

# SCOTTON NEIGHBOURHOOD PLAN

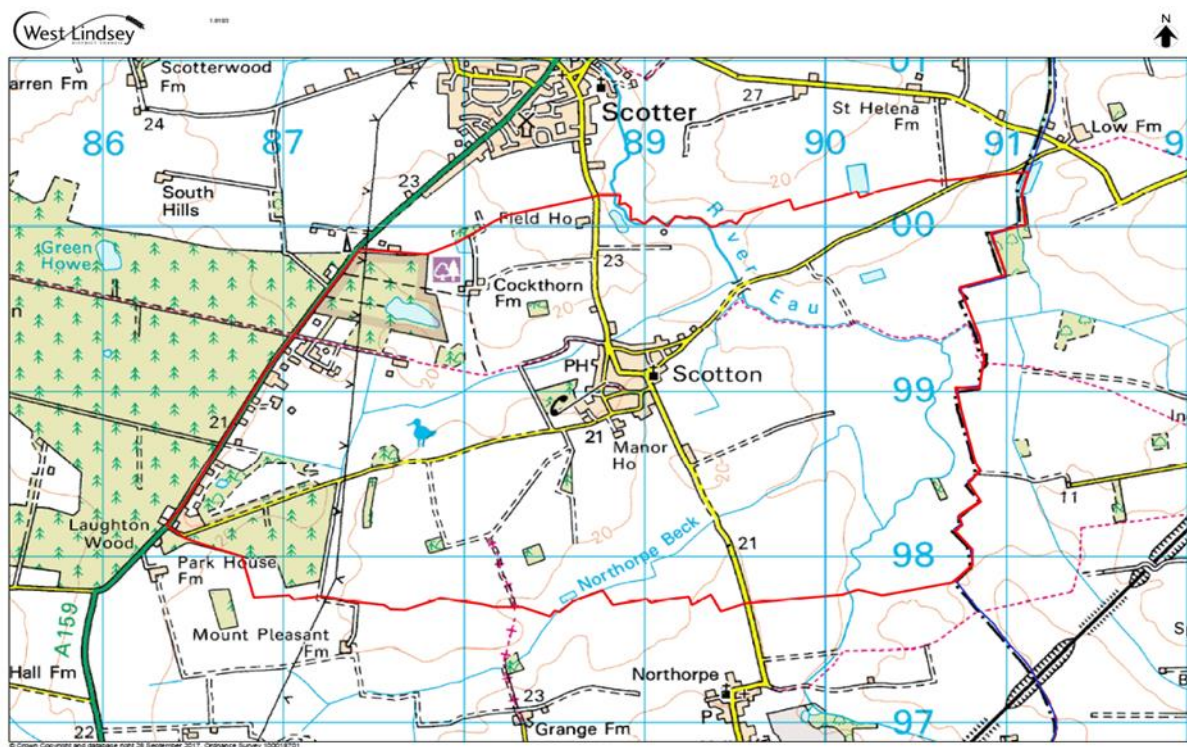


## **Basic Conditions Statement**

## 1 About the Scotton Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany the Scotton Neighbourhood Plan (NP) and will cover a period between 2019 and 2036.
- 1.2 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:
  - the draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2018 (NPPF);
  - the draft NP must contribute to the achievement of sustainable development;
  - the draft NP 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 2017; and
  - the draft NP must meet the relevant EU obligations.
- 1.3 The Scotton NP is being submitted by Scotton Parish Council for the Parish area of Scotton. The map below shows the extent of the NP boundary. The proposed NP 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: Scotton Neighbourhood Plan Area**



1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Scotton Parish Council and advertised (By West Lindsey District Council) the designation for four weeks to allow any comments to be made on the application.

1.5 The Parish area shown in Map 1 was designated as a Neighbourhood Plan area and Scotton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan on the 13th February 2017. The Neighbourhood Plan will cover the period between 2019 and 2036 and will complement the policies identified within the adopted Central Lincolnshire Local Plan.

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

1.6 The Regulation 14 consultation was advertised by a notice from the 11th February until the 3rd April 2019. This was delivered to all residents within the Neighbourhood Plan Area.

1.7 Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

### **What is being proposed is a neighbourhood development plan**

1.8 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 (as amended) 2012.

1.9 The NP for Scotton will cover the period 2019 until 2036. The NP 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.

## **2 The Basic Conditions**

### **Have Appropriate Regard to National Policy**

2.1 Regard to national planning policy and guidance: The NPPF was published in July 2018. The NPPF provides a framework within which local communities can produce neighbourhood 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'.



2.3 This section demonstrates that the Scotton NP has regard to relevant policies within the NPPF in relation to:

- Managing new growth and development
- Requiring good design;
- Designating local open spaces;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.4 The Scotton NP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

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

2.6 Table 3 provides a comparison on how the plans policies conform with those in the Central Lincolnshire Local Plan.

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

Policy Theme	Objectives in the Plan	NPPF
<b>Policy 1: Allocation of Land at Three Horseshoes Public House (Site 2)</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the village into the open countryside.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 2: Allocation of Land North of Eastgate (Site 7)</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the village into the open countryside.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 3: Allocation of Land East of Westgate (Site 9)</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
	village into the open countryside.	<ul style="list-style-type: none"> <li>- Achieving well-designed places</li> </ul>
<b>Policy 4: Allocation of Land off Westgate (Site 13)</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the village into the open countryside.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 5: Allocation of Land South of Eastgate (Part of Site 15a)</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the village into the open countryside.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 6: Residential Development</b>	<b>Objective 3:</b> To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the expansion of the village into the open countryside.	<ul style="list-style-type: none"> <li>- Delivering a sufficient supply of new homes</li> <li>- Making effective use of land</li> <li>- Achieving well-designed places</li> </ul>
<b>Policy 7: Extensions and alterations to existing dwellings</b>	<b>Objective 1:</b> Maintain our local character, distinctiveness, historic and rural assets and atmosphere. Including important views, buildings and green spaces.	<ul style="list-style-type: none"> <li>- Achieving well-design places</li> </ul>
<b>Policy 8: Reuse of Rural Buildings</b>	<b>Objective 1:</b> Maintain our local character, distinctiveness, historic and rural assets and atmosphere. Including important views, buildings and green spaces.	<ul style="list-style-type: none"> <li>- Conserving and protecting the historic environment</li> <li>- Achieving well-designed places</li> </ul>

Policy Theme	Objectives in the Plan	NPPF
<b>Policy 9: New Burial Ground</b>	<b>Objective 4:</b> To support the provision for a new burial ground in Scotton over the Plan period.	<ul style="list-style-type: none"> <li>- Achieving well-design places</li> </ul>
<b>Policy 10: Local Green Space</b>	<b>Objective 1:</b> Maintain our local character, distinctiveness, historic and rural assets and atmosphere. Including important views, buildings and green spaces.	<ul style="list-style-type: none"> <li>- Conserving and enhancing the natural environment</li> <li>- Promoting healthy and safe communities</li> </ul>
<b>Policy 11: Community Facilities</b>	<b>Objective 2:</b> Retaining our existing community facilities and encouraging the development of new ones over the plan period.	<ul style="list-style-type: none"> <li>- Promoting healthy and safe communities</li> <li>- Building a strong and competitive economy</li> </ul>
<b>Policy 12: Safeguarding Important and distinctive Landscape Features</b>	<b>Objective 1:</b> Maintain our local character, distinctiveness, historic and rural assets and atmosphere. Including important views, buildings and green spaces.	<ul style="list-style-type: none"> <li>- Conserving and enhancing the natural environment</li> <li>- Conserving and protecting the historic environment</li> <li>- Achieving well-design places</li> </ul>

**Table 2: Development Management Policies and conformity with the NPPF**

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
<b>Policy 1:</b>	<b>Allocation of Land at Three Horseshoes Public House (Site 2)</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing requirement for Scotton as identified in the Central Lincolnshire Local Plan.
<b>Policy 2:</b>	<b>Allocation of Land North of Eastgate (Site 7)</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing requirement for Scotton as identified in the Central Lincolnshire Local Plan.
<b>Policy 3:</b>	<b>Allocation of Land East of Westgate (Site 9)</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing requirement for Scotton as identified in the Central Lincolnshire Local Plan.
<b>Policy 4:</b>	<b>Allocation of Land off Westgate (Site 13)</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing requirement for Scotton as identified in the Central Lincolnshire Local Plan.
<b>Policy 5:</b>	<b>Allocation of Land South of Eastgate (Part of Site 15a)</b>	59-79, 117	This policy supports new housing development provided it contributes towards the housing requirement for Scotton as identified in the Central Lincolnshire Local Plan.
<b>Policy 6:</b>	<b>Residential Development</b>	59-79, 117	This policy supports new housing development provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 7:</b>	<b>Extensions and alterations to existing dwellings</b>	124-132	This policy supports the alteration and extension to existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.
<b>Policy 8:</b>	<b>Reuse of Rural Buildings</b>	124-132	This policy supports the sensitive conversion of existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para ref</b>	<b>Comment</b>
<b>Policy 9:</b>	<b>New Burial Ground</b>		This policy provides a criteria and supports the delivery of a new burial ground for the community.
<b>Policy 10:</b>	<b>Local Green Space</b>	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 11:</b>	<b>Community Facilities</b>	83	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
<b>Policy 12:</b>	<b>Safeguarding Important and distinctive Landscape Features</b>	92, 98, 99, 100, 124-132, 170, 184 -188	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow. This policy also seeks to preserve the important historic landscape and buildings within the area. This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.



**Table 3: Development Management Policies and conformity with the Central Lincolnshire Local Plan**

<b>Policy Number</b>	<b>Policy Title</b>	<b>CLLP Objective</b>	<b>CLLP Policy</b>	<b>Comment</b>
<b>Policy 1:</b>	<b>Allocation of Land at Three Horseshoes Public House (Site 2)</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 2:</b>	<b>Allocation of Land North of Eastgate (Site 7)</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 3:</b>	<b>Allocation of Land East of Westgate (Site 9)</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 4:</b>	<b>Allocation of Land off Westgate (Site 13)</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local

<b>Policy Number</b>	<b>Policy Title</b>	<b>CLLP Objective</b>	<b>CLLP Policy</b>	<b>Comment</b>
				Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 5:</b>	<b>Allocation of Land South of Eastgate (Part of Site 15a)</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 6:</b>	<b>Residential Development</b>	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided and contributes towards the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
<b>Policy 7:</b>	<b>Extensions and Alterations to dwellings</b>	I	LP26	This policy supports the alteration and extension to existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.
<b>Policy 8:</b>	<b>Reuse of Rural Buildings</b>	I	Lp26	This policy supports the sensitive conversion of existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.

<b>Policy Number</b>	<b>Policy Title</b>	<b>CLLP Objective</b>	<b>CLLP Policy</b>	<b>Comment</b>
<b>Policy 9:</b>	<b>New Burial Ground</b>		LP9, LP20, LP23	This policy provides a criteria and supports the delivery of a new burial ground for the community.
<b>Policy 10:</b>	Local Green Space	E, G, H	LP9, LP20, LP23	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
<b>Policy 11:</b>	<b>Community Facilities</b>	I	LP15	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
<b>Policy 12:</b>	<b>Safeguarding Important and distinctive Landscape Features</b>	G, E, H, I	LP9, LP17, LP26. LP25, LP21, LP22	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.

### 3 Contribute 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 Scotton 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 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 highly valued.

## 4 General Conformity with Strategic Local Policy

- 4.1 The Scotton NP 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 Central Lincolnshire Plan 2017.
- 4.2 Table 3 shows how the Scotton NP is in general conformity with the strategic policies of the Central Lincolnshire Local Plan 2017.

## 5 Be Compatible with EU Obligations

- 5.1 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the NP is not likely to have a significant impact on the environment (See Scotton SEA HRA Screening Report: 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. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission of documents to WLDC.

## 6 Conclusion

- 6.1 It is the view of Scotton Parish Council that the NP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the Scotton NP.
- 6.2 The Plan has 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, whilst meeting relevant EU obligations.