

The background of the cover page is a photograph of a natural landscape. In the foreground, there is a field of tall, golden-brown grass. Behind the grass, there is a dense line of green trees. In the distance, through the trees, the spires of a large, light-colored building, possibly a cathedral or university hall, are visible against a pale blue sky.

# **Scothern Neighbourhood Plan Review**

**Submission Version - March 2023**

**Basic Conditions Statement**

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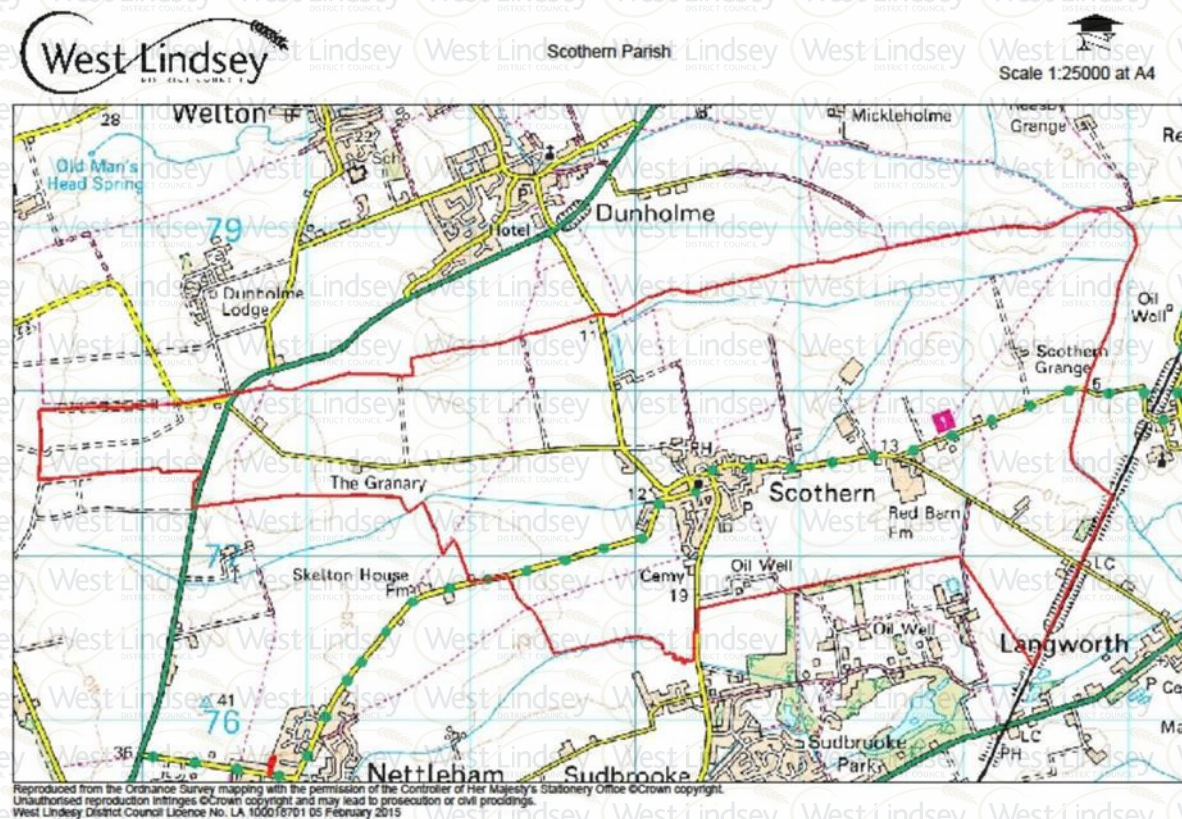
## Introduction

This Statement has been prepared by Scothern Parish Council (the Parish Council) to accompany its submission to the local planning authority, West Lindsey District (WLDC) of the review of the Scothern Neighbourhood Development Plan (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations. The Neighbourhood Plan must meet the following Basic Conditions:

## Legal Requirements

The Plan is submitted by Scothern Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for the Parish of Scothern. The Plan has been prepared by the Scothern Neighbourhood Development Plan Steering Group, which is led by Scothern Parish Council. The whole parish of Parish has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (Part 2) and was formally approved by WLDC on the 9th April 2015. Figure 1 shows the extent of the designated neighbourhood area.

**Figure 1: Scothern 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 2023 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 Scothern. It does not relate to more than one neighbourhood area. There is an existing made Neighbourhood Plan for Scothern. This review Plan will replace the existing Neighbourhood plan once it has been made by West Lindsey District Council. The review of the made Neighbourhood Plan has been undertaken to ensure consistency with recently updated national and local legislation.

**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>   |
|-------------------------|--|------------------------|--|
| Policy H1:              | Location of New Residential Development                    | 8, 11, 68-70, 78, 79   | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place.  |
| Policy H2:              | Housing Type and Mix                                       | 62-65, 78, 79          | This Policy seeks to positively influence the type and mix of new homes to make sure the village gets the right type of properties to meet local need.   |
| Policy H3:              | Site H1.4 Land to the southwest of Dunholme Road, Scothern | 8, 78, 79              | The Neighbourhood Plan supports the allocation of land at (identified as WL/SC/003 through the review of the Central Lincolnshire Local Plan 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 |

| <b>Policy Reference</b> | <b>Policy Title</b>                                       | <b>NPPF Paragraphs</b> | <b>Comment</b>  |
|-------------------------|---|------------------------|---|
|                         |   |                        | given to smaller units and those built to life-time standards.  |
| Policy H4:              | Site H1.5 Land off Nettleham Road/Juniper Drive, Scothern | 8, 78, 79              | The Neighbourhood Plan supports the allocation of land at WL/SC/004A (identified through the review of the Central Lincolnshire Local Plan) 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 given to the encouragement of smaller units and those built to life-time standards. |
| Policy D1               | Design and Character                                      | 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 particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes.   |
| Policy D2:              | Renewable Energy and Low Carbon Development               | 152-158                | This Policy seeks to support appropriate renewable energy technology within new developments to help make sure new development contributes positively towards reducing its impact on climate change.  |
| Policy T1:              | Parking Standards   | 104                    | This Policy has been saved from the existing Neighbourhood Plan and seeks to influence the number of off-street parking spaces for new development.   |
| Policy T2:              | Pedestrian and Cycle Routes                               | 100                    | The Neighbourhood Plan seeks to protect existing walking and cycling routes and encourages the enhancement of these route through new development.  |

| Policy Reference | Policy Title                                       | NPPF Paragraphs | Comment   |
|------------------|--|-----------------|---|
| Policy :B1       | Working from home                                  | 84              | The Neighbourhood Plan promotes the adaptive use of new buildings to encourage and cater for the growing need to work from home and more flexible types of working. |
| Policy E1        | Local Green Space                                  | 101, 102        | This policy protects certain green spaces from development due to their importance to the community and the environment.  |
| Policy E2:       | Biodiversity                                       | 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.  |
| Policy E3:       | Scothern Beck Green Corridor                       | 174, 175        | This Policy seeks to protect the Scothern Beck Green Corridor from harmful development or change.   |
| Policy C1:       | Provision of New or Improved Community Facilities: | 93              | This policy seeks to support new or the enhancement of existing community facilities.   |

### 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.

|                           |  |
|---------------------------|--|
| <b>** very positive</b>   |  |
| <b>* positive outcome</b> |  |
| <b>- neutral</b>          |  |
| <b>x negative</b>         |  |
| <b>xx very negative</b>   |  |

**Table 2**

| Policy Reference  | Social | Environmental | Economic | Comment   |
|---|--------|---------------|----------|---|
| Policy H1:<br>Location of<br>New<br>Residential<br>Development                          |        |               |          | This Policy will have a very positive effect on people as it seeks to provide a sufficient level of homes over the Plan period. It will also have a positive outcome for employment as it will support construction and supply chain jobs.                                  |
| Policy H2:<br>Housing<br>Type and<br>Mix  |        |               |          | This Policy will have a very positive effect on people as it seeks to provide the right type, and mix of homes for the community over the plan period.  |
| Policy H3:<br>Site H1.4<br>Land to the<br>southwest of<br>Dunholme<br>Road,<br>Scothern |        |               |          | This Policy will have a general positive effect as it seeks to allocate land for housing using a comprehensive design code to support the design and protect and enhance the wider environment. The development of this site will also have a positive effect on employment |

| Policy Reference   | Social | Environmental | Economic | Comment   |
|--|--------|---------------|----------|---|
|  |        |               |          | through construction and supply chain jobs.   |
| Policy H4:<br>Site H1.5<br>Land off<br>Nettleham<br>Road/Juniper<br>Drive,<br>Scothern |        |               |          | This Policy will have a general positive effect as it seeks to allocate land for housing using a comprehensive design code to support the design and protect and enhance the wider environment. The development of this site will also have a positive effect on employment through construction and supply chain jobs. |
| Policy D1:<br>Design and<br>Character  |        |               |          | This Policy will have a positive effect on social and environmental aspects due to the focus on protecting and enhancing the character of the area. It will have a neutral effect on employment.  |
| Policy D2:<br>Renewable<br>Energy and<br>Low Carbon<br>Development                     |        |               |          | This Policy will generally have positive impact socially, environmentally and economically  |



| Policy Reference                       | Social | Environmental | Economic | Comment   |
|--|--------|---------------|----------|---|
|  |        |               |          | due to it seeking to reduce the overall impact of development on climate change. It will support local jobs through renewable energy infrastructure and alterations to buildings.   |
| Policy T1: Parking Standards           |        |               |          | This will have a general neutral effect.  |
| Policy T2: Pedestrian and Cycle Routes |        |               |          | This will have a positive effect on protecting and enhancing walking and cycling infrastructure which supports health and wellbeing through encouraging walking and cycling and therefore reducing the need to travel by car. |
| Policy B1: Working from home           |        |               |          | This Policy will generally have a positive effect as it encourages people to work from home, reducing the need to travel by car and improves health and wellbeing.  |
| Policy E1: Local Green Space           |        |               |          | This Policy will have a very positive effect on   |

| Policy Reference  | Social | Environmental | Economic | Comment   |
|---|--------|---------------|----------|---|
|   |        |               |          | social and environment as it supports health and wellbeing and protects green spaces and the environment. It has a neutral effect on the economy.                         |
| Policy E2: Biodiversity                                       |        |               |          | This Policy has a very positive effect on the environment as it seeks to both protect and enhance local biodiversity. It has a neutral effect on society and the economy. |
| Policy E3: Scothern Beck Green Corridor                       |        |               |          | This Policy has a very positive effect on the environment as it seeks to both protect and enhance local biodiversity. It has a neutral effect on society and the economy. |
| Policy C1: Provision of New or Improved Community Facilities: |        |               |          | This Policy has a very positive effect on the social score as it seeks to enhance community facilities. It have a neutral effect on both the environment and economy.     |

**General conformity with the strategic policies of the adopted development plan and emerging Local Plan (due to be adopted Spring 2023)**

The development plan for the area is the adopted Central Lincolnshire Local Plan (adopted April 2017). At the time of writing this report, the review of the Central Lincolnshire Local Plan is near its conclusion. The review Local Plan is due to be adopted in Spring 2023. 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 both the current and emerging Central Lincolnshire Local Plan.

**Table 3**

| <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 H1:              | Location of New Residential Development                    | LP2, LP4                                  | S2, S4, S5                                       | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place.  |
| Policy H2:              | Housing Type and Mix                                       | LP10, LP11                                | S22, S23, NS24                                   | This Policy seeks to positively influence the type and mix of new homes to make sure the village gets the right type of properties to meet local need  |
| Policy H3:              | Site H1.4 Land to the southwest of Dunholme Road, Scothern | Allocated in the 2023 CLLP review         | S81, NS24  | The Neighbourhood Plan supports the allocation of land at WL/SC/003 (identified through the review of the Central Lincolnshire Local Plan) 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 |

| <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>   |
|-------------------------|---|---|--|--|
|                         |   |   |  | current and future population.   |
| Policy H4:              | Site H1.5 Land off Nettleham Road/Juniper Drive, Scothern | Allocated in the 2023 CLLP review.        | S81, NS24  | The Neighbourhood Plan supports the allocation of land at WL/SC/003 (identified through the review of the Central Lincolnshire Local Plan 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. |
| Policy D1               | Design and Character                                      | 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 particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes.                  |
| Policy D2:              | Renewable Energy and Low Carbon Development               | LP18, LP19                                | S6, S13, S14                                     | This Policy seeks to support appropriate renewable energy technology within new developments to help make sure new development contributes positively towards reducing its   |

| <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>  |
|-------------------------|-----------------------------|---|--|---|
|                         |                             |   |  | impact on climate change.   |
| Policy T1:              | Parking Standards           | LP12, LP13                                | S49  | This Policy has been saved from the existing Neighbourhood Plan and seeks to influence the number of off-street parking spaces for new development.                                 |
| Policy T2:              | Pedestrian and Cycle Routes | LP20                                      | S48  | The Neighbourhood Plan seeks to protect existing walking and cycling routes and encourages the enhancement of these routes through new development.                                 |
| Policy :B1              | Working from home           | LP5                                       | S28  | The Neighbourhood Plan promotes and encourages the adaptive needs of new development in terms of providing for working from home space to support a more flexible working patterns. |
| Policy E1               | Local Green Space           | LP23                                      | S64  | This Policy protects certain green spaces from development due to their importance to the community and the environment.  |
| Policy E2:              | Biodiversity                | LP21                                      | S59, S60, S61                                    | The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment.                  |

| Policy Reference | Policy Title                                       | Relevant Policies in the 2017 CCLP | Relevant Policies in the CLLP review 2022 | Comment   |
|------------------|--|------------------------------------|---|---|
| Policy E3:       | Scothern Beck Green Corridor                       | LP20                               | S59, S60                                  | This Policy seeks to protect the Scothern Beck Green Corridor from harmful development or change. |
| Policy C1:       | Provision of New or Improved Community Facilities: | LP15                               | S50                                       | This Policy seeks to support new or the enhancement of existing community facilities.             |

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

As part of the process of reviewing the made neighbourhood plan, the Parish Council prepared a 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 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 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.

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

Finally, 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.