

Scothern Neighbourhood Plan



Basic Conditions Statement

July 2016

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1 Introduction

This Statement has been prepared by Scothern Parish Council (the Parish Council) to accompany its submission to the local planning authority, West Lindsey District Council (WLDC) of the Scothern Neighbourhood Development Plan (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 SI No 637.

The Neighbourhood Plan must meet the following Basic Conditions:

(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).

2 Legal Requirements

The Plan is submitted by Scothern Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Scothern Neighbourhood Development Plan Steering Group, which is led by Scothern Parish Council.

The whole parish of Scothern has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part2 S6) and was formally approved by West Lindsey District Council on 9th April 2015. Figure 1 shows the extent of the designated neighbourhood area.

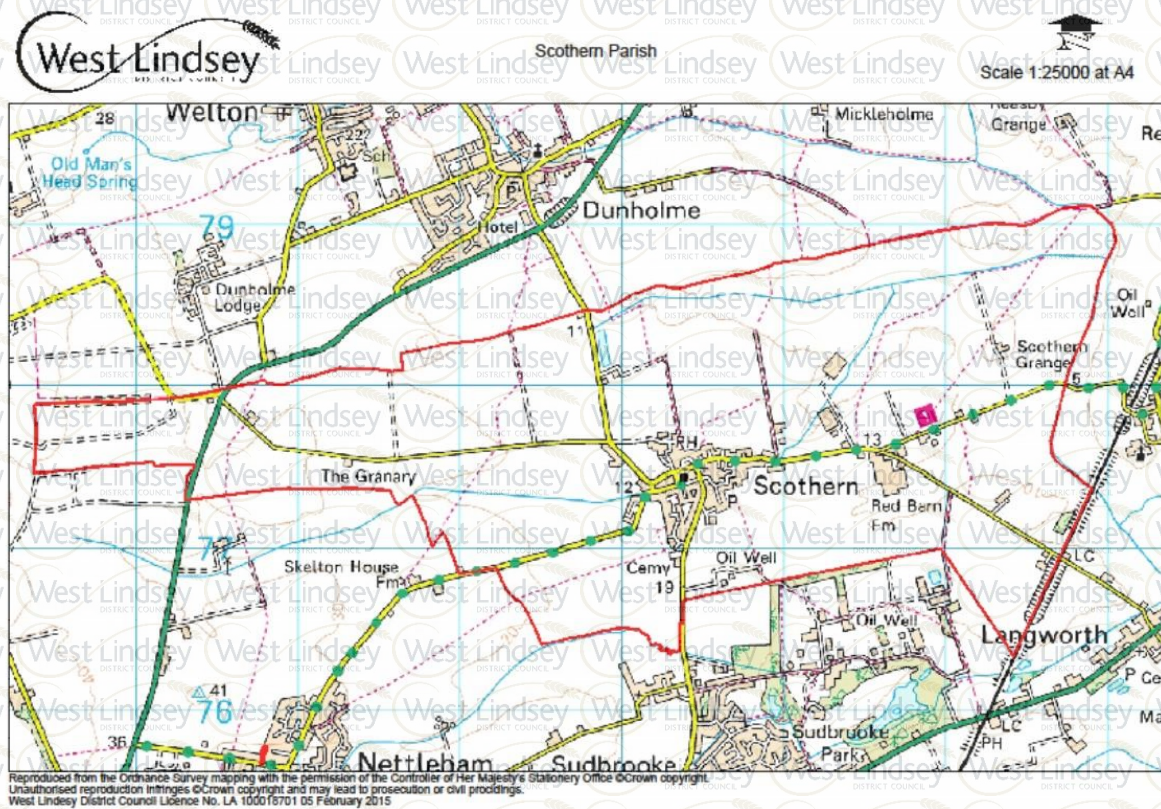


Figure 1: Designated neighbourhood area

The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have 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 Plan identifies the period to which it relates as 2015 to 2035.

The Plan 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.

The Plan relates only to the parish of Scothern. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

3 Having regard to national policies and advice contained in guidance issued by the Secretary of State

The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) suite. It is considered that the neighbourhood plan accords with the Core Planning Principles at the heart of the NPPF.

Table 1 below provides a summary of how each policy in the neighbourhood plan conforms to the NPPF. It is important to note that the NPPF paragraphs referred to below are those considered most relevant and it is not intended to be an exhaustive list of all NPPF policies.

Policy Reference	Policy Title	NPPF Paragraphs	Commentary
S1	Location of new development	30, 34, 37, 38, 55, 95, 111	The neighbourhood plan seeks to avoid development in the open countryside by steering development to the built up area and ensuring the re-use of previously developed sites. This will support a pattern of development that facilitates the use of sustainable modes of transport by seeking to ensure residents can access facilities and services on foot or by bike.
H1	Future Housing Need	47, 48, 50	The Neighbourhood Plan allocates 3 sites for housing development over the Plan period. Approximately 71 units will be built which exceeds the identified housing need. The sites are deliverable, as they benefit from planning permission, and will deliver both market and affordable housing. Any additional housing will be accommodated on infill sites within the built-up area.
H2	Housing mix	50	The neighbourhood plan seeks to deliver a mix of housing types that meet the requirements of the current and future population. Particular regard is paid to the requirements of the ageing population through the encouragement of smaller units and those built to life-time standards.
D1	Design and character	56, 57, 58, 59, 60, 61, 64, 69, 95, 97	The neighbourhood plan includes a robust and comprehensive design and character policy that sets out the quality of development expected for the area. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes. As part of the policy renewable energy and low carbon energy development will be maximised thus helping to meet the challenge of climate change.
T1	Parking Standards	39	Appropriate parking standards are set for the rural community based on the availability of and opportunities for public transport and high car ownership rates.
T2	Pedestrian and cycle routes	29, 32, 35, 37, 69	The neighbourhood plan seeks to ensure that residents can access the village centre on foot or by bike thus balancing the transport system in favour of sustainable development and giving people a choice about how they travel. This policy also seeks to ensure safe and suitable access to the site can be achieved for all and conflicts are minimised between traffic and cyclists or pedestrians.
B1	Working from home	18, 20, 21	The neighbourhood plan seeks to promote economic growth by facilitating flexible working practices which will help to support 21 st century business needs.

E1	Local Green Space	76	The neighbourhood plan identifies specific areas for protection as Local Green Space. Each proposed Local Green Space designation has been assessed against the criteria in the NPPF (paragraph 77) and further information can be found in the evidence base document 'Local Green Space.'
E2	Biodiversity	109, 113, 114, 117, 118	The neighbourhood plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment.
E3	Scothern Beck Corridor	114, 94	The neighbourhood plan seeks to protect and enhance Scothern Beck which forms part of an important biodiversity network. The role of the Beck as an important flood defence and in helping to regulate water flow is also recognised.
C1	Provision of new or improved community facilities	28, 70	The neighbourhood plan promotes the retention and development of local services and community facilities in the village such as the meeting places, sports venues, public house and places of worship. It plans positively for the future provision and aims to promote a healthy community.
C2	Loss of existing community facilities.	28, 70	The neighbourhood plan promotes the retention and development of local services and community facilities in the village such as the meeting places, sports venues, public house and places of worship. It plans positively for the future provision and aims to promote a healthy community by guarding against the unnecessary loss of valued facilities and services,

Table 1: Assessment of conformity with the NPPF

4 Contributes to the achievement of sustainable development

The following sustainability appraisal has been carried out to assess how the policies in the neighbourhood plan contribute positively to delivering sustainable development. The plan will perform an economic, social and environmental role and seeks to balance these objectives.

Table 2 summarises the various sustainability outcomes of each policy in the neighbourhood plan.

** very positive * positive outcome - neutral x negative xx very negative

Policy	Social	Environmental	Economic	Commentary
S1: Location of new development	**	*	-	Development is directed to the built up area limiting the impact of new development on the open countryside. New development will be located in accessible locations and will enhance Scothern's role as a resilient and sustainable community.
H1: Future Housing Need	**	-	-	The policy has a very positive social impact by meeting local housing need. The allocated housing sites are located adjacent to the existing built up area,

				however, their development will lead to the loss of greenfield land.
H2: Housing Mix	**	-	*	This policy has a very positive social impact by ensuring new housing meets the requirements of future and existing residents and addresses affordability issues. The provision of smaller dwellings will help to stem the outflow of the younger population who can positively contribute towards the local economy.
D1: Design and Character	*	**	-	This policy has a positive social and environmental impact. It seeks to ensure new development minimises its impact on the local environment and landscape. The plan seeks to create a high quality built environment, to improve pedestrian and cyclist connectivity and to ensure every opportunity is taken to improve environmental performance.
T1: Parking standards	*	X	*	The policy seeks to reduce congestion in the village caused by on-street parking which can limit accessibility for cyclists and pedestrians. It can, however, be seen to be encouraging car use thus leading to negative environmental impact.
T2: Pedestrian and cycle routes	*	**	-	This policy seeks to encourage sustainable modes of transport and improve accessibility to the village centre, facilities and services for residents.
B1: Working from home	*	*	**	This policy will have a very positive economic impact by providing flexible employment options for residents. It will also have environmental and social improvements by reducing the need for residents to commute to work.
E1: Local Green Space	*	**	-	This policy will have a very positive environmental impact and a positive social impact by protecting a range of green spaces that are enjoyed by the local community for their beauty, historical significance, recreational value and tranquillity.
E2: Biodiversity	*	**	-	This policy will have a very positive environmental impact and seeks to protect and enhance the natural

				environment and improve biodiversity.
E3: Scothern Beck Green Corridor	*	**	-	This policy will have a very positive environmental impact by protecting the Beck as an important biodiversity corridor and ensuring its continued role in regulating water flow. The policy seeks improvements to the visual appearance of the corridor contributing to a high quality built environment.
C1: Provision of new or improved community facilities	**	-	-	This policy will have a very strong positive social impact by seeking to ensure residents have access to community facilities, social groups and sports clubs. These facilities are vital in developing a strong, vibrant and healthy community and supporting the social and cultural well-being of residents.
C2: Loss of existing community facilities	**	-	*	This policy will have a very strong positive social impact by seeking to ensure residents have continued access to community facilities, social groups and sports clubs. These facilities are vital in developing a strong, vibrant and healthy community and supporting the social and cultural well-being of residents. Furthermore, many of these facilities contribute to the local economy (e.g. the local pub and garden centre).

Table 2: Sustainability Appraisal of neighbourhood plan policies.

5 General conformity with the strategic policies of the adopted development plan

The development plan for the area is the Saved Policies in the West Lindsey Local Plan, 2006. A new Local Plan for the area is currently being prepared for the Central Lincolnshire area which will cover West Lindsey, The City of Lincoln and North Kesteven District Council. It is anticipated that the new Plan will be adopted in 2016. Although this neighbourhood plan will not be tested against the policies in the emerging Local Plan they have been considered and taken on board as the Plan has developed.

The neighbourhood plan has to demonstrate general conformity with the strategic policies in the adopted development plan and not all policies. The strategic policies in the West Lindsey Local Plan are 'STRAT 1 -20' and table 3 illustrates how the neighbourhood plan is in general conformity with these policies:

West Lindsey Saved Local Plan Policy	How does the Scothern Neighbourhood Plan conform?
STRAT 1: Development requiring planning permission	The neighbourhood plan seeks to direct new development to within the existing built up area. This will reduce impact on the open countryside, protect the village feel of Scothern and encourage sustainable modes of travel. The Plan also seeks to encourage high quality design, improved environmental performance, protection and enhancement of biodiversity and provision of social / community facilities to serve new and existing residents.
STRAT 2: Location of new housing – residential allocations	The Local Plan allocated land for 3 dwellings in Scothern. This site has since been developed.
STRAT 3: Settlement Hierarchy	The Local Plan identifies Scothern as a primary rural settlement which is a key service centre meeting most of resident’s day to day needs and of those villages in its rural hinterland. The Neighbourhood Plan seeks to strengthen the role of Scothern by meeting the identified housing need, and by seeking to protect and improve the existing community, recreational and employment facilities.
STRAT 4: Windfall and Infill Housing – Development in Gainsborough and the Urban Areas of Lincoln	N/A
STRAT 5: Windfall and Infill Housing – Development in Market Rasen and Caistor	N/A
STRAT 6: Windfall and Infill Housing – Development in Primary Rural Settlements	The neighbourhood plan directs new development to within the built up area of Scothern. This includes small scale, infill housing development or conversions in accordance with the Local Plan policy.
STRAT 7: Windfall and Infill Housing – Development in Subsidiary Rural Settlements	N/A
STRAT 8: Windfall and Infill Housing – Development in Small Rural Settlements	N/ A
STRAT 9: Phasing of Housing Development and Release of Land	The neighbourhood plan directs new development to within the built up area of Scothern. This will promote the re-use of previously developed sites and ensure the spread of the village is contained within the natural physical boundaries.
STRAT 10: Longer Term Development Options (Lincoln and Bardney)	N/A

STRAT 11: Renewal of existing planning permissions	The neighbourhood plan allocates 3 sites for housing development which currently have planning permission. If permission on these sites lapses new applications will be determined in accordance with the policies in the adopted development plan which, once made, will include Scothern Neighbourhood Plan.
STRAT 12: Development in Open Countryside	The neighbourhood plan directs development to within the existing built up area and not the open countryside.
STRAT 13: Undeveloped Breaks between Settlements and Green Wedges around Lincoln	The neighbourhood plan seeks to ensure new development does not unacceptably erode the important, predominantly undeveloped gaps between Scothern and the settlements of Dunholme, Nettleham and Sudbrooke. Development will be directed to within the existing built up area.
STRAT 14: Mixed Use Allocations	N/A
STRAT 15: Employment Allocations	N/A
STRAT 16: Retail Allocations (Sudbrooke)	N/A
STRAT 17: Recreational Area Allocations	N/A
STRAT 18: Roadside Service Areas	N/A
STRAT 19: Infrastructure Requirements	The neighbourhood plan recognises that as a result of new development there may be a requirement for additional community facilities or open space provision and supportive policies are included in the plan. Infrastructure requirements will be considered as part of the planning application process.
STRAT 20: Safeguarding allocated sites	Site allocated for housing development in Scothern (STRAT 2) has already been developed.

6 The making of the neighbourhood plan does not breach, and it otherwise compatible with, EU Obligations

As part of the process of developing the neighbourhood plan Scothern Parish Council prepared a Sustainability Appraisal / Strategic Environmental Assessment Scoping Report. This document was submitted to West Lindsey District Council in November 2015 along with a request for a formal Strategic Environmental Assessment screening opinion in order to determine whether the plan was likely to have significant environmental effects and whether a Strategic Environmental Assessment would be required.

West Lindsey District Council published the Sustainability Assessment Scoping report for a 5 week period during which time comments were sought from the statutory consultation bodies, including the Environment Agency, Natural England and Historic England. Based on the response it was

confirmed that the emerging Scothern Neighbourhood Development Plan would not have significant effects on the environment and it was considered that a full Strategic Environment Assessment would not be required. A copy of this determination statement can be found in Appendix 1.

The neighbourhood area is not in close proximity to any European site hence a Habitats Regulation Assessment screening opinion was deemed unnecessary.

Lastly, the Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The Plan complies with the requirements of the Human Rights Act 1998.

7 Appendix 1: SEA Determination letter