



# **SAXILBY** **WITH INGLEBY** **Neighbourhood Development Plan**

## **Basic Conditions Statement**

# **Saxilby with Ingleby** **Neighbourhood Plan** **2016-2036**



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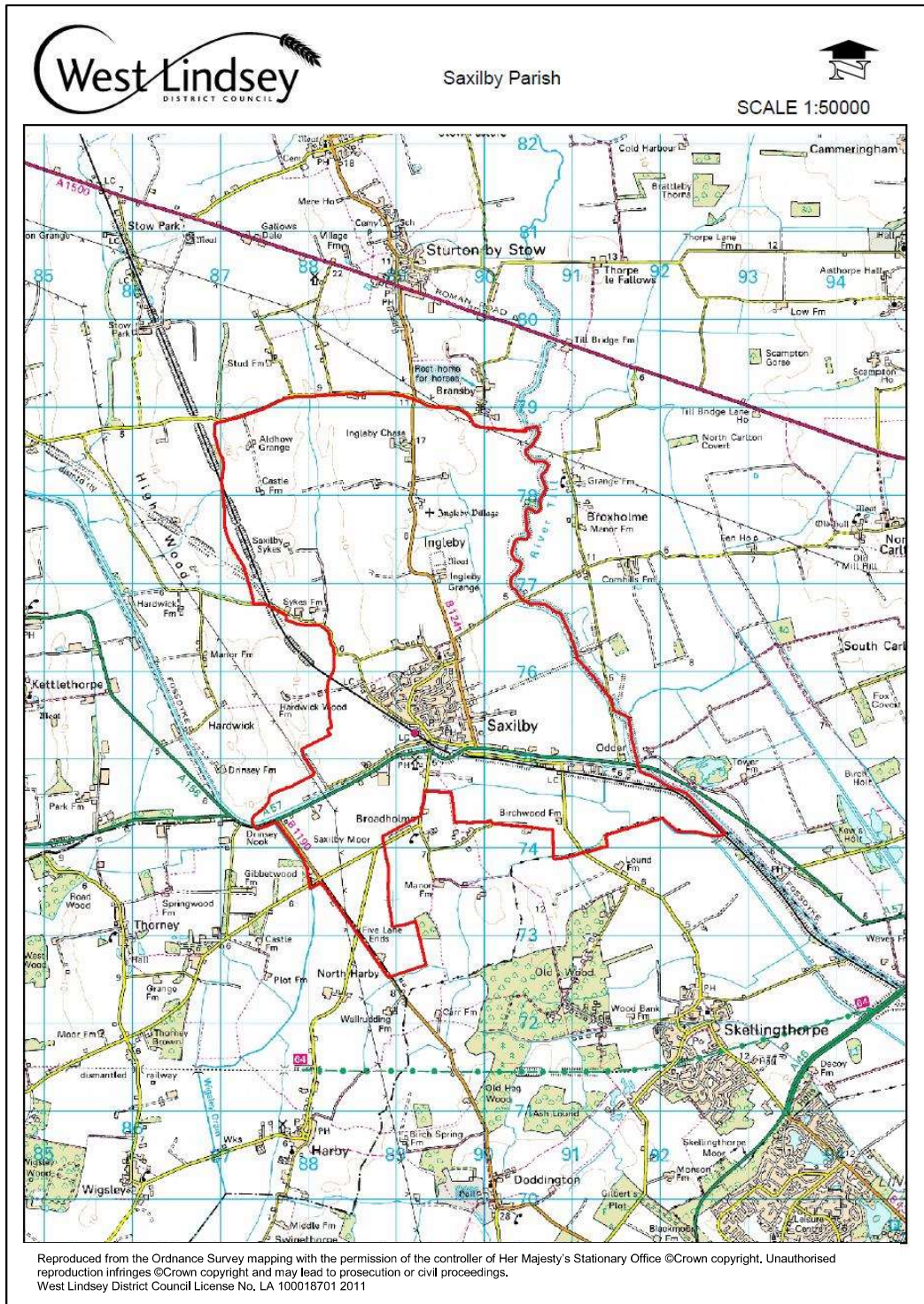
# Basic Conditions Statement

## Saxilby with Ingleby NDP

### Legal Requirements

- 1.1 This Basic Conditions Statement has been prepared to accompany the Saxilby with Ingleby Neighbourhood Development Plan.
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
  - I. The draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
  - II. The draft NDP must contribute to the achievement of sustainable development;
  - III. The draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case West Lindsey District Council's Local Plan 2006 and the Proposed Submission Central Lincolnshire Local Plan 2016.
  - IV. The draft NDP must meet the relevant EU obligations.
- 1.3 The Saxilby with Ingleby NDP is being submitted by Saxilby with Ingleby Parish Council for the Parish area of Saxilby with Ingleby. The map below shows the extent of the NDP boundary. The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
- 1.4 The Plan applies to the Parish of Saxilby with Ingleby in the West Lindsey District of Lincolnshire.
- 1.5 An application for designation was submitted to West Lindsey District Council in accordance with the Neighbourhood Planning Regulations 2012. The District Council publicised the application for designation from Saxilby with Ingleby Parish Council and advertised the designation for six weeks. The application was approved by the Prosperous Communities Committee of West Lindsey District Council on the 8<sup>th</sup> January 2013.
- 1.6 The approved NDP designated area is shown in Figure 1.
- 1.7 The draft Saxilby with Ingleby NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 4<sup>th</sup> May 2016 until the 16<sup>th</sup> June 2016. Some minor amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement.'

Figure 1: Saxilby with Ingleby NDP Area





## **What is being proposed is a Neighbourhood Development Plan**

1.8 The plan proposal relates to planning matters (the use and development of land) and has 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 proposed Neighbourhood Plan states the period for which it is to have effect**

1.9 The NDP for Saxilby with Ingleby will cover the period 2016 until 2036, the same as the Proposed Submission Central Lincolnshire Local Plan.

## **The policies do not relate to excluded development**

1.10 The NDP proposal 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.

# Basic Conditions

## Have Appropriate Regard to National Policy

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area, and sets out how planning should help achieve sustainable development.
- 2.2 Sections 183-185 of the NPPF refer to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the ‘adopted Development Plan’.
- 2.3 This section demonstrates that the Saxilby with Ingleby NDP has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
  - Requiring good design
  - Supporting a prosperous rural economy
  - Promoting healthy communities
  - Conserving and enhancing the natural environment
  - Conserving and enhancing the historic environment
  - Promoting sustainable transport
- 2.4 The Saxilby with Ingleby NDP contains objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.
- 2.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

**Table 1: Neighbourhood Plan Objectives and conformity with the NPPF**

Theme	Objectives in the Plan	NPPF
<b>Housing</b>	Policy 1 – Policy 4	Delivering a wide choice of high quality homes Requiring good design Conserving and enhancing the natural environment Conserving and enhancing the historic environment
<b>Protecting the Historic Environment</b>	Policy 5	Conserving and enhancing the historic environment
<b>Retaining retail provision</b>	Policy 6	Supporting a prosperous rural economy
<b>Business Development</b>	Policy 7 and Policy 8	Supporting a prosperous rural economy Promoting healthy communities Promoting sustainable transport
<b>Protecting Community Facilities</b>	Policy 9	Supporting a prosperous rural economy Promoting healthy communities
<b>Tourism</b>	Policy 10	Promoting healthy communities Supporting a prosperous rural economy
<b>Green Infrastructure and Open Space</b>	Policy 11, 12,13,14 and 15	Conserving and enhancing the natural environment Promoting sustainable transport Requiring good Design Promoting healthy communities
<b>Transport and Public Rights of Way</b>	Policy 16 and 17	Promoting sustainable transport Requiring good Design

**Table 2: Development Management policies and conformity with the NPPF**

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para Ref</b>	<b>Commentary</b>
1	Housing Mix	47, 50, 51, 55, 19	This policy supports new housing proposals that provide a housing mix that reflects the needs of the village.
2	Design of New Development	55, 56, 57, 58	This policy sets out the criteria for good design in Saxilby with Ingleby.
3	Comprehensive Development of the Church Lane Site	29, 32, 38, 47, 54, 55, 50, 56, 159	This policy sets out the criteria for the development of the 230 homes at the Church Lane site in Saxilby. The policy aims to ensure that any reserved matters applications take into consideration the criteria to ensure the development is sustainable and integrated into the existing settlement of Saxilby.
4	Allocation of Affordable Housing	47, 159, 174	This policy seeks to ensure that any affordable housing in Saxilby with Ingleby is given to the existing residents or applicants with a connection to residents in Saxilby with Ingleby through a cascading effect.
5	Protecting the Historic Environment	126, 127, 128, 131	To conserve, enhance and protect the historic buildings in Saxilby with Ingleby. The policy proposes to ensure listed buildings and their curtilages will be protected, conserved and enhanced, where affected by development proposals.
6	Retaining Retail Provision	23, 28	The Plan seeks to protect, enhance and extend its retail offer in Saxilby.
7	Enterprise Park	20, 28, 155	The Plan supports the expansion of the Enterprise Park in Saxilby to provide local employment opportunities.
8	Small Scale Business Development	20, 28	The Plan seeks to encourage the diversification and extension of existing businesses provided it meets the criteria set out.
9	Protecting Community Facilities	28	The Plan seeks to protect community facilities and sets out the criteria for replacement community facilities.
10	Tourism	28	The policy seeks to maximise the tourism opportunities in the plan area.
11	Minimising the Impacts of Development on the Natural Environment	109	The plan aims to protect and enhance the natural environment wherever possible. It seeks to ensure the natural environment is not impacted upon by new development but is maximised and existing features are retained.
12	Green Infrastructure	109, 114	The policy seeks to protect and enhance the green infrastructure in the Plan area by improving the connectivity between wildlife areas and green spaces.
13	Development along the Fossdyke Canal	28, 109	The policy seeks to enhance the setting and use of the Fossdyke Canal, recognising it is a valued asset in the Plan area.

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF para Ref</b>	<b>Commentary</b>
14	Open Spaces, Sports Facilities and Recreation Facilities	70, 73, 74, 75, 76	The policy seeks to protect and enhance open spaces and sporting facilities for existing and future residents in the Plan area.
15	Designated Local Green Space	77	The policy aims to protect and enhance thirteen open green spaces by designating them as Local Green Spaces.
16	Existing and New Non Vehicular Routes	29, 35	The purpose of the policy is to protect and enhance the environment whilst encouraging a network of public access routes that conserve, enhance and improve the green character of the Parish. The policy also strives to improve its physical links for the benefit of residents, visitors and local wildlife.
17	Traffic and Movement around the Village	29, 30, 32	The purpose of the policy is that new major developments do not increase traffic congestion in the village by ensuring developers demonstrate that new developments are located and designed to operate effectively within the local highway network.





## Contribute to the Achievement of Sustainable Development

2.6 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for local residents and making the quality of life better for future generations. The Saxilby with Ingleby NDP echoes the NPPF and encourages positive sustainable growth in the village, ensuring economic, environmental and social progression for future generations.

2.7 The Saxilby with Ingleby NDP has been prepared with a central understanding that the key areas it addresses are the environment, the economy and the community, and are all closely linked. The policies therefore aim to facilitate and encourage change within the community whilst protecting that which is valued.

## General Conformity with Strategic Local Policy

2.8 The Saxilby with Ingleby NDP has been prepared with planning officers from the West Lindsey District Council as part of the Neighbourhood Planning and the Central Lincolnshire Planning Team. This has ensured that the process of developing policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the West Lindsey Local Plan 2006 and the Proposed Submission Lincolnshire Plan 2016. It is deemed necessary to assess the Saxilby with Ingleby NDP against the policies in the submission Central Lincolnshire Local Plan 2016 as this will eventually replace the West Lindsey Local Plan 2006.

2.9 Table 3 below shows how the Saxilby with Ingleby NDP is in general conformity with the strategic policies of the West Lindsey District Council Local Plan 2006 and the Proposed Submission Lincolnshire Local Plan 2016.

**Table 3: Development Management Policies Conform with Policies in West Lindsey Local Plan 2006 and the Submission Lincolnshire Plan 2016**

Policy Number	Policy Title	WLLP 2006	Draft CLLP 2016	Commentary
1	Housing Mix	RES 1, RES 2	LP10, LP52	<p>The Local Plan 2006 supports the development of new housing and seeks to ensure the character, layout, type and tenure is compatible with the settlement.</p> <p>LP10 expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market area, in particular catering for the needs of less mobile occupants, including older people and disabled people.</p> <p>The NDP supports a mix of housing types and tenures that reflects the settlement population's needs now and in future generations.</p> <p>The Local Plan 2006 seeks to secure high quality new developments.</p>
2	Design of New Development	RES 1, RES 2, CORE 10, NBE 10	LP4, LP25	<p>LP25 states that all new development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. The policy also sets out design principles for new developments.</p> <p>The Saxilby with Ingleby Plan sets out the criteria for how it would like to see new development reflect the setting and rural nature of the village, in-line with the Design Guide.</p> <p>The Central Lincolnshire Local Plan identifies Saxilby as a large village and allocates the Church Lane site for housing development.</p>
3	Comprehensive Development of the Church Lane Site	RES 1, RES 2, RES 4, CORE 10, CRT 2, NBE 10	LP1, LP2	<p>The Saxilby with Ingleby Plan supports the allocation of the area to the North Church Lane but sets out a criterion for the reserved applications to ensure the development is sustainable and integrates well with the existing development.</p> <p>The Central Lincolnshire Local Plan seeks affordable housing on all qualifying housing development sites of 4 dwellings or more. This is reflected in the Saxilby with Ingleby Plan and the Plan goes further by trying to secure these homes for the local residents living in or working in the Local Area through a cascading affordable housing policy.</p>
4	Allocation of Affordable Housing	RES 6,	LP11	

<b>Policy Number</b>	<b>Policy Title</b>	<b>WLLP 2006</b>	<b>Draft CLLP 2016</b>	<b>Commentary</b>
				The Local Plan 2006 seeks to conserve and enhance the historic environment.
<b>5</b>	Protecting the Historic Environment	NBE 1, NBE 3, NBE 4	LP24	LP24 ensures new development proposals protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.  The Saxilby with Ingleby Plan also seeks to conserve, enhance and protect the historic buildings in the plan area.  The Local Plan 2006 supports retail development in villages.
<b>6</b>	Retaining Retail Provision	RTC 3	LP2	The Central Lincolnshire Local Plan sets out in policy LP2 that it expects large villages “to maintain and enhance their role as large villages which provide employment, retail, key services and facilities for the local area.”  The NDP policy aims to protect and enhance its retailing facilities.  The Local Plan 2006 supports the development of the existing Saxilby and Ingleby Business Parks.
<b>7</b>	Enterprise Park	ECON 1	LP5	Policy LP5 in the Central Lincolnshire Plan: Delivering Prosperity and Jobs allocates Saxilby Industrial Area for B1/B2 and B8 uses.  The Neighbourhood Plan also promotes redevelopment and new development for B1/B2 and B8 uses in this area.  The Local Plan 2006 supports small scale business development and people working from home.
<b>8</b>	Small Scale Business Development	ECON 1, ECON 11	LP2, LP5	The Central Lincolnshire Plan promotes the expansion of existing business premises and new small scale businesses in sustainable locations.  The Neighbourhood Plan also seeks to promote appropriate small scale business development in the Plan area.

<b>Policy Number</b>	<b>Policy Title</b>	<b>WLLP 2006</b>	<b>Draft CLLP 2016</b>	<b>Commentary</b>
<b>9</b>	Protecting Community Facilities	CRT 1, CRT 4	LP2,LP15	<p>The Central Lincolnshire Local Plan sets out in policy LP15 protecting and enhancing community facilities and encouraging local communities to register community assets of value.</p> <p>Through the protecting community facilities policy the Saxilby with Ingleby Plan aims to protect and enhance community facilities that play a vital role in making the settlement sustainable.</p> <p>The local Plan 2006 supports the development of tourism in settlements provided it is appropriate.</p>
<b>10</b>	Tourism	CRT 8, CRT 16, CRT 17	LP 7	<p>The Central Lincolnshire Local Plan seeks to promote the visitor economy in Lincolnshire by providing the facilities required such as culture and leisure facilities, sporting attractions and accommodation. These will then contribute to the local economy.</p> <p>The Neighbourhood Plan seeks to benefit from its location and tourism attractions in the area such as the canal.</p>
<b>11</b>	Minimising the Impacts of Development on the Natural Environment	CORE 10	LP9, LP17, LP21, LP23, LP24	<p>The Local Plan 2006 seeks to conserve distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>LP23 sets out to ensure that all development protects, and enhances the network of habitats and biodiversity.</p> <p>The Saxilby with Ingleby Plan also seeks to ensure the protection and enhancement of the natural environment and its important features.</p>
<b>12</b>	Green Infrastructure	NBE 13	LP9, LP17, LP21, LP23, LP24	<p>The Local Plan 2006 seeks to conserve the distinctive landscape features, landscape character and the landscape amenity value of the area.</p> <p>LP23 sets out to ensure that all development protects and enhances the network of habitats and biodiversity.</p> <p>The Saxilby with Ingleby Plan also seeks to ensure the protection and enhancement of the natural environment and its important features.</p>

<b>Policy Number</b>	<b>Policy Title</b>	<b>WLLP 2006</b>	<b>Draft CLLP 2016</b>	<b>Commentary</b>
<b>13</b>	Development along the Foss Dyke Canal	CRT 8	LP20	<p>The Local Plan 2006 supports the development along the Fossdyke navigation provided its scale is appropriate to its setting and would not have an adverse effect on the character and appearance of the open countryside or settlement.</p> <p>The Central Lincolnshire Plan supports the protection and enhancement of important wildlife and biodiversity assets in villages.</p> <p>The Neighbourhood Plan seeks to promote and protect the canal for current and future generations.</p>
<b>14</b>	Open Spaces, Sports Facilities and Recreation Facilities	CORE 9, CRT 2, CRT 3	RES 4, RES 5, LP23, LP24	<p>The Local Plan 2006 sets the standards in which new developments must meet the open space requirements.</p> <p>The Central Lincolnshire Local Plan seeks to protect and enhance existing open space but also requires new open spaces and sporting facilities. The Plan sets out the requirements for new open spaces and sporting facilities.</p> <p>The Neighbourhood Plan reflects the Central Lincolnshire Plan identifies valued open spaces and sports facilities and seeks to protect these for future generations.</p> <p>The Central Lincolnshire Local Plan identifies open spaces and protects these through its policies.</p>
<b>15</b>	Designated Local Green Space	CORE 9,	LP23, LP24	<p>The Neighbourhood Plan seeks to take the identification of open space further and seeks to designate four open spaces in line with the NPPF guidance.</p> <p>The Local Plan 2006 supports the development of sustainable modes of transport and in particular walking and cycling to reduce the need to travel by car.</p>
<b>16</b>	Existing and New Non Vehicular Routes	CORE 1, SUS 4, CRT 9	LP13, LP20	<p>The emerging Central Lincolnshire Local Plan supports schemes that promote walking and cycling.</p> <p>The Saxilby with Ingleby NDP also promotes healthy life styles and encourages walking and cycling by providing non-vehicular routes. It also supports the protection and enhancement of biodiversity and wildlife species.</p>
<b>17</b>	Traffic and Movement around the Village	CORE 2,	LP13	<p>Policy CORE 2 sets out the need for new development to meet the appropriate highway standards.</p> <p>LP13 states that new developments must not create adverse transport implications. The NDP seeks to ensure new developments do not create additional traffic flow problems in the village.</p>



## **Be Compatible with EU Obligations**

- 2.10 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the NDP is not likely to have a significant impact on the environment. This document was submitted to English Heritage, Natural England and the Environment Agency who also agreed with this decision.
- 2.11 The NDP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 2.12 The NDP is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by West Lindsey District Council.

# Conclusion

- 3.1 It is the view of Saxilby with Ingleby Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990.
- 3.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained in West Lindsey Local Plan 2006, the Proposed Submission Lincolnshire Local Plan 2016 and meets relevant EU obligations.



**SAXILBY**  
**WITH INGLEBY**

**Neighbourhood Development Plan**