

KEELBY  
NEIGHBOURHOOD PLAN  
2022 - 2040



**BASIC CONDITIONS STATEMENT**

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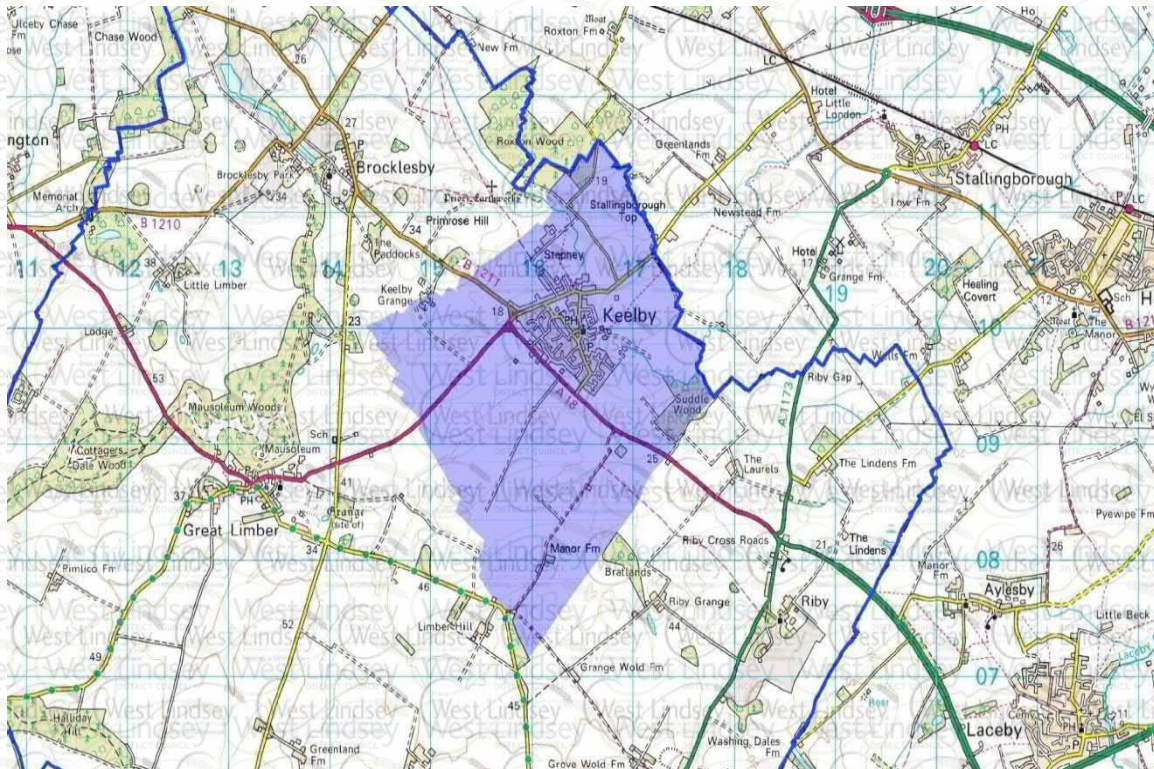
## Introduction

This Statement has been prepared by Keelby Parish Council (the Parish Council) to accompany its submission to the local planning authority, West Lindsey District (WLDC) of the Keelby 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:

## Legal Requirements

The Plan is submitted by Keelby 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 Keelby Neighbourhood Development Plan Steering Group, which is led by Keelby Parish Council. The whole parish of Parish has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part2) and was formally approved by WLDC on the 9th December 2016. Figure 1 shows the extent of the designated neighbourhood area.

**Figure 1: Keelby Parish Area**



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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 2022 to 2040. 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 Keelby. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

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.

**Table 1**

<b>Policy Reference</b>	<b>Policy Title</b>	<b>NPPF Paragraphs</b>	<b>Comment</b>
Planning Policy 1:	Retaining Village Character	126 -136, -182 174	The neighbourhood plan includes a robust and comprehensive design and character policy that sets out the quality of development expected for the area particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes.
Planning Policy 2a:	New Residential Developments Land at Church Lane, Keelby (Site WLKEE/003)		The neighbourhood plan supports the allocations of land at WLKEE/003 and sets a comprehensive design code for the site. 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.
Planning Policy 3:	Local Residential Design Principles	126 -136	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.

Policy Reference	Policy Title	NPPF Paragraphs	Comment
Planning Policy 4:	Business and Service Development	84 and 85	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.
Planning Policy 5:	Environment and Countryside	174 -182	The neighbourhood plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment.
Planning Policy 6:	Roads and Transport		The Neighbourhood Plan seeks to support infrastructure improvements to the local road network.
Policy 7:	Walkways and Cycle Routes		The Neighbourhood Plan seeks to protect existing walking and cycling routes and encourages the enhancement of these route through new development.

### **Contribution 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**

**Table 2**

<b>Policy Reference</b>	<b>Social</b>	<b>Environmental</b>	<b>Economic</b>	<b>Comment</b>
Policy 1: Retaining Village Character	-	**	-	This policy will have a very positive environmental impact and seeks to protect and enhance the natural environment and improve landscape character
Planning Policy 2a New Residential Developments Land at Church Lane, Keelby (Site WLKEE/003)	**	-	-	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.
Policy 3: Local Residential Design Principles	**	-	*	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.
Policy 4: Business and Service Development	**	-	*	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 and wider employment. These facilities and general employment are vital in developing a strong, vibrant and healthy community and supporting the social and cultural well-being of residents.

Policy Reference	Social	Environmental	Economic	Comment
Policy 5: Environment and Countryside	*	**	-	This policy will have a very positive environmental impact and seeks to protect and enhance the natural environment and improve biodiversity.
Planning Policy 6: Roads and Transport	*	-	*	This Policy will have positive social impact due to improved roads and will have a positive economic impact which helps the connectivity/footfall of local business. It has a neutral environmental impact as it is for existing roads.
Planning Policy 7: Walkways and Cycle Routes	*	*	-	This Policy will have a positive social impact due to the health benefits of people cycling and walking and a positive impact on the environment with less people driving a car and more people walking and cycling.

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

The development plan for the area is the adopted Central Lincolnshire Local Plan (adopted April 2017). The neighbourhood plan has to demonstrate general conformity with the strategic policies in the adopted development plan. Table 3 illustrates how the neighbourhood plan is in general conformity with the policies within the Central Lincolnshire Local Plan.

**Table 3**

Policy Reference	Policy Title	Relevant Policies in the 2017 CCLP	Relevant Policies in the CLLP review 2022	Comment
Policy 1	Retaining Village Character	LP17, LP23, LP55	S5, S53 S62	The neighbourhood plan includes a robust and comprehensive design and character policy that sets out the quality of development expected for the area particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes.

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Relevant Policies in the 2017 CCLP</b>	<b>Relevant Policies in the CLLP review 2022</b>	<b>Comment</b>
Policy 2	New Residential Developments Land at Church Lane, Keelby (Site WLKEE/003)	LP1, LP2, LP4	S2, S4, S5	The neighbourhood plan supports the allocations of land at WLKEE/003 and sets a comprehensive design code for the site. 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.
Policy 3	Local Residential Design Principles	LP26	S53	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.
Policy 4	Business and Service Development	LP5, LP15	S50	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.
Policy 5	Environment and Countryside	LP17, LP21	S59, S60, S61	The neighbourhood plan seeks to ensure



Policy Reference	Policy Title	Relevant Policies in the 2017 CCLP	Relevant Policies in the CLLP review 2022	Comment
				development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment.
Policy 6	Roads and Transport	LP12, LP13	S47, S48	The Neighbourhood Plan seeks to support infrastructure improvements to the local road network.
Policy 7	Walkways and Cycle Routes	LP13	S47, S48	The Neighbourhood Plan seeks to protect existing walking and cycling routes and encourages the enhancement of these route through new development.

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

As part of the process of developing the neighbourhood plan the Parish Council prepared a Strategic Environmental Assessment Scoping Report 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.

This report was published the Scoping report for a 4 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 Keelby 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.

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.