

THE GREAT LIMBER NEIGHBOURHOOD PLAN

2017 - 2036



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Basic Conditions' Statement for Great Limber Neighbourhood Development Plan

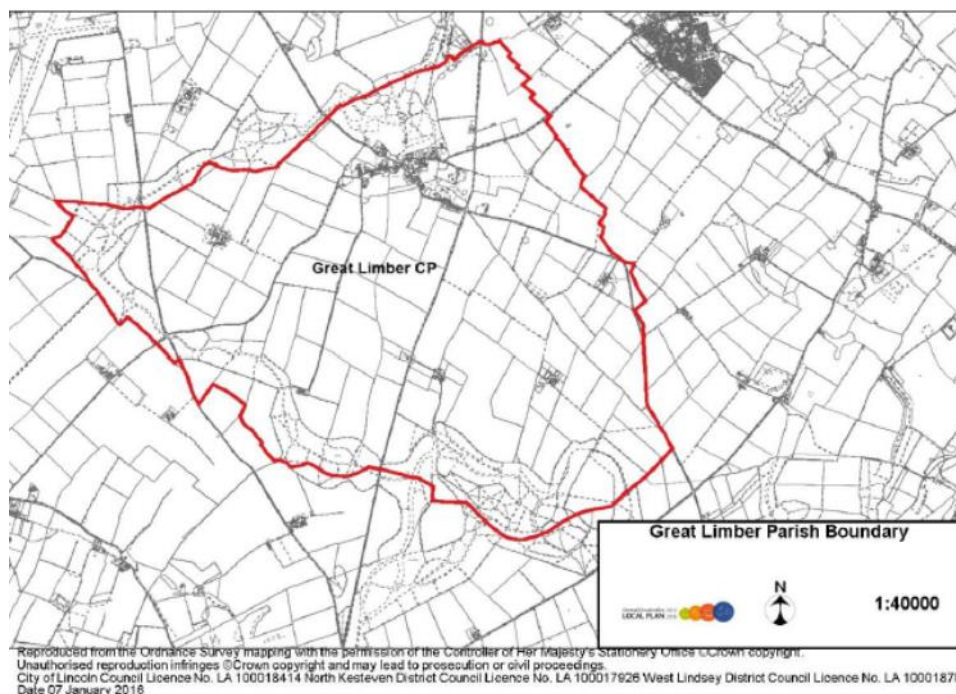
1 What is the Neighbourhood Development Plan?

- 1.1 The Great Limber Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012/2015 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the Plan area and sets out how that vision will be realised through planning and controlling land use development and future change.

2 Legal Requirements

- 2.1 This Basic Conditions Statement has been prepared to accompany the Great Limber Neighbourhood Development Plan.
- 2.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that 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 the Central Lincolnshire Local Plan.
 - iv. the draft NDP must meet the relevant EU obligations.
- 2.3 This document will outline how the Great Limber NDP meets all of the above basic conditions.
- 2.4 The Great Limber NDP is being submitted by Great Limber Parish Council for the Parish area of Great Limber . The map in figure 1 shows the extent of the NDP boundary which is the same as the Parish Area for Great Limber. 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.

Figure 1: Great Limber NDP Area



- 2.5 The NDP applies to the Parish of Great Limber in the West Lindsey District of Lincolnshire.
- 2.6 In accordance with the Neighbourhood Planning Regulations 2012 and the amendments in 2015, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Great Limber Parish Council and advertised the designation and it was formally designated by West Lindsey District Council on the 8th March.
- 2.7 For the purpose of undertaking a NDP the approved NDP designated area is shown in figure 1.
- 2.8 The Draft Great Limber NDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 18th September 2017 until 31 October 2017. The NDP Steering Group considered all the comments received during the regulation 14 consultation period. Some minor amendments have been made to the document based on the comments received by West Lindsey District Council. The amendments made to the Great Limber NDP are summarised in Consultation Statement.

What is being proposed is a Neighbourhood Development Plan

- 2.9 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 Development Plan states the period for which it is to have effect

- 2.10 The NDP for Great Limber will cover the period 2017 until 2036 to ensure it is in line with the Central Lincolnshire Local Plan.

The policies do not relate to excluded development

- 2.11 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.

3 Basic Conditions

Have Appropriate Regard to National Policy

- 3.1 Regard to national policy and guidance: The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce NDPs for their area, and sets out how planning should help achieve sustainable development.
- 3.2 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'.
- 3.3 This section demonstrates that the Great Limber 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
- 3.4 The Great Limber NDP contains a Vision, Objectives and Policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

3.5 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

Objectives in the Plan	NPPF
<p>Community Objective 1 To allow for the sustainable development of small scale housing within the village.</p>	<ul style="list-style-type: none"> • Requiring good Design • Delivering a wide choice of high quality homes.
<p>Community Objective 2 A mix of affordable and private housing should be provided within the village to enable; elderly residents within the village to down size, young people to remain and families to stay or locate to the parish.</p>	<ul style="list-style-type: none"> • Requiring good Design • Delivering a wide choice of high quality homes.
<p>Community Objective 3 To ensure the rural character and the surrounding landscape is enhanced and preserved for future generations.</p>	<ul style="list-style-type: none"> • Promoting healthy communities • Conserving and enhancing the natural environment.
<p>Community Objective 4 To ensure the valued historic feel and character of the village is protected and enhanced wherever possible.</p>	<ul style="list-style-type: none"> • Requiring good design • Conserving and enhancing the historic environment
<p>Community Objective 5 To ensure the continued viability of the community assets and better use of local employment land within the village, to ensure these assets continue to thrive over the plan period.</p>	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Promoting healthy communities
<p>Community Objective 6 To ensure the protection of existing employment units and support new small scale employment development appropriate to the rural nature of the settlement.</p>	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Requiring good design

Table 2: Development Management policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para Ref	Commentary
Policy 1	Housing Mix	47, 50, 51,55, 19	This policy supports the development of new housing proposals that provide a housing mix reflecting the needs of the community.
Policy 2	Infill and small scale housing developments. And affordable housing.	47, 54, 55, 50, 56,	This policy supports the residential development of small scale infilling and barn conversions along with affordable housing which includes exception sites. Housing is support to meet the Local Authorities target of 19 new homes by 2036.
Policy 3	Local Economy		This policy seeks to set out the types of local employment that will be accepted within the plan area.
Policy 4	Community Facilities	28	The Plan seeks to protect its community facilities as these are valued by the local community. The village does not have many facilities and it is really important that these few community facilities are retained,
Policy 5	Design Principals of New Development	55, 56, 57 ,58	This policy sets out the criteria for good design in Great Limber It is based on the Great Limber Conservation Area Appraisal.
Policies 6	Heritage	65, 55, 115	This policy seeks to identify the rich heritage assets of the area and ensure any new development does not detract from the value and importance of these assets.
Policy 7	Environment	113	These Policies seek to protect and enhance and protect and enhance the natural environment and the Lincolnshire Wolds Area of Natural Beauty. .
Policy 8	Protection of Public	73,74	The policy seeks to protect the valued and identified public

Open Space

green spaces to maintain their public access, quality and amenity value.

4 Contribute to the Achievement of Sustainable Development

- 4.1 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 Great Limber NDP echoes that of the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 4.2 The Great Limber Plan has been prepared with the central understanding that the key areas to be addressed are those of the environment, economy and community which are all closely linked. The policies therefore aim to facilitate and encourage change within the community whilst protecting what is most valued such as the open spaces, the rural nature of the village, access to the countryside and the community facilities.

5 General Conformity with Strategic Local Policy

- 5.1 The Great Limber 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 the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within Central Lincolnshire Plan.
- 5.2 Table 3 below shows how the Great Limber NDP is in general conformity with the strategic policies of Central Lincolnshire Local Plan.

Table 3: Development Management Policies Conforms with Policies in the Central Lincolnshire Local Plan.

Policy Number	Policy Title	CLLP	Commentary
Policy 1 and 2	Housing Mix and type. Infill and small scale housing	LP4, LP2 , LP10 and LP11	<p>The Central Lincolnshire Local Plan has set a housing target of 15% for Great Limber and therefore, to comply with this, the NDP sets out a criterion for small scale and infill development.</p> <p>LP10 of the Central Lincolnshire Local Plan expects housing developments to provide housing solutions that contribute to meeting the housing needs of the housing market and ensure that properties are built to cover the circumstances of the occupants throughout their life time. LP 11 of the Central Lincolnshire Local Plan sets out the affordable housing requirements to the settlements within Lincolnshire.</p> <p>The Great Limber NDP supports a mix of housing types and tenures that reflects the village’s population’s needs now and of future generations. It also states that it will accept purely affordable housing sites within the village.</p>
Policy 3	Local Economy	LP7	<p>LP7 of the central Lincolnshire local plan sets out the criteria for employment development within Lincolnshire.</p> <p>The Great Limber NDP sets out what it considered appropriate for local employment within the Parish. It also encourages the diversification of business and the redevelopment of barns for certain employment type uses.</p>
Policy 4	Community Facilities	LP15	<p>The Central Lincolnshire Local Plan sets out in policy LP15 to protect and enhance community facilities and encourages local communities to register community assets of value.</p>

			The NDP seeks to take the local plan policy further by identifying the valued community facilities within Great Limber and sets out a criterion in which the change of use or replacement of the facilities in the village will be accepted along with requiring community support.
Policy 5	Design principals for new development	LP25, LP26	<p>The Central Lincolnshire Local plan sets out 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 that it is accessible to all. The policy also sets out design principals for new developments.</p> <p>The Great Limber NDP sets out the criteria for how it would like to see new development designed to ensure it reflects the setting and rural nature of the village. It ensures that the historic buildings and key views and vistas into and out of the settlement are retained.</p>
Policies 6	Heritage	LP25	<p>LP25 of the Central Lincolnshire Local plan ensures new development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p>The Great Limber plan also seeks to conserve, enhance and protect the historic character and buildings in the Parish including the historic park and garden.</p>
Policy 7 and 8	Environment And Public Open Space Designated Local	LP23, LP24	<p>The Central Lincolnshire Local Plan identifies opens spaces and protects these through its policies.</p> <p>The NDP seeks to take the identification of important community opens</p>

	Green Spaces		spaces further by locating these and enhancing and protecting these for future generations.
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6 Be Compatible with EU Obligations

- 6.1 It was deemed unnecessary by West Lindsey District Council that a SA or SEA be carried out by the Great Limber NDP as it does not allocate any land for development.
- 6.2 The NDP has regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 6.3 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.

7 Conclusion

- 7.1 It is the view of Great Limber Parish Council that the NDP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act.
- 7.2 The NDP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in conformity with strategic policies contained within the Central Lincolnshire Local Plan and meets relevant EU obligations.