

Welton-by-Lincoln Neighbourhood Plan



Basic Conditions Statement

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Basic Conditions Statement for Welton-by-Lincoln Neighbourhood Plan

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Welton-by-Lincoln 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 Welton NDP is being submitted by Welton-by-Lincoln Parish Council for the Parish area of Welton-by-Lincoln. 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.

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 Welton-by-Lincoln will cover the period 2015 until 2035, 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.
- 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 Welton-by-Lincoln NDP has regard to relevant policies within the NPPF in relation to:

- Delivering a wide choice of high quality homes
- Supporting a prosperous local economy
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Promoting sustainable transport
- Supporting high quality communications infrastructure

3.4 The Welton-by-Lincoln NDP 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	H01 – H04	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes • Requiring good design
Economy	E01 – E03	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Supporting high quality communications infrastructure
Movement and Transport	M01 – M03	<ul style="list-style-type: none"> • Promoting sustainable transport
Environment	EN01 –EN05	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
Community	C01 – C02	<ul style="list-style-type: none"> • Promoting healthy communities

Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
H1	Housing	55	The plan identifies sites for housing development. These sites already have outline planning permission but market forces have prevented them from being developed at present.
H2	Housing	55	This policy sets out the criteria for development on the site to ensure it delivers the housing needs for the area and provides open space and community benefit for new and existing residents.
H3	Housing	55	This policy sets out the criteria for development on the site to ensure it delivers the housing needs for the area and provides open space and community benefit for new and existing residents.
H4	Affordable Housing	50	Ensures that new development meets the needs of different groups within the community.
H5	Housing	47, 50	To ensure new housing developments provide a mix of type and tenure suitable for all local resident's needs such as for disabled and former members of H.M Armed Forces.
H6	Housing type and tenure	47, 50	Addresses the need for a mix of dwelling sizes and particularly a greater proportion of smaller dwellings than has been delivered in the past in order to provide for local needs.
H7	Housing	50	To ensure new housing developments provide a mix of type and tenure suitable for all local resident's needs such as elderly residents.
D1	Development & Design	61, 109	To ensure new development proposal take into account design features that will attract wildlife and protect the landscape and natural environment.
D2	Off Street Parking	39	To encourage off street parking and better design to alleviate parking issues for new and existing residents.
D3	External Lighting	96, 97	To minimise energy usage and the impact on local biodiversity, reduce light pollution, and minimise the visual impact on the local character of the area.

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D4	Creating safe and accessible environments	69,58	To ensure new developments are designed to ensure minimal amounts of crime and anti-social behaviour can take place.
EN1	Environment	109,126, 69,112	To ensure the protection and enhancement of the natural environment.
EN2	Environment	109,126, 69,112	To ensure the protection and enhancement of the natural environment.
EN3 & EN4	Flooding/Drainage	93,95,100,103	To ensure new developments do not increase flood risk in the area and use methods such as sustainable drainage strategies (SuDS) to alleviate surface water runoff.
EN5	Green Wedge	74,75,118	To conserve and preserve the natural green wedge between Welton and Dunholme.
EN6	Non Designated Heritage Assets	126.127.128,131,135,	To conserve, enhance and protect the historic buildings in Welton.
T1	Traffic	34.35	To ensure new developments do not create additional traffic flow problems in the village.
T2	Parking Spaces	35	To promote health lifestyles and reduce the need to travel by car.
T3	Traffic Safety	35	To promote healthy lifestyles and encourage walking and cycling
T4 & T5	Junction improvements in the village	32	To accommodate the extra growth in the area these road improvements may be required and would be supported by the community.
T6 & T7	Walking & Cycling	30, 75, 109, 114, 117	Seeks to create new and use existing cycling and pedestrian routes.
T8	Residential Parking	39	To encourage new homes to have adequate off street parking.
W1	Health Care	171	Development proposals that improve health care in the village will be supported.
W2	Outdoor sports & recreation	171, 70	To support and encourage the development of outdoor sports and recreational facilities in the plan area.
ED1	Education	72, 162, 37	To support and improve the facilities at the primary and comprehensive schools.

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 a better life for local residents and making the quality of life better for future generations. The Welton-by-Lincoln 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.
- 3.7 The Welton-by-Lincoln NDP has been prepared with a central understanding that the key areas it addresses, these 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 Welton-by-Lincoln NDP has been prepared with planning officers from 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 15th October and ended on 25th November 2015). It is deemed necessary to assess the Welton-by-Lincoln NDP against the draft policies in the Central Lincolnshire Local Plan 2015 as this will eventually replace the West Lindsey Local Plan 2006.
- 3.9 Table 3 below shows how the Welton-by-Lincoln 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
H1	Housing	STRAT 1 , RES 1	LP2, LP3, LP52	<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 Plan identifies Welton as a large village that can deliver 463 houses over the plan period.</p> <p>The NDP identified the same sites as the emerging Central Lincolnshire Local Plan.</p>
H2	Housing	STRAT 1, STRAT 19, RES 1, RES 2, RES 5, RES 6, CORE 10	LP2, LP52	<p>The Local Plan 2006 seeks to secure a range of services and facilities on new housing sites through a number of policies in the Local Plan. These include affordable housing, open space, high quality design and developer contributions towards infrastructure.</p> <p>The Welton-by-Lincoln NDP sets out the criteria for development on the site to ensure it delivers the housing needs for the area and provides open space and community benefit for new and existing residents.</p>
H3	Housing	STRAT 1, STRAT 19, RES 1 , RES 2, RES 5, RES 6, CORE 10	LP2, LP52	<p>The Local Plan 2006 seeks to secure a range of services and facilities on new housing sites through a number of policies in the Local Plan. These include affordable housing, open space, high quality design and developer contributions towards infrastructure.</p>

				<p>The Welton-by-Lincoln NDP sets out the criteria for development on the site to ensure it delivers the housing needs for the area and provides open space and community benefit for new and existing residents.</p> <p>The Local Plan 2006 seeks to secure affordable housing on new housing sites.</p>
H4	Affordable Housing	RES 6	LP11	<p>The emerging Central Lincolnshire Local Plan requires affordable housing to be sought on all qualifying housing development sites of 3 dwellings or more.</p> <p>The Welton-by-Lincoln NDP also supports this approach.</p>
H5	Housing	RES 2	LP10, LP11, LP52, LP25	<p>The Local Plan 2006 policy RES 2 seeks to secure a range of housing types, sizes, styles and densities including low cost and smaller homes.</p> <p>LP10 expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market area in particular catering for the needs of less mobile occupants, including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime. The policy requires development proposals for 6 or more dwellings: 30% of dwellings to be built to M4(2) of the Building Regulations.</p> <p>The NDP echoes this by seeking new housing developments provide a mix of type and tenure suitable for all local residents needs such as for disabled and former members of H.M Armed Forces.</p>

H6	Housing type and tenure	RES 2	LP52	<p>The Local Plan 2006 policy RES 2 seeks to secure a range of housing types, sizes, styles and densities including low cost and smaller homes.</p> <p>LP25 states 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, and supports diversity, equality and access for all. The policy also sets out design principals for new developments.</p> <p>This again is echoed in the Welton-by-Lincoln NDP.</p>
H7	Housing	RES 1, CRT 14	LP10, LP52	<p>Policy Res 1 and CRT 14 support the development of a range of housing types and needs these include accommodation for elderly residents.</p> <p>LP10 expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market area in particular catering for the needs of less mobile occupants, including older people and disabled people.</p> <p>The NDP also echoes this and supports the development of elderly person's residences and extra care units.</p> <p>The Local Plan 2006 seeks to secure high quality new developments.</p>
D1	Development & Design	RES 1	LP25	<p>LP25 states 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, and supports diversity,</p>

				<p>equality and access for all. The policy also sets out design principals for new developments.</p> <p>The NDP wishes to ensure that new development proposals take into account design features that will attract wildlife and protect the landscape and natural environment.</p> <p>Both the Local Plan 2006 and the emerging Central Lincolnshire Plan support the needs for adequate parking to be provided within new housing developments.</p> <p>The NDP encourages off street parking and better design to alleviate parking issues for new and existing residents.</p> <p>NBE 18 states that developments which include a lighting scheme will not be granted permission unless they propose the minimum amount of lighting necessary for the scheme.</p> <p>LP17 suggest that development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards the following: Carbon off-setting, Energy production, Resource efficiency and Reducing demand.</p> <p>Policy D3 also seeks to minimise energy usage and the impact on local biodiversity, reduce light pollution, and minimise the visual impact on the local character of the area.</p> <p>The Local Plan 2006 sets out criteria for new developments to provide high quality designed estates.</p> <p>The emerging Central Lincolnshire Local Plan requires high quality designed new developments that do not impact</p>
D2	Off Street Parking	RES 1	LP13	
D3	External Lighting	NBE 18	LP17	
D4	Creating safe and accessible environments	RES 1	LP25	

				<p>detrimentally on the existing settlement.</p> <p>The NDP seeks ensure new developments are designed to ensure minimal amounts of crime and anti-social behaviour can take place.</p> <p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p>
EN1	Environment	NBE 10, NBE 13	LP9, LP23	<p>LP23 sets out to ensure that all development protects, enhances the network of habitats and biodiversity.</p> <p>The Welton-by-Lincoln NDP also seeks to ensure the protection and enhancement of the natural environment.</p>
EN2	Environment	NBE 10, NBE 13	LP23	<p>The West Lindsey Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>The emerging Central Lincolnshire Local Plan seeks to protect the Biodiversity and Geo-diversity.</p> <p>The Local Plan 2006 states that development will not be permitted which would generate foul sewage or surface water run-off in excess of the capacity of the sewage system. The plan sets out criteria for new developments to meet to eliminate drainage and flooding issues.</p>
EN3 & EN4	Flooding/Drainage	SUS 14, NBE 14, NBE 15, NBE 16	LP14	<p>The emerging Central Lincolnshire Local Plan addresses the managing of water resources and flood risk.</p> <p>This is echoed in the Welton-by-Lincoln NDP to ensure new developments do not increase flood risk in the area.</p>

EN5	Green Wedge	STRAT 13, NBE 10, NBE 13	LP21, LP17	<p>The Local Plan 2006 seeks to protect and enhance the natural environment through a number of policies in the plan.</p> <p>LP21 and 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 green wedge between Welton and Dunholme.</p>
EN6	Non Designated Heritage Assets		LP24	<p>LP24 ensure new development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p>The Welton-by-Lincoln NDP also seeks to conserve, enhance and protect the historic buildings in Welton.</p>
T1	Traffic	CORE 2	LP13	<p>Policy CORE 2 sets out the needs for new development to meet the appropriate highway standards.</p> <p>LP13 states that new developments must not create adverse transport implications.</p> <p>The NDP seeks to ensure new developments do not create additional traffic flow problems in the village.</p> <p>Policy CORE 1 sets out vehicle and cycle parking standards.</p>
T2	Parking Spaces	CORE 1	LP13	<p>The emerging Central Lincolnshire Local Plan requires new developments have regard to the number and nature of parking spaces provided, location and access should have regard to surrounding conditions. Applications should be</p>

				<p>accompanied by a Design and Access Statement, Transport Statement, Transport Assessment and/or Travel Plan as appropriate.</p> <p>The NDP seeks to promote healthy lifestyles and reduce the need to travel by car.</p> <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>
T3	Traffic Safety	STRAT 19, SUS 1	LP13	<p>The emerging Central Lincolnshire Local Plan supports schemes that promote walking and cycling.</p> <p>The Welton-by-Lincoln NDP also promotes healthy lifestyles and encourages walking and cycling.</p> <p>Policy CORE 2 sets out the needs for new development to meet the appropriate highway standards.</p>
T4& T5	Junction improvements in the village	STRAT 19, SUS 1, CORE 2	LP13	<p>The emerging Central Lincolnshire Local Plan will seek to ensure that all new development proposals contribute to the improvement of or delivery of new infrastructure if required.</p> <p>The West Lindsey 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>
T6 & T7	Walking & Cycling	SUS 4	LP9, LP13	<p>The emerging Central Lincolnshire Local Plan supports schemes that promote walking and cycling and the creation of linkages. In the same way the Welton-by-Lincoln NDP seeks to do this also and promotes the health benefits of this.</p>

T8	Residential Parking	SUS 5, CORE 1	LP13	<p>The emerging Central Lincolnshire Local Plan requires new developments to have regard to the number and nature of parking spaces provided; location and access should have regard to surrounding conditions. Applications should be accompanied by a Design and Access Statement, Transport Statement, Transport Assessment and/or Travel Plan as appropriate.</p> <p>To encourage new homes to have adequate off street parking. ECON 8 of the West Lindsey Local Plan 2006 supports the conversion of buildings in the countryside for employment uses. ECON 1 also supports employment development provided it meets the criteria set out in the policy.</p>
EM1	Employment	ECON 1, ECON 8, CRT 16	LP5	<p>The emerging Central Lincolnshire Local Plan states that proposals for new B1/B2/B8 employment development and/or redevelopment of sites for B1/B2/B8 uses on non-allocated but existing local employment sites will be supported where it meets specific criteria.</p> <p>The Welton-by-Lincoln NDP supports the development of converting suitable buildings to offices, start up business accommodation, light commercial and facilities to support tourism including the provision of tourist accommodation provided it respects and complements its surroundings and addresses any traffic and parking issues.</p>
W1	Health Care	STRAT 19	LP9	<p>The West Lindsey Local Plan 2006 requires developers to provide the necessary infrastructure requirements.</p>

				<p>The emerging Central Lincolnshire Local Plan will expect new development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved through developer contributions and in discussion with the Health Care Commissioner.</p> <p>The Welton-by-Lincoln NDP also supports this approach.</p>
W2	Outdoor sports & recreation	RES5, CORE 10, CRT 1, CRT 2	LP15, LP26	<p>The West Lindsey Local Plan 2006 supports the development of open spaces, sports and recreational facilities as part of new housing developments.</p> <p>The emerging Central Lincolnshire Local Plan states that all development proposals should recognise that community facilities such as open spaces, play areas, recreational and leisure facilities are required. The Local Plan will also seek under policy LP26 to reduce public open space deficiency and to improve the quality of, and access to, existing open spaces. Policy W2 also promotes this.</p>
ED1	Education	STRAT 19	LP12	<p>The West Lindsey Local Plan 2006 requires developers to provide the necessary infrastructure requirements</p> <p>Policy LP12 of the Draft Central Lincolnshire Local Plan states that all new development should be supported by, and have good access to, all necessary infrastructure.</p> <p>The Welton-by-Lincoln NDP highlights the support to improve the educational facilities in the local primary and comprehensive schools.</p>

Be compatible with EU obligations

- 3.10 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the Welton-by-Lincoln 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 Welton-by-Lincoln 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 Welton-by-Lincoln 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 Welton-by-Lincoln 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 Welton-by-Lincoln 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 the West Lindsey Local Plan 2006, the Draft Central Lincolnshire Local Plan 2015 and meets relevant EU obligations.