification of important community opens spaces further and seeks to designate these in line with the NPPF guidance. The sites have been assessed against the NPPF criteria and the NDP believes that all of the sites meet this criteria.</p>
Policy 8	Green Wedge	LP 22	<p>The Central Lincolnshire Local Plan identifies a piece of land east of Gainsborough Road at the Lea/Gainsborough boundary as a Green Wedge. The Lea NDP supports its decision and wishes to reinforce this as it is the only remaining green area that separates Gainsborough from Lea.</p>
Policy 9	Protecting Community Facilities	LP15	<p>The Central Lincolnshire Local Plan sets out in policy LP15 to protect and enhance community facilities and encourages local communities to register community assets of value.</p> <p>The NDP seeks to take the local plan policy further by identifying the valued community facilities within Lea and sets out a criterion in which the change of use or replacement of the facilities in the village will be accepted.</p>
Policies 10 and 11	Flood Risk Waste Water & Water Supply	LP14	<p>The Central Lincolnshire Local Plan addresses the management of water resources and flood risk within its policy LP14.</p> <p>This is echoed in the Lea NDP to ensure new developments do not increase flood risk in the area. The Lea NDP has researched and worked with the relevant agencies to develop a policy that will ensure the settlement does not experience increased flood risk or surface water issues as a result of new development.</p>

6 Be Compatible with EU Obligations

- 6.1 The NDP accepts the allocation of the housing site as identified within the Central Lincolnshire Local Plan. The Central Lincolnshire Local Plan carried out an SA and SEA that can be viewed at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>. It was deemed unnecessary by West Lindsey District Council that a SA or SEA be carried out by the Lea NDP as it does not allocate any land for development.
- 6.2 The NDP has regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 6.3 The NDP is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by West Lindsey District Council.

7 Conclusion

- 7.1 It is the view of Lea Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act.
- 7.2 The NDP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained within the Central Lincolnshire Local Plan and meets relevant EU obligations.