

DUNHOLME NEIGHBOURHOOD PLAN REVIEW

BASIC CONDITIONS STATEMENT



May 2024

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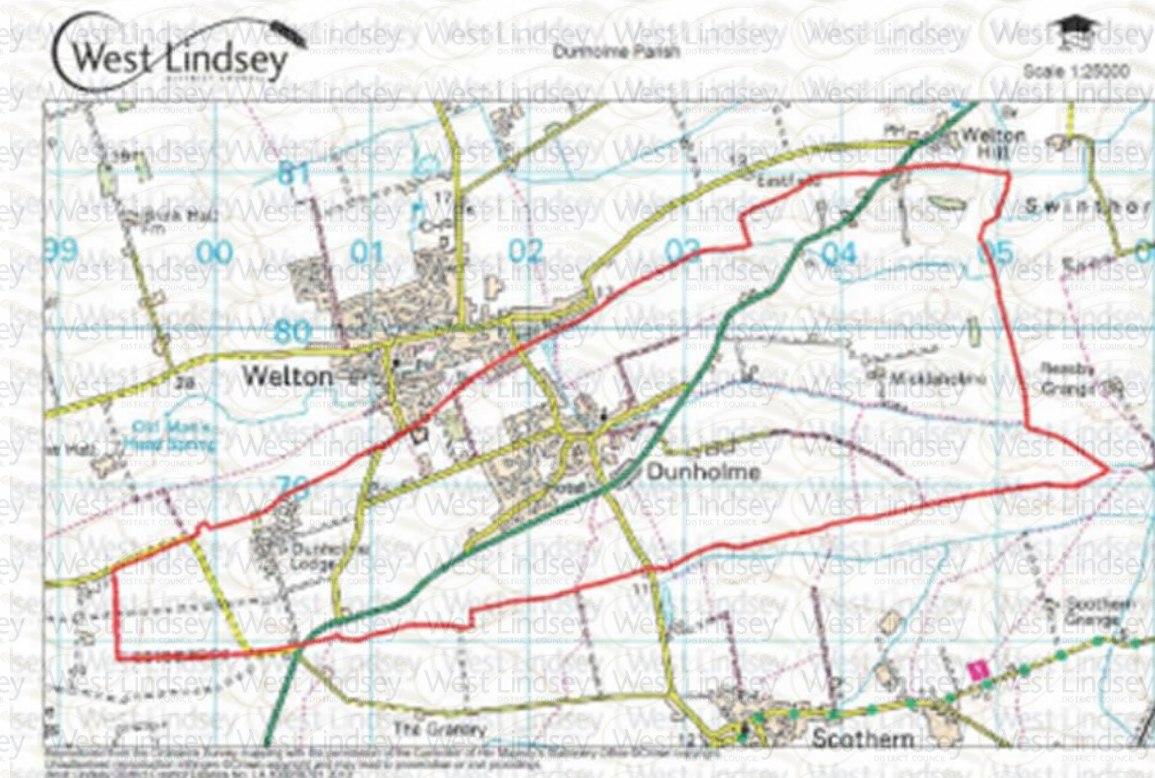
Introduction

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

Legal Requirements

The Plan is submitted by Dunholme Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for the Parish of Dunholme Parish. The Plan has been prepared by the Dunholme Neighbourhood Development Plan Steering Group, which is led by Dunholme 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 15th October 2013. Figure 1 shows the extent of the designated neighbourhood area.

Figure 1: Dunholme 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 Dunholme. It does not relate to more than one neighbourhood area. There is an existing made Neighbourhood Plan for Dunholme. 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 Summary of Policy Impact against the NPPF (2023)

| Policy Reference | Policy Title | NPPF Paragraphs | Comment |
|-------------------------|-------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | General Housing Development in Dunholme | 8,9,10,11 | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Allocation of Land at Honeyholes Lane | 8,9,10,11 | The Neighbourhood Plan supports the allocation of land at (identified as WL/DUNH/010 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 3: | Allocation of Land to the South of Lincoln Road | 8,9,10,11 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more |

| Policy Reference | Policy Title | NPPF Paragraphs | Comment |
|-------------------------|-------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | localised housing will be developed on this site. |
| Policy 4: | Allocation of Land to the North of Lincoln Road | 8,9,10,11 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 5: | Allocation of Land to the West of Lincoln Road | 8,9,10,11 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 6: | Priority Site for Self-build Housing | 8,9,10,11 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site such as self and custom build |
| Policy 7: | Dunholme Design Code | 131-141 | 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 8: | Mitigating and Adapting to Climate Change | 158-164 | 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 9: | Business and Employment | 88-89 | This Policy seeks to support the creation and expansion of small new businesses in the area. This will support local employment and improve the economy. |
| Policy 10: | Important Green Spaces | 105-107 | This policy protects certain green spaces from development due to their importance to the community and the environment. |
| Policy 11: | Green and Blue Infrastructure | 180-194 | The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment, especially the environment around the Dunholme Beck. |
| Policy 12: | Dunholme Beck | 180-194 | This Policy seeks to preserve and enhance the local environment around the |

| Policy Reference | Policy Title | NPPF Paragraphs | Comment |
|------------------|----------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Dunholme Beck which is considered an important green corridor through the village. |
| Policy 13: | Community Facilities | 88-89 | This policy seeks to support new or the enhancement of existing community facilities. |
| Policy 14: | Green Wedge | 180-194 | 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 Dunholme and Welton. |
| Policy 15: | Heritage Assets | 195-214 | The Plan seeks to protect the historic environment and townscape, particularly those listed buildings and identified non-designated heritage assets in the Character Assessment. |

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 | Economic | Environmental | Comment |
|------------------|-------------------------------------------------|--------|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | General Housing Development in Dunholme | | | | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Allocation of Land at Honeyholes Lane | | | | The Neighbourhood Plan supports the allocation of land at (identified as WL/DUNH/010 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 3: | Allocation of Land to the South of Lincoln Road | | | | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 4: | Allocation of Land to the North of Lincoln Road | | | | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 5: | Allocation of Land to the | | | | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites |

| Policy Reference | Policy Title | Social | Economic | Environmental | Comment |
|------------------|-------------------------------------------|--------|----------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | West of Lincoln Road | | | | have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 6: | Priority Site for Self-build Housing | | | | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site such as self and custom build |
| Policy 7: | Dunholme Design Code | | | | 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 8: | Mitigating and Adapting to Climate Change | | | | 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 9: | Business and Employment | | | | This Policy seeks to support the creation and expansion of small new businesses in the area. This will support local employment and improve the economy. |
| Policy 10: | Important Green Spaces | | | | This policy protects certain green spaces from development due to their importance to the community and the environment. |
| Policy 11: | Green and Blue Infrastructure | | | | The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural |

| Policy Reference | Policy Title | Social | Economic | Environmental | Comment |
|------------------|----------------------|--------|----------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | and local environment, especially the environment around the Dunholme Beck. |
| Policy 12: | Dunholme Beck | | | | This Policy seeks to preserve and enhance the local environment around the Dunholme Beck which is considered an important green corridor through the village. |
| Policy 13: | Community Facilities | | | | This policy seeks to support new or the enhancement of existing community facilities. |
| Policy 14: | 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 Dunholme and Welton. |
| Policy 15: | Heritage Assets | | | | The Plan seeks to protect the historic environment and townscape, particularly those listed buildings and identified non-designated heritage assets in the Character Assessment. |

General conformity with the strategic policies of the adopted development 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 (2023).

| Policy Reference | Policy Title | CLLP Policies | Comment |
|------------------|-------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | General Housing Development in Dunholme | S1,S2,S4,S22 | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Allocation of Land at Honeyholes Lane | S1,S2,S4,S22 | The Neighbourhood Plan supports the allocation of land at (identified as WL/DUNH/010 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 3: | Allocation of Land to the South of Lincoln Road | S1,S2,S4,S22 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 4: | Allocation of Land to the North of Lincoln Road | S1,S2,S4,S22 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site. |
| Policy 5: | Allocation of Land to the West of Lincoln Road | S1,S2,S4,S22 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It |

| Policy Reference | Policy Title | CLLP Policies | Comment |
|------------------|-------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | is hoped that more localised housing will be developed on this site. |
| Policy 6: | Priority Site for Self-build Housing | S1,S2,S4,S22,NS24 | The Neighbourhood Plan allocates this small site to help contribute to the development of some smaller sites across the area. Previously only larger sites have been developed. It is hoped that more localised housing will be developed on this site such as self and custom build |
| Policy 7: | Dunholme Design Code | S6 | 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 8: | Mitigating and Adapting to Climate Change | S20 | 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 9: | Business and Employment | S28,S33,S34 | This Policy seeks to support the creation and expansion of small new businesses in the area. This will support local employment and improve the economy. |
| Policy 10: | Important Green Spaces | S65 | This policy protects certain green spaces from development due to their importance to the community and the environment. |
| Policy 11: | Green and Blue Infrastructure | S59,S60 | The Neighbourhood Plan seeks to ensure development minimises its impact on biodiversity and proposals contribute to and enhance the natural and local environment, especially the environment around the Dunholme Beck. |
| Policy 12: | Dunholme Beck | S59 | This Policy seeks to preserve and enhance the local environment around the Dunholme Beck which is considered an important green corridor through the village. |
| Policy 13: | Community Facilities | S50 | This policy seeks to support new or the enhancement of existing community facilities. |
| Policy 14: | Green Wedge | S63 | The Neighbourhood Plan seeks to ensure development minimises its |

| Policy Reference | Policy Title | CLLP Policies | Comment |
|------------------|-----------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | impact on biodiversity and proposals contribute to and enhance the natural and local environment, whilst retain the green space between Dunholme and Welton. |
| Policy 15: | Heritage Assets | S57 | The Plan seeks to protect the historic environment and townscape, particularly those listed buildings and identified non-designated heritage assets in the Character Assessment. |

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 Dunholme 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.