

# **BASIC CONDITIONS STATEMENT**

Saxilby with Ingleby Neighbourhood Plan

March 2025

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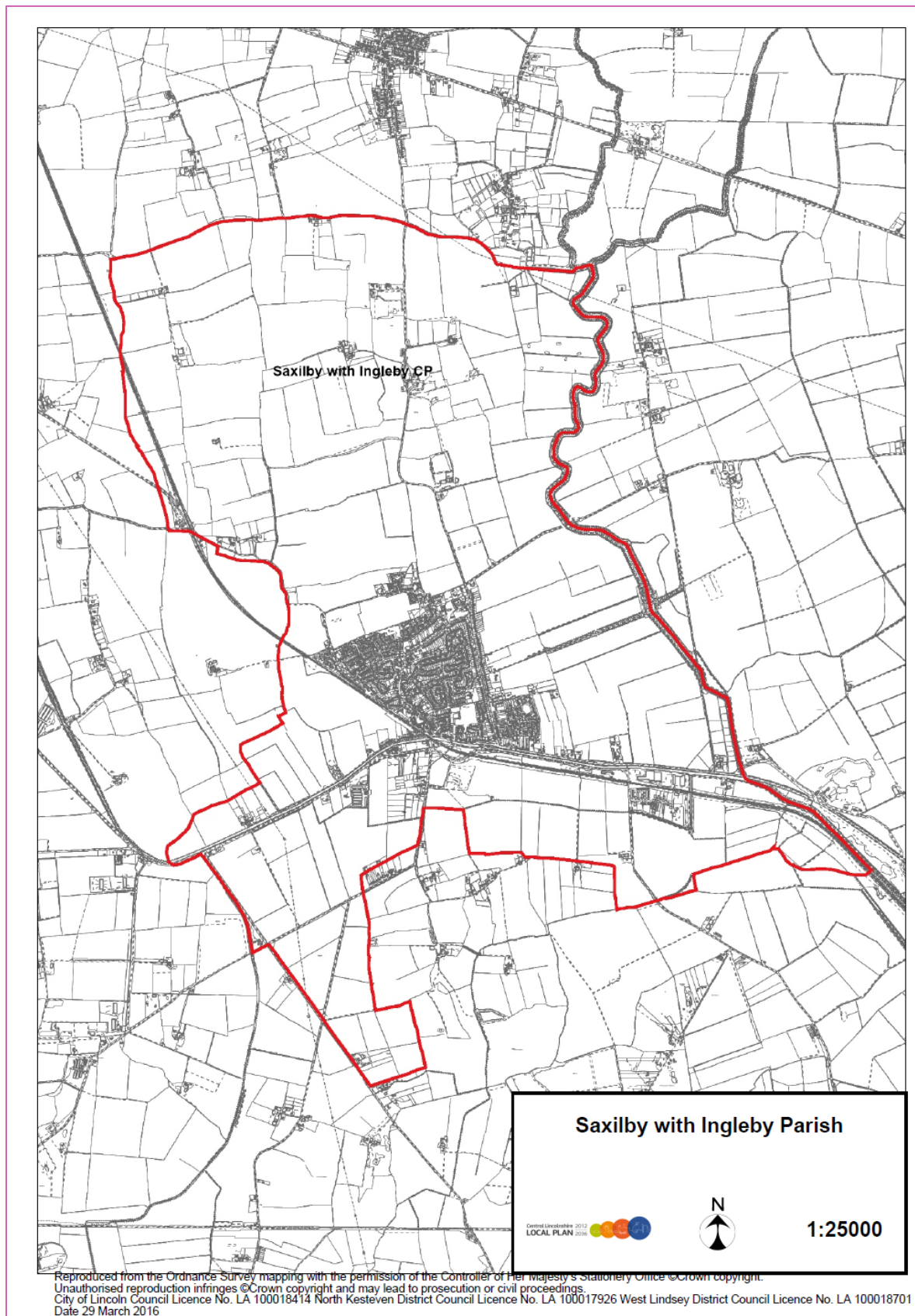
## **Introduction**

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

## **Legal Requirements**

The Plan is submitted by Saxilby with Ingleby Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for the parish of Saxilby with Ingleby. The plan has been prepared by the Saxilby with Ingleby Neighbourhood Plan Steering Group, which is led by Saxilby with Ingleby Parish Council. The whole of the 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 8<sup>th</sup> January 2013. Figure 1 shows the extent of the designated neighbourhood area.

**Figure 1: Saxilby Neighbourhood Area**



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 2025 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 Saxilby with Ingleby. It does not relate to more than one neighbourhood area. There is an existing made Neighbourhood Plan for Saxilby with Ingleby. 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) 2024 and the National Planning Practice Guidance (NPPG) suite 2024. 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 2024**

<b>Policy Reference</b>	<b>Policy Title</b>	<b>NPPF Paragraphs</b>	<b>Comment</b>
Policy 1	Residential development within the developed footprint of Saxilby	61-84	The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place.
Policy 2	Comprehensive development of land at WI/Saxi/004 Land Off Sykes Lane, Saxilby	61-84	To help manage the design and housing types on the proposed allocated site within the village.
Policy 3	Design of new development	131-141	To help manage the impact to the character of the area from new developments, including alterations and extensions to existing properties.

Policy Reference	Policy Title	NPPF Paragraphs	Comment
Policy 4	Affordable housing	82-84	To support the delivery of rural affordable housing within the neighbourhood.
Policy 5	Protecting the wider historic environment	202-221	To protect and enhance the areas historic buildings and spaces.
Policy 6:	Community facilities	200	To protect the local community facilities from their loss. Also to encourage new facilities to be developed in the area.
Policy 7	Saxilby business and enterprise parks	85-89	To protect and support the existing business parks within the area.
Policy 8	Small scale <del>employment</del> <u>employment</u> opportunities	85-89	To support the development of new employment opportunities for local people.
Policy 9	Climate change	162-169	To reduce the impact from development on climate change.
Policy 10	Small scale renewable energy development	162-169	To manage the development of renewable energy development and infrastructure within the area.
Policy 11	Tourism development	85-89	To support the local tourism industry.
Policy 12	Saxilby waterfront <del>regeenration</del> <u>regeneration</u> area	131-141	To support the continued regeneration of the waterfront
Policy 13	<del>Protecting</del> <u>Protecting</u> local biodiversity	187-201	To protect and enhance opportunities for local biodiversity
Policy 14	Development along the <del>F</del> fosdyke canal green corridor	187-201	To support the protection and enhancement of the Fosdyke <u>Canal-Navigation</u> corridor
Policy 15	Open spaces, sports facilities and recreation facilities	187-201	To protect and enhance the areas pen spaces and sports facilities.
Policy 16	Designated local green spaces	106-107	To protect certain spaces from change and development.
Policy 17	Public rights of way	109-118	To protect and enhance the existing public rights of way in the area

Policy Reference	Policy Title	NPPF Paragraphs	Comment
Policy 18	Road capacity, safety <sub>1</sub> and active travel	109-118	To help reduce the impact of traffic congestion around the village-

### 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.

** <del>V</del> very positive	
* <del>p</del> ositive <del>P</del> ositive outcome	
- <del>N</del> neutral	
x <del>N</del> egative	
xx <del>V</del> 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 1	Residential development within the developed footprint of <u>Ssaxilby</u>				The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place.
Policy 2	Comprehensive development of land at WL/SAXI/004 Land <u>Off</u> Sykes Lane, Saxilby				To help manage the design and housing types on the proposed allocated site within the village.
Policy 3	Design of new development				To help manage the impact to the character of the area from new developments, including alterations and extensions to existing properties.
Policy 4	Affordable housing				To support the delivery of rural affordable housing within the neighbourhood.
Policy 5	Protecting the wider historic environment				To protect and enhance the areas historic buildings and spaces.
Policy 6:	Community facilities				To protect the local community facilities from their loss. Also to encourage new facilities to be developed in the area.
Policy 7	Saxilby business and enterprise parks				To protect and support the existing business parks within the area.
Policy 8	Small scale <u>employment</u> <u>employment opportunities</u>				To support the development of new employment opportunities for local people.
Policy 9	Climate change				To reduce the impact from development on climate change.



Policy Reference	Policy Title	Social	Environmental	Economic	Comment
Policy 10	Small scale renewable energy development				To manage the development of renewable energy development and infrastructure within the area.
Policy 11	Tourism development				To support the local tourism industry.
Policy 12	Saxilby waterfront regeneration area				To support the continued regeneration of the waterfront
Policy 13	<del>Protecting</del> Protecting local biodiversity				To protect and enhance opportunities for local biodiversity
Policy 14	Development along the <del>F</del> fosdyke <del>canal</del> Navigation green corridor				To support the protection and enhancement of the Fosdyke Canal corridor
Policy 15	Open spaces, sports facilities and recreation facilities				To protect and enhance the area's open spaces and sports facilities.
Policy 16	Designated local green spaces				To protect certain spaces from change and development.
Policy 17	Public rights of way				To protect and enhance the existing public rights of way in the area
Policy 18	Road capacity, safety <sub>1</sub> and active travel				To help reduce the impact of traffic congestion around the village.

## General conformity with the strategic policies of the adopted Development Plan and emerging Local Plan

The development plan for the area is the adopted Central Lincolnshire Local Plan (adopted April 2023). The Neighbourhood Plan must 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	Residential development within the developed footprint of <a href="#">Saxilby</a>	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 2	Comprehensive development of land at <a href="#">wl/saxi/004</a> <a href="#">Land off Sykes Lane, Saxilby</a>	S2, S4, S5, S80	To help manage the design and housing types on the proposed allocated site within the village.
Policy 3	Design of new development	S53	To help manage the impact to the character of the area from new developments, including alterations and extensions to existing properties.
Policy 4	Affordable housing	S22	To support the delivery of rural affordable housing within the neighbourhood.
Policy 5	Protecting the wider historic environment	S57	To protect and enhance the areas historic buildings and spaces.
Policy 6	Community facilities	S50	To protect the local community facilities from their loss. Also to encourage new facilities to be developed in the area.
Policy 7	Saxilby business and enterprise parks	S30, S32, S33, S34	To protect and support the existing business parks within the area.
Policy 8:	Small scale <a href="#">employment opportunities</a>	S33, S34	To support the development of new employment opportunities for local people.
Policy 9:	Climate change	S6, S7, S8, S9, S10, S11, S12, S13	To reduce the impact from development on climate change.
Policy 10	Small scale renewable energy development	S14, S15	To manage the development of renewable energy

Policy Reference	Policy Title	CLLP Policies	Comment
			development and infrastructure within the area.
Policy 11	Tourism development	S43	To support the local tourism industry.
Policy 12	Saxilby waterfront regeneration area	S43, S53	To support the continued regeneration of the waterfront
Policy 13	<del>Protecting</del> Protecting local biodiversity	S60, S61, S66	To protect and enhance opportunities for local biodiversity
Policy 14	Development along the <del>f</del> Fosdyke <del>Navigation canal</del> green corridor	S59, S60, S61	To support the protection and enhancement of the Fosdyke Canal corridor
Policy 15	Open spaces, sports facilities and recreation facilities	S51	To protect and enhance the areas pen spaces and sports facilities.
Policy 16	Designated local green spaces	S64	To protect certain spaces from change and development.
Policy 17	Public rights of way	S47, S48	To protect and enhance the existing public rights of way in the area
Policy 18	Road capacity, safety, and active travel	S47	To help reduce the impact of traffic congestion around the village.

### **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 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 Saxilby with Ingleby Neighbourhood 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 near 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:~~ 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.