

Nettleham

Neighbourhood Plan

Basic Conditions Statement



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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 Nettleham. It does not relate to more than one neighbourhood area. There is an existing made Neighbourhood Plan for Nettleham. This review Plan will replace the existing Neighbourhood Plan (made in 2016) 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 Summary of Policy Impact against the NPPF

Policy Reference	Policy Title	NPPF Paragraphs	Comment
Policy E1	Protecting the Green Wedge	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, whilst retain the green space between Nettleham and Neighbouring settlements.
Policy E2	Settlement Breaks	174 -182	Settlement breaks seek to support the Green Wedge and help to avoid coalescence with other settlements in areas that are not covered by a Green Wedge Designation.
Policy E3	Local Green Spaces	101, 102	This policy protects certain green spaces from development due to their importance to the community and the environment.
Policy E4	The Historic Environment	190-208	The Plan seeks to protect the historic environment and townscape, particularly within the Conservation Area.
Policy E5	Major and Minor Green Corridors	174 -182	The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to

Policy Reference	Policy Title	NPPF Paragraphs	Comment
			and enhance the natural and local environment
Policy D1:	Parking Standards for New Residential Development	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 D2:	Parking Standards for additional Bedrooms to Existing Dwellings	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 D3:	Water Resources, Quality and Flood Risk	159-169	The Plan seeks to reduce the impacts of flooding in the area and improve water quality.
Policy D4	Design of New Development and Parish Design Code 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 particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes.
Policy D5:	Climate Change Mitigation and Adaption	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 D6	Housing Development within Nettleham	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 D7:	Housing Mix and Affordable or Specialist Housing	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 D8:	Land North of Lechler Close (Site 24) – Design Code and	8, 78, 79	The Neighbourhood Plan supports the allocation of land at (identified as WL/NHAM/24A through the review of the Central Lincolnshire Local Plan and sets a comprehensive design code for the site. The Neighbourhood Plan seeks to deliver

Policy Reference	Policy Title	NPPF Paragraphs	Comment
	Development Principles		a mix of housing types that meet the requirements of the current and future population. Particular regard is given to smaller units and those built to life-time standards.
Policy D9:	Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles	8, 78, 79	The Neighbourhood Plan supports the allocation of land at WL/NHAM/11 (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 D10	Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles	8, 78, 79	The Neighbourhood Plan supports the allocation of land at WL/NHAM/10 (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 D11	Land at Linelands, All Saints Lane – Design Code and Development Principles	8, 78, 79	The Neighbourhood Plan supports the allocation of land at WL/NHAM/032 (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 C1:	Local 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.

** very positive	
* positive outcome	
- neutral	
x negative	
xx very negative	

Table 2 Summary of the various sustainability outcomes of each policy in the neighbourhood plan.

Policy Reference	Policy Title	Social	Environmental	Economic	Comment
Policy E1	Protecting the Green Wedge	*	**	-	The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment, whilst retain the green space between Nettleham and Neighbouring settlements.
Policy E2	Settlement Breaks	*	**	-	Settlement breaks seek to support the Green Wedge and help to avoid coalescence with other settlements in areas that are not covered by a Green Wedge Designation.
Policy E3	Local Green Spaces	**	**	-	This policy protects certain green spaces from development due to their importance to the community and the environment.
Policy E4	The Historic Environment	*	*	-	The Plan seeks to protect the historic environment and townscape, particularly within the Conservation Area.
Policy E5	Major and Minor Green Corridors	*	**	*	The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment
Policy D1:	Parking Standards for New Residential Development	-	-	-	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 D2:	Parking Standards for additional Bedrooms to Existing Dwellings	-	-	-	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 Reference	Policy Title	Social	Environmental	Economic	Comment
Policy D3:	Water Resources, Quality and Flood Risk	*	*	*	The Plan seeks to reduce the impacts of flooding in the area and improve water quality.
Policy D4	Design of New Development and Parish Design Code Principles	**	**	-	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 D5:	Climate Change Mitigation and Adaption	*	**	*	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 D6	Housing Development within Nettleham	**	-	*	The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place.
Policy D7:	Housing Mix and Affordable or Specialist Housing	**	-	-	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 Reference	Policy Title	Social	Environmental	Economic	Comment
Policy D8:	Land North of Lechler Close (Site 24) – Design Code and Development Principles	**	*	*	The Neighbourhood Plan supports the allocation of land at (identified as WL/NHAM/24A 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 smaller units and those built to life-time standards.
Policy D9:	Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles	**	*	*	The Neighbourhood Plan supports the allocation of land at WL/NHAM/11 (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 D10	Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles	**	*	*	The Neighbourhood Plan supports the allocation of land at WL/NHAM/10 (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 D11	Land at Linelands, All Saints Lane – Design Code and Development Principles	**	*	*	The Neighbourhood Plan supports the allocation of land at WL/NHAM/032 (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 Reference	Policy Title	Social	Environmental	Economic	Comment
Policy C1:	Local Community Facilities	**	-	-	This policy seeks to support new or the enhancement of existing community facilities.

General conformity with the strategic policies of the adopted Local Plan (2023)

The development plan for the area is the adopted Central Lincolnshire Local Plan (adopted April 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 the adopted Central Lincolnshire Local Plan.

Policy Reference	Policy Title	Relevant Policies in the CLLP	Comment
Policy E1	Protecting the Green Wedge	S63, S59, S60, S61, S67	The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment, whilst retain the green space between Nettleham and Neighbouring settlements.
Policy E2	Settlement Breaks	S59, S60, S61, S67	Settlement breaks seek to support the Green Wedge and help to avoid coalescence with other settlements in areas that are not covered by a Green Wedge Designation.
Policy E3	Local Green Spaces	S64	This policy protects certain green spaces from development due to their importance to the community and the environment.
Policy E4	The Historic Environment	S57	The Plan seeks to protect the historic environment and townscape, particularly within the Conservation Area.
Policy E5	Major and Minor Green Corridors	S59, S60, S61, S66	The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment
Policy D1:	Parking Standards for New Residential Development	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 D2:	Parking Standards for additional Bedrooms to Existing Dwellings	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 D3:	Water Resources, Quality and Flood Risk	S12, S21	The Plan seeks to reduce the impacts of flooding in the area and improve water quality.

Policy Reference	Policy Title	Relevant Policies in the CLLP	Comment
Policy D4	Design of New Development and Parish Design Code Principles	S6, S7, S8, S13, S14, S15, NS18, S53, S66	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 D5:	Climate Change Mitigation and Adaption	S6, S7, S8, S13, S14, S15, S66	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 D6	Housing Development within Nettleham	S1, 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 D7:	Housing Mix and Affordable or Specialist Housing	S22, S23	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 D8:	Land North of Lechler Close (Site 24) – Design Code and Development Principles	S1, S6, S13, NS18, S22, S23, S80	The Neighbourhood Plan supports the allocation of land at (identified as WL/NHAM/24A 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 smaller units and those built to life-time standards.
Policy D9:	Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles	S1, S6, S13, NS18, S22, S23, S80	The Neighbourhood Plan supports the allocation of land at WL/NHAM/11 (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 Reference	Policy Title	Relevant Policies in the CLLP	Comment
Policy D10	Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles	S1, S6, S13, NS18, S22, S23, S80	The Neighbourhood Plan supports the allocation of land at WL/NHAM/10 (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 D11	Land at Linelands, All Saints Lane – Design Code and Development Principles	S1, S6, S13, NS18, S22, S23, S80	The Neighbourhood Plan supports the allocation of land at WL/NHAM/032 (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 C1:	Local Community Facilities	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 Nettleham 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.