

Riseholme Neighbourhood Plan

Basic Conditions Statement

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Basic Conditions' Statement for Riseholme Neighbourhood Plan

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Riseholme Neighbourhood Development Plan.
- 2.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (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 West Lindsey District Council's Local Plan 2006 and the Draft Central Lincolnshire Local Plan October 2015.
 - IV. the draft NDP must meet the relevant EU obligations.
- 2.3 The Riseholme NDP is being submitted by Riseholme Parish Council for the Parish area of Riseholme. The map below shows the extent of the NDP boundary. The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Riseholme NDP Area



- 2.4 The Plan applies to the Parish of Riseholme in the West Lindsey District of Lincolnshire.
- 2.5 In accordance with the Neighbourhood Planning Regulations 2012 an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Riseholme Parish Council and advertised the designation for six weeks which closed on the 25 February 2015. There were two supportive comments and no adverse comments received by the Council on the designation. The application was approved by the

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Prosperous Communities Committee of West Lindsey District Council on 6 March 2015.

- 2.6 The approved NDP designated area is shown in figure 1.
- 2.7 The Draft Riseholmeby Lincoln NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 29th February until the 11 th April 2016. Some minor amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'

What is being proposed is a neighbourhood development plan

- 2.8 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 Plan states the period for which it is to have effect

- 2.9 The NDP for Riseholme will cover the period 2016 until 2036 the same as the Draft Central Lincolnshire Local Plan.

The policies do not relate to excluded development

- 2.10 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 neighbourhood development plans for their area, and sets out how planning should help achieve sustainable development.

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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 Riseholme 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 Riseholme contains 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

Housing	Policy 1 – Policy 2	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes. • Requiring good design. • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment.
Redevelopment of Previously developed Land	Policy 3	<ul style="list-style-type: none"> • Supporting a prosperous rural economy. • Delivering a wide choice of high quality homes. • Conserving and enhancing the natural environment. • Requiring good design.

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Local Design and Development Principles	Policy 4 , Policy 5 and Policy 6	<ul style="list-style-type: none">• Conserving and enhancing the natural environment• Conserving and enhancing the historic environment.
Public Access	Policy 7	<ul style="list-style-type: none">• Promoting healthy communities• Promoting sustainable transport

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Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
1	Managed Housing Growth	47, 50, 51,55	This policy supports new housing proposals provided it meets certain criteria such as: they meet an identified housing need, are a conversion of a redundant building, it is within the built up area of Riseholme, on brownfield land and do not have a detrimental impact on the infrastructure.
2	Infill Development	89,51	This policy sets out the criteria for residential developments for small scale infill and redevelopment sites.
3	Redevelopment of Previously Developed Land at Riseholme Campus	28, 54, 55, 50, 89, 111	This policy sets out the criteria for the redevelopment of the Riseholme Campus. The policy supports the reuse of the previously developed land for appropriate uses and a scale that would not harm the existing landscape and rural character of the area.
4	Local Design and development Principles	28,61, 109, 126, 69,112	To ensure new development proposals take into account of the design features that will attract wildlife and protect the landscape and natural environment. Also to ensure the protection and enhancement of the natural environment including the green wedge.
5	Heritage Assets	61,126.127.128,131	To conserve, enhance and protect the historic buildings in Riseholme. The policy proposes to ensure listed buildings and their curtilages will be protected, conserved and enhanced as part of new development proposals.
6	Character Areas	109, 28, 64, 131	The plan identifies three important character areas that need to be protected and any new design needs to reflect the character of that area.

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7	Conservation and Enhancement of Non Vehicular Routes	75	The purpose of the policy is to protect and enhance the environment whilst encouraging a network of public access routes that also conserve, enhance and improve both the green character of the Parish. The policy also strives to improve its physical links for the benefit of residents, visitors and local wildlife.
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Contribute to the Achievement of Sustainable Development

- 3.6 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 Riseholme echoes that of the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.7 The Riseholme plan has been prepared with a central understanding that the key areas it addresses that being the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is valued.

General Conformity with Strategic Local Policy

- 3.8 The Riseholme NDP has been prepared with planning officers from the West Lindsey District Council as part of the neighbourhood planning and the central Lincolnshire planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the West Lindsey Local Plan 2006 and the Draft Central Lincolnshire Plan 2015 (consultation on the Draft Local Plan commenced on the 15 October and ended on 25 November 2015). It is deemed necessary to assess the Riseholme NDP against the Draft policies in the Central Lincolnshire Local Plan 2015 as this will eventually replace with West Lindsey Local Plan 2006.
- 3.9 Table 3 below shows how the Riseholme NDP is in general conformity with the strategic policies of the West Lindsey District Council Local Plan 2006 and the Draft Central Lincolnshire Local Plan 2015.

Table 3: Development Management Policies Conforms with Policies in West Lindsey Local Plan 2006 and the Draft Central Lincolnshire Plan 2015.

Policy Number	Policy Title	WLLP 2006	Draft CLLP 2015	Commentary
1	Managing Housing Growth	STRAT 1 , STRAT 3, RES 1	LP2, LP3	<p>The Local Plan 2006 supports the development of new housing and seeks to ensure the character, layout and form of settlements is respected.</p> <p>The emerging Central Lincolnshire Local Plan identifies around a 10% increase in the size of the village over the Plan period (2036) which would allow for approximately 16 new homes within the Parish.</p> <p>The NDP supports small scale development in the right locations that respects the local character and environment.</p>
2	Infill Development	STRAT 1, STRAT 3, STRAT 8, RES 1, RES 3,	LP4	<p>The Local Plan 2006 and the emerging Central Lincolnshire Plan supports the development of small scale infill development in small rural villages.</p> <p>The Riseholme Plan sets out the criteria for small scale infill development to ensure it delivers the housing needs for the area.</p>
3	Redevelopment of Previously Developed Land at	STRAT 1, SUS 15,	LP1, LP4	<p>The Local Plan 2006 and the Central Lincolnshire Plan seeks to redevelop under used or previously developed land for suitable uses.</p>

	the University Campus			<p>The Riseholme Plan sets out the criteria for the redevelopment of the Riseholme campus site if it ever becomes derelict to ensure it delivers suitable and sustainable uses for the future and not just housing.</p>
4	Local Design and development Principles	STRAT 13, NBE 8, NBE 10	LP9, LP17 LP21 LP23, LP24	<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>West Lindsey’s 2006 Local Development Plan recognises the importance of the rural landscape quality and has designated an extensive area within the parish as a ‘Green Wedge’ in order to preserve the rural identify and separation between nearby settlements like Riseholme and Lincoln. This is also carried over into the Central Lincolnshire Plan in policy LP21.</p> <p>LP23 sets out to ensure that all development protects, enhances the network of habitats and biodiversity.</p> <p>The Riseholme plan also seeks to ensure the protection and enhancement of the natural environment and its important features.</p>
5	Heritage Assets	NBE 4	LP24	<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>LP24 ensure new development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p>

				<p>The Riseholme plan also seeks to conserve, enhance and protect the historic buildings in the plan area.</p>
6	Character Areas	STRAT 13, NBE 10, NBE 13 and RS21	LP25, LP	<p>The Local Plan 2006 seeks to protect and enhance the natural environment through a number of policies in the plan. It also strives for high quality design in sustainable locations.</p> <p>LP17 seek to protect and enhance the landscape and green wedges. It also seeks to prevent the physical merging of settlements.</p> <p>The NDP also seeks to conserve and preserve the natural environment whilst delivering suitably located and designed homes in the Riseholme Parish.</p>
7	Conservation and Enhancement of Non Vehicular Routes	CORE 1, SUS 1	LP13, LP20	<p>The Local Plan 2006 supports the development of sustainable modes of transport and in particular walking and cycling reducing the need to travel by car.</p> <p>The emerging Central Lincolnshire Local Plan supports schemes that promote walking and cycling.</p> <p>The Riseholme NDP also promotes healthy life styles and encourages walking and cycling by providing non-vehicular routes. It also supports the protection and enhancement of biodiversity and wildlife species.</p>

Be Compatible with EU Obligations

- 3.10 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the NDP is not likely to have a significant impact on the environment. This document was submitted to English Heritage, Natural England and the Environment Agency who also agreed with this outcome.
- 3.11 The NDP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 3.12 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.

Conclusion

- 3.13 It is the view of Riseholme Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are considered to be met by the Riseholme NDP.
- 3.14 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in West Lindsey Local Plan 2006, the Draft Central Lincolnshire Local Plan 2015 and meets relevant EU obligations.