



**A Neighbourhood Plan For  
Sturton by Stow and  
Stow Parish Councils.  
“Basic Conditions Statement”**

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## 1. Introduction

- 1.1. This Basic Conditions Statement has been prepared in support of the Sturton by Stow and Stow Neighbourhood Plan. It demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 1.2. The plan presented for Regulation 14 consultation between 2<sup>nd</sup> November and 14<sup>th</sup> December 2020, has been produced by the Sturton by Stow and Stow Parish Councils, qualifying bodies as defined by the Localism Act 2011, and refers solely to the area within the Parish boundaries (Figure 1). The draft Sturton by Stow and Stow Neighbourhood Plan covers a Plan Period of 17 years, between 2019 and 2036.
- 1.3. The draft Sturton by Stow and Stow Neighbourhood Plan refers only to planning matters (use and development of land) and does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matter set out in Section 61K of the Town and Country Planning Act 1990.
- 1.4. This statement addresses each of the four “basic conditions” required to be met by the Regulations, and explains how the Sturton by Stow and Stow Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town & Country Planning Act. The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood plan;
  - The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
  - The making of the Neighbourhood 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);
  - The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.



**Figure 1. Sturton by Stow and Stow Designated Neighbourhood Area (outlined in red)**

## 2. Conformity with the Basic Conditions

2.1. As part of the Basic Conditions Statement, an Assessment of Compliance has been prepared, testing all policies within the draft Sturton By Stow and Stow Neighbourhood Plan against the principles of sustainable development, NPPF guidance, and strategic policies of the Central Lincolnshire Local Plan (Adopted April 2017). The result of the Assessment of Compliance has been summarized in the tables below.

2.2. The definition of sustainable development employed in the Assessment of Compliance has been derived from the NPPF's definition (*NPPF, paragraph 7*):

*"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

*An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

*A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

2.3. The Sturton by Stow and Stow Neighbourhood Plan has been prepared having regard to national policies as set out in the National Planning Policy Framework (NPPF). It is also taken account of the most recently amended (July 2021) National Planning Practice Guidance (NPPG) which is published by the Government in respect of formulating Neighbourhood Plans.

Paragraph 16 of the NPPF - Application of Presumption in Favour of Sustainable Development: the Sturton by Stow and Stow Neighbourhood Plan contains policies which support the development needs of the Local Plan including housing and employment.

- 2.4. Paragraph 183 of the NPPF – Develop a Shared Vision: the communities of Sturton by Stow and Stow Parish have been actively engaged in developing a shared vision that meets the needs of both communities. The current Sturton by Stow and Stow Neighbourhood Plan has used this shared vision as its starting point and updated it through a thorough engagement process.
- 2.5. Paragraph 184 of the NPPF - General conformity with the strategic policies of the Local Plan: during the production of the Sturton by Stow and Stow Neighbourhood Plan the Steering Group has consulted with the local planning authority in order to ensure that the Plan is in general conformity with the approved Central Lincolnshire Local Plan. How the Neighbourhood Plan is in general conformity with the Local Plan is described in more detail in “Figure 3: Conformity with the Central Lincolnshire Local Plan” below.

## Conformity with the National Planning Policy Framework

NP Policy	NPPF Paragraph	How Conformity is Achieved
Policy 1: Sustainable Development	11, 14, 15, 16, 17, 47, 49, 51, 55, 70, 77, 78, 79, 149, 184	This policy promotes sustainable development within and adjacent to Sturton by Stow and Stow villages' development footprint, supporting development in appropriate and sustainable locations. The criteria based policy meets the residential development needs as set in the Local Plan and promotes the reuse of empty houses and buildings for residential use. The Policy aims to concentrate development in Sturton by Stow and Stow, the main villages, to maintain the vitality of the rural community and ensuring development in Sturton by Stow and Stow supports services in the nearby settlements.
Policy 2: Residential Development Management	60 - 80,	Residential Development Management aims to add more detailed criteria on infill sites within the built up area of Sturton by Stow and Stow: additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the policy ensures that rural and environmentally valued sites in the countryside are protected from development pressure.
Policy 3: Area of Separation between Sturton by Stow and Stow	28, 92, 93, 98, 99, 130	The policy aims to maintain the rural gap existing between Sturton by Stow and Stow, thus protecting this valued landscape and taking account of the role of this area in separating the two settlements and thus retaining their individual character. The policy is not a blanket restriction for development in the area, as its wording would allow for development that would not detract from the area's open character, in line with paragraph 28 and 55 of the NPPF, provided that development does not unacceptably erode the area of separation between the settlements.
Policy 4: Housing Mix and Affordability	28, 29, 34, 60, 62, 63, 64 - 73, 78 - 80	This Policy supports the development of affordable housing in Sturton by Stow and Stow. This can help to achieve sustainability and balance of the community to help preserve and sustain the local populace for future generations.
Policy5: Delivering Good Design	92 - 97, 126 - 135	Delivering Good Design ensures future residential and business development is designed sustainably and in a way that respects the existing character of the settlements. In doing so, it supports the social and cultural wellbeing of the community through high-quality design, while ensuring housing and other needs are met. The Policy sets the general principles without setting unnecessary prescriptions nor stifle innovation and originality.

Policy 6: Historic Environment	189-208	Historic Environment aims to support development that conserves and enhances Sturton by Stow and Stow's heritage assets. In doing so, the policy has regard to conserving and enhancing designated and non-designated heritage assets in a manner appropriate to their significance, so that they can be appreciated for future generations.
Policy 7: Employment and Business Development	81 -85	This policy aims to support employment opportunities in the Parishes. Within the villages, some of the economic activities supported by the policy will deliver key services to the community. By also promoting working from home, the Plan aims to promote Sturton by Stow and Stow as places to live and work, thus supporting the social and economic growth of the Parishes as a whole. This policy promotes development that enables business to operate from integrated home/work locations, meeting the development needs of an economy fit for 21st century. This policy ensures that no loss in valued facilities and amenities results from commercial and employment development.
Policy 8: Community Facilities	92, 93, 98	This policy supports the retention and development of local services and community facilities, and supports the delivery of social, recreational and cultural facilities and services in the community.
Policy 9: Protected Views	126 – 128, 130	Policy 10 identifies views that contribute to maintaining and enhancing the character of the villages and hence promotes a sense of place and community cohesion. Moreover, the protection of views over the countryside, natural features, and historic sites helps to enhance and protect the historic, natural environment and streetscape of the villages and the Neighbourhood Plan area for future generations.
Policy10: Local Green Space	101 -103	This policy designates Local Green Space following the provisions set in paragraph 76, 77, and 78 of the NPPF, in order to protect valued landscape, local ecological corridor and biodiversity sites, recreation facilities, and green infrastructures.
Policy 11: Green Infrastructure	98 - 100	This aims to protect existing footpaths and pedestrian routes with public right of way and access, while simultaneously protecting important landscape areas, networks of biodiversity and recreational facilities.
Policy 12: Environmental Protection	174 - 188	Policy 13 aims to protect local environmental assets to ensure the quality of the local environment is preserved. The policy confirms the importance of local nature biodiversity by protecting existing assets, creating new and ensuring the appropriate and effective management for future generations.
Policy 13: Flood Risk	159 - 169	The Flood Risk policy ensures that the impact of flood risk is taken fully into account when considering the location of residential and business developments, thus protecting people and properties from the impact of extreme events. In doing so, the policy represents an adaptive response to the projected effects of climate change, which will make extreme events such as flooding more likely in the future.



Policy 14: Broadband and Services	114 (and 115 – 118)	Broadband and Services aims to provide high-speed broadband and mobile connectivity to promote working from home, enhancing the number of people working within the Parish. Moreover, it will improve access to online connectivity and internet services for the whole community.
Policy 15: Walking and Cycling	96, 98, 100,	Walking and Cycling aims to promote additions to the stock of foot and cycle paths, bridleways and green lanes, and enhance the quality and safety of the existing ones.

**Figure 2. Conformity with the National Planning Policy Framework**

## Conformity with the Central Lincolnshire Local Plan

NP Policy	Policy of the Central Lincolnshire Local Plan	How Conformity is Achieved
Policy 1: Residential Development in Sturton by Stow and Stow Village	LP2, LP4, LP55	This Policy takes the criteria set in Policy LP2 and provides a local dimension for their application. This policy supports new housing proposals provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. This policy demonstrates that growth requirements for Sturton by Stow and Stow can be delivered.
Policy 2: Residential Development Management	LP2, LP 4, LP10, LP11, LP14, LP26	Policy 2 addresses the need for sustainable development within urban and rural spaces while focussing on developments within the boundaries of the existing settlements which do not over-develop the limited space available.
Policy 3: Area of Separation Between Sturton by Stow and Stow	LP17, LP22, LP55	This policy protects the Green Wedge open space between Sturton by Stow and Stow, which is considered an area of intrinsic value for the setting of the villages, from individual and cumulative impact. The policy does not act as a blanket restriction on development, but considers the need and opportunity for appropriate development in the countryside as set in Policy LP55.
Policy 4: Housing Mix and Affordability	LP14, LP17, LP25, LP26	This Policy aims to protect the existing character of the area, peculiar townscape and views, existing green features, positive visual impact of traditional walls and roofs, etc., in line with Policy LP17. In such a way, the Policy aims to protect the existing historic environment in Sturton by Stow and Stow by setting locally distinctive Design Principles, in line with Policies LP25 and LP26. This Policy requires consideration of Sustainable Urban Drainage solutions in new developments when required, as mentioned in Policy LP14,
Policy5: Delivering Good Design	LP10, LP26	This policy supports the requirement for high quality sustainable designs that make a positive contribution to the local community.
Policy 6: Historic Environment	LP17, LP25	This policy seeks to preserve and enhance the historic environment within the plan area. It is identifying some buildings and spaces as non-designated heritage assets.
Policy 7:	LP5	This policy supports the expansion of existing businesses, the creation of new businesses thus

Employment and Business Development		encouraging local employment and increasing prosperity.
Policy 8: Community Facilities	LP15	The policy defines locally important community facilities and gives a local dimension to the principle and provision of Policy LP15. The Policy identify a number of community facilities that could be defined as Open Space, sports and recreational facilities under LP24, and give consideration to the provision and requirement of such policy as well.
Policy 9: Protected Views	LP17, LP23, LP25	This policy seeks to protect the unique, distinctive, open, rural landscape of the area including, for example, views towards Lincoln's historic skyline or towards the wide expanse of the Trent Valley.
Policy10: Local Green Space		The Local Green Space Policy identifies open space that should be protected for their role in promoting community and environmental wellbeing due to their biodiversity, historic, landscape, recreation and tranquillity value. In doing so, the Policy gives a local dimension to typologies of sites mentioned in CLLP policies such as LP20 on Green Infrastructure, LP21 on biodiversity sites, LP24 open spaces. The Policy is in line with the provision of Policy LP23 regarding Local Green Spaces in line with the NPPF.
Policy 11: Green Infrastructure	LP13, LP20 and LP24	This policy seeks to protect and enhance green spaces including the connections between them which enhance the life benefits of residents.
Policy 12: Environmental Protection	LP14, LP18, LP19, LP21	Protecting the environment is a key component of every level of development plan in order to underpin sustainability and is reflected in this policy.
Policy 13: Flood Risk	LP14	The Neighbourhood Area sits in the River Witham Catchment Area and is subject to routine flooding. This policy seeks to prevent the situation deteriorating by requiring the use of Sustainable Drainage Systems which also enhances local environmental protection.
Policy 14: Broadband and Services	LP5, LP12, LP15	The provision of gigabyte speed broadband to both business and housing (for home workers) , as expressed in this policy, will support the growth in prosperity in the 21 <sup>st</sup> Century.
Policy 15: Walking and Cycling	LP9, LP20, LP21, LP23, LP24	The Policy protects existing walking and cycling routes and promotes schemes that would further connect the existing network of public rights of way within the plan area. It is intended that improving the connectivity between settlements will encourage more people to use the green infrastructure network.

**Figure 3. Conformity with the Central Lincolnshire Local Plan**

## Conformity with the Definition of Sustainable Development

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is Achieved
Policy 1: Residential Development in Sturton By Stow and Stow Village	+	+	+	This Policy supports sites for residential development infill or adjacent to the development footprint of Sturton by Stow and Stow additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the sequential test ensures that rural and environmental valued sites in the countryside are protected from development pressure.
Policy 2: Residential Development Management	+	+	+	This Policy supports sites for residential development which do not over develop the limited land that is available in these small rural communities. The sequential test will ensure that rural and environmental sites in the countryside are protected from development pressure.
Policy 3: Area of Separation Between Sturton By Stow and Stow	0	+	+	This policy protects the rural area in between Sturton By Stow and Stow, which is considered pivotal in maintaining the individual characters of the settlements and contributing to protect the natural environment in this area of separation.
Policy 4: Housing Mix and Affordability	+	+	0	This policy ensures that housing that is needed by the local community is provided.
Policy5: Delivering Good Design	+	+	+	Getting designs correct from the outset; enhances local townscapes, reduces unsustainable environmental degradation, and prevents future costs.
Policy 6: Historic Environment	0	+	+	This policy protects and enhances the historic and built environment in the Designated Area, and in doing so it supports social and cultural wellbeing of the community through high quality design.
Policy 7: Employment and Business	+	+	0	This policy allows for additional employment opportunities in the local area. By promoting working from home, the Plan aims to promote Sturton by Stow and Stow as places to live and work,

Development				thus supporting the social and economic growth as a whole.
Policy 8: Community Facilities	+	+	+	Protection of existing and promotion of new community facilities has a positive effect in all components of sustainability. The social benefit of community facilities derives from their capacity to meet local residents needs and thus promote a cohesive community; from an economic point of view some of such community facilities are also commercial establishments (e.g. the public house), representing employment opportunities.
Policy 9: Protected Views	0	+	+	Enjoyment of the local landscape adds considerably to the communities' well being and contentment thus reducing mental health issues.
Policy10: Local Green Space	0	+	+	The Local Green Space designation aims to protect sites important for their environment value as ecosystems and biodiversity sites, or for their community value as sites used for recreation, tranquil contemplation, and for their value as historical or beautiful sites. The Steering Group selected the most important sites whose protection will benefit the social and environmental wellbeing of the Parish.
Policy 11: Green Infrastructure	0	+	+	The protection of existing green infrastructures and public green spaces will be positive in term of protecting the natural environment, improve biodiversity, and will have social beneficial effects in term of promoting healthy lifestyles and recreational opportunities.
Policy 12: Environmental Protection	+	+	+	Protecting the environment reduces future recovery costs while maintaining an area that enhances social cohesion and provides sustainable communities.
Policy 13: Flood Risk	+	+	+	Uncontrolled flooding is unsustainable, measures must be put in place by this policy to limit the damage to social well being and environmental degradation.

Policy 14: Broadband and Services	+	+	+	This policy reflects the digitally-connected nature of life in the 21 <sup>st</sup> Century not just for pleasure but a key component of home working. The latter reduces the need for commuting thus reducing pollution and environmental damage.
Policy 15: Walking and Cycling	+	+	+	Better connectivity between communities reduces the need for fossil-fuelled vehicles thus reducing travel costs and pollution.

- - = negative
- 0 = neutral
- + = positive

**Figure 4. Neighbourhood Plan Conformity with the Definition of Sustainable Development**

## Compatibility with European Convention on Human Rights Obligations and Legislation

- 2.6. The Sturton by Stow and Stow Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 2.7. A screening opinion was issued by West Lindsey District Council who considered it unlikely that there would be any significant environmental effects arising from the Sturton by Stow and Stow Neighbourhood Plan. As such a Strategic Environmental Assessment (SEA) was not required, see separate document.
- 2.8. The Neighbourhood Area does not contain any designated nature sites and WLDC concluded that the Plan does not require a Habitat Regulation Assessment under the (former-EU) Habitats Regulations, see separate document.

### 3. Conclusion

- 3.1. The Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 are considered to be met by the Sturton by Stow and Stow Neighbourhood Plan and all the policies contained therein.