



Basic Conditions Statement

2023 - 2043





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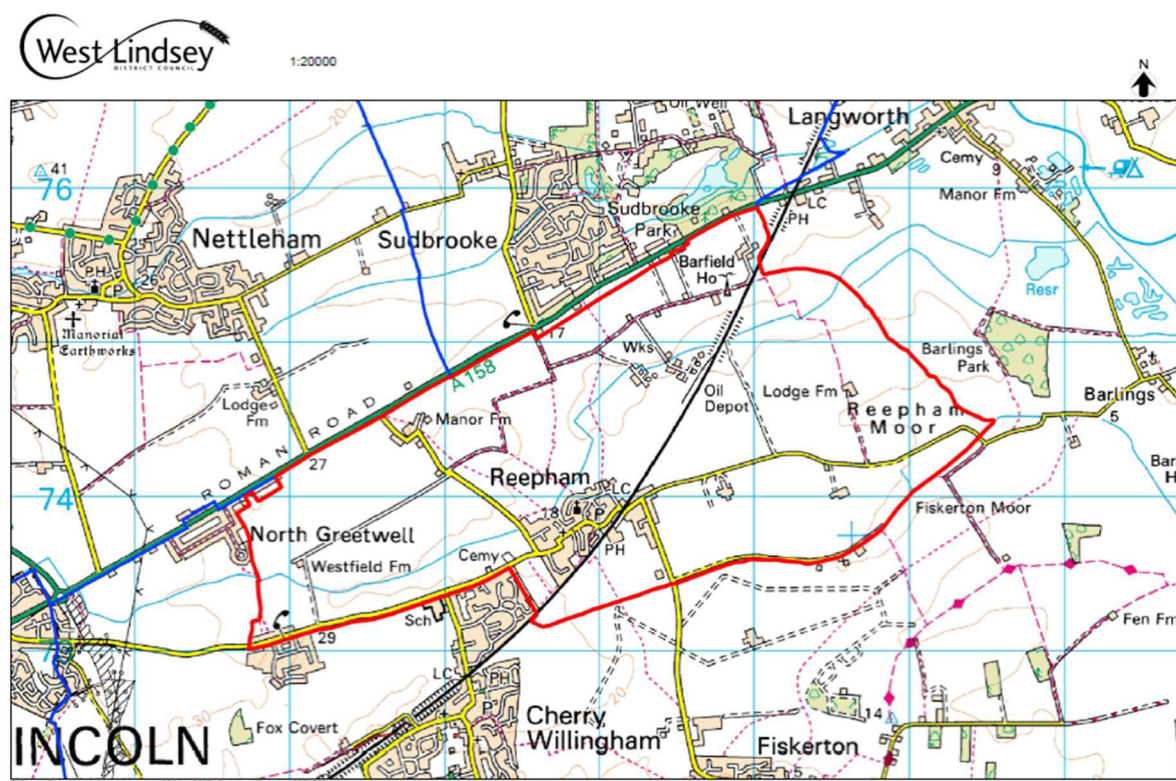
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1 About the Reepham Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany the Reepham Neighbourhood Plan (NP).
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must meet the following basic conditions:
 - a. Have regard to national policies and advice contained in guidance issued by the Secretary of State.
 - b. Have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.
 - c. Have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
 - d. Contributes to the achievement of sustainable development.
 - e. Is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. Does not breach, and is otherwise compatible with, EU obligations.
 - g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.3 The Reepham NP is being submitted by Reepham Parish Council for the Parish areas of Reepham. Map 1 below shows the extent of the NP boundary.

Map 1: The Neighbourhood Plan Area



Reepham Parish Boundary —————

In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Reepham Parish Council and advertised (By West Lindsey District Council) the designation for four weeks to allow any comments to be made on the application.

1.4 The consultation period ended on the 12th July 2017 and the application was approved by West Lindsey District Council (WLDC) on the 13th July 2017. The approved NP designated area is shown in figure 1 and information on the designation can be found in the Designation Statement on West Lindsey District Council’s webpage:

<https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Reepham%20NP%20Designation%20Statement.pdf>

1.5 The draft Reepham NP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 14th July 2022 and closed on the 18th September 2022. Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

What is being proposed is a neighbourhood development plan

1.6 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 (as amended) 2012.

1.7 The NP for Reepham will cover the period 2023 until 2043. The NP 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.

2 The Basic Conditions

Have Appropriate Regard to National Policy

2.1 Regard to national planning policy and guidance: The NPPF was 1st published in March 2012, and revised in 2018, 2019 and again in July 2021. 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 Paragraphs 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires 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 The definition of sustainable development employed in this assessment has been derived from the NPPF's definition (NPPF, paragraph 7)

2.4 This section demonstrates that the Reepham NP has regard to relevant policies within the NPPF in relation to:

- Achieving sustainable development.
- Plan-making.
- Delivering a sufficient supply of homes.
- Building a strong, competitive economy.
- Promoting healthy and safe communities.
- Making effective use of land.
- Achieving well-designed places.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment.

2.5 The Reepham NP contains a Vision, Objectives, and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

2.6 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

Table 1: Neighbourhood Plan Objectives, conformity with the NPPF, and relating plan policies.

Plan Objectives	NPPF Chapter	Related NP Policies
Community Objective CO1: To preserve and enhance the Conservation Area of Reepham in line with community aspirations and CLLP policy S57.	Chapter 16, Protecting the Historic Environment.	Policies 1.1-1.7 Policy 3
Community Objective CO2: To prioritise landmark properties, features and their settings	Chapter 16, Protecting the Historic Environment.	Policies 1.1-1.2
Community Objective CO3: To reduce the speed of vehicles travelling through Reepham	Chapter 8, Promoting healthy and safe communities Chapter 9, Promoting Sustainable Transport.	Policy 15
Community Objective CO4: To reduce congestion in the village and improve parking	Chapter 8, Promoting healthy and safe communities. Chapter 9, Promoting Sustainable Transport.	Policy 8
Community Objective CO5: To encourage sustainable modes of transport and increase walking and cycling routes	Chapter 9, Promoting sustainable transport	Policy 9
Community Objective CO6: To optimise access not just to the countryside but to surrounding villages	Chapter 8, Promoting healthy and safe communities	Policy 9
Community Objective CO7: To provide a mix of new dwellings to help meet local housing needs	Chapter 11, Making effective use of land. Chapter 5, Delivering a sufficient supply of homes Chapter 3 Plan making	Policy 4
Community Objective CO8: To support the development of affordable housing in the community	Chapter 5, Delivering a sufficient supply of homes.	Policy 7
Community Objective CO9: To allocate land for future residential development	Chapter 5, Delivering a sufficient supply of homes.	Policy 5,6,7
Community Objective CO10: To positively influence the design of new development	Chapter 12, achieving well-designed places	Policy 2

<p>Community Objective CO11: To protect the designated Settlement Break between Reepham and Cherry Willingham and retain the Green Wedge</p>	<p>Chapter 12, Achieving well-designed places. Chapter 13, Protecting Green belt land</p>	<p>Policy 14</p>
<p>Community Objective CO12: To safeguard designated important views and vistas</p>	<p>Chapter 3 Plan making Chapter 12 Achieving well-designed places.</p>	<p>Policy 11</p>
<p>Community Objective CO13: To protect and enhance the provision of public open spaces</p>	<p>Chapter 8, Promoting healthy and safe communities</p>	<p>Policy 13 Policy 14 Policy 15</p>
<p>Community Objective CO14: To support the transition to a low carbon community by encouraging the use of sustainable construction materials and renewable energy technology on new and existing buildings.</p>	<p>Chapter 14, Meeting the challenge of climate change, flooding and coastal change.</p>	<p>Policy 2</p>

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1:	Historic Environment	190, 197,199, 201, 203 205 194	Need of plan to preserve and enhance designated and non-designated assets and their setting. Heritage Impact report requirement. Importance of setting and views
Policy 2:	Design of New Development	126 127 131 132 134	Need for clear design expectations. RNP role in establishing design expectations Policy 2bi RNP design codes reflecting principles of community support. Policy 2.2 , 2.3
Policy 3:	Residential Development on Infill Sites	126 127 130	Need for high quality design acceptable to the community Clear expectation of design appropriate to locality Requirements specified
Policy 4:	Housing Type, Mix and Affordability	130 132	Sustain an appropriate amount of mix of development Community consultation need
Policy 5:	Allocation of Land to the South of Leigh Farm	126 127 130 192 174 179 104 106	Need for high quality design acceptable to the community NP identified qualities to be reflected in development Respond to local distinctiveness Protect the historic environment Enhance the natural environment Planning for mixed use of space & patterns of movement with network of walking and cycling.
Policy 6:	Allocation of Land North of Moor Lane	174 104 130	Minimising impact on Natural and Historic environment. Transport impact consideration Need to add to quality of existing development

Policy 7:	Allocation of Land to the West of Fiskerton Road	60 98 92 192 62 64 152 154 134 106 130 84	Plan to deliver a sufficient supply of homes Access to high-quality open space. Promote social interaction through mixed use Assess and predict impact Provide varied type and tenure of development Rural housing needs. Self-Build and Custom House Building Act 2015 compliance Planning for low-carbon future Planned green infrastructure/ Greenhouse gas emission reduction/promoting sustainable building. Reflect local design Mixed use network Sympathy to local character Need identified by local community
	Allocate land for new open space		
Policy 8:	Parking Standards	104 107 110	Parking impact on sustainable transport and patterns of movement Accessible use, type and mix response to local car ownership levels. National design guidance-response at local level
Policy 9:	Accessibility – Pedestrian and Cycle Routes	112 110	Priority to be given to cycle and pedestrian movement. Promoting sustainable transport, cycling and walking.
Policy 10:	Business Development Standards	84 85	Supporting a Prosperous, rural economy Meeting local community and business needs
Policy 11:	Important Views and Vistas	130 145	Sympathy to surrounding built environment and landscape setting. Retain and enhance landscape and visual amenity
Policy 12:	Environmental Policies	174 179	Protect & enhance landscapes, biodiversity, ecosystems and rural character Identify, map, safeguard and enhance natural environment

Policy 13:	Local Green Spaces and Important Open Spaces	Defined 28	Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. ..establishing design principles, conserving and enhancing the natural and historic environment
Policy 14:	Settlement Break	138 140(5/9/23)	To protect against the increasing risk of coalescence of neighbouring, distinctively different communities and thus reinforce a sense of place. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans
Policy 15:	Funding provision to meet the needs of our growing community	29 (5/9/23)	Neighbourhood plans can shape, direct and help to deliver sustainable development
Policy 16:	Community Facilities	28 84 93	Non-strategic policy for neighbourhood Supporting a prosperous, rural economy Planning positively for the use of shared spaces and facilities

Table 3: Development Management Policies and conformity with the Central Lincolnshire Local Plan

Policy Number	Policy Title	CLLP Objective	CLLP Policy	Comment
Policy 1:	Historic Environment	6	S57	Built and Historic Environment: To conserve and enhance the significance of buildings, sites and features of archaeological, historic or architectural and artistic interest and their settings, including both designated and non-designated heritage assets,
Policy 2:	Design of New Development	6	S53	ensure new buildings, spaces and places are designed to a high quality.
Policy 3:	Residential Development on Infill Sites	1 5	S4	Ensure housing supply To protect and enhance the rich diversity of the character and maintaining and strengthening local distinctiveness and sense of place.
Policy 4:	Housing Type, Mix and Affordability	3	S23	Provide a mix of housing tenures, types and sizes to help support the creation of a mixed, balanced and inclusive community.
Policy 5:	Allocation of Land to the South of Leigh Farm	3 4 6 11/12 13	S23 S60/61 S57 S21 S48	Provide housing mix Conserve/enhance Biodiversity Conserve/enhance significance of buildings, sites and features of archaeological, historic or architectural and their settings. Minimise the effects of climate change. Prioritise sustainable travel modes

Policy 6:	Allocation of Land North of Moor Lane	6	S53	ensure new buildings, spaces and places are designed to a high quality. Ensure housing supply
		1	S4	
Policy 7:	Allocation of Land to the West of Fiskerton Road Allocate land for new open space	3	S23	Provide housing mix Conserve/enhance Biodiversity Conserve/enhance significance of buildings, sites and features of archaeological, historic or architectural and their settings. Minimise the effects of climate change. Prioritise sustainable travel modes Affordable housing Self-build
		4	S60/61	
		6	S57	
		11/12	S21	
		13	S48	
		3	S22 NS24	
2	S51			
Policy 8:	Parking Standards	1	S49	RNP standards based on locally identified needs.
Policy 9:	Accessibility – Pedestrian and Cycle Routes	2	S54	Promoting health and wellbeing Prioritise sustainable travel. Protect, maintain and improve existing infrastructure, including addressing local deficiencies in the network and connecting communities and facilities
		13	S48	
Policy 10:	Business Development Standards	15	S43	Support for rural tourism and retail/services in Medium-sized villages
Policy 11:	Important Views and Vistas	5		Protect/enhance the rich diversity of character and appearance of landscape and townscape, maintaining/strengthening local distinctiveness and sense of place. Important Open Spaces valued for their recreational and social functions, but also contribute to the visual amenity and character of a settlement, providing
		6		

				relief from the built up area.
Policy 12:	Environmental Policies	4	Para11.0.9 S59 S60 S61 S66	Green infrastructure is integral to place-making, significantly contributing towards places where people want to live, work and invest. However, development brings opportunities to enhance the network and deliver new green infrastructure of all types and sizes.
Policy 13:	Local Green Spaces and Important Open Spaces	5	S64	An area identified as a Local Green Space on the Policies Map or within an adopted Neighbourhood Plan will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances
Policy 14:	Settlement Break	5	S64	Local green space identified to address concerns of coalescence of communities with differing characters and identities.
Policy 15:	Funding provision to meet the needs of our growing community	2	S54	Contributions to infrastructure may be made in a variety of ways including direct provision and commuted sums from developments.(CLLP 8.0.4) Focus: Health and Wellbeing: To reduce health inequalities, promote healthy lifestyles and maximise health and wellbeing.
Policy 16:	Community Facilities	3	S50	All development proposals should recognise that community facilities such as, but not limited to, leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value,

				<p>or a community facility identified in a neighbourhood plan, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development.</p>
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3 Contribution to the achievement of Sustainable Development

- 3.1 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for residents and making the quality of life better for future generations. The Reepham NP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.2 The plan has been prepared with a central understanding that the key areas it addresses namely, the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is highly valued.

4 General Conformity with Strategic Local Policy

- 4.1 The Reepham NP 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 the Central Lincolnshire Local Plan 2017 and subsequently 2023.
- 4.2 Table 3 shows how the Reepham NP is in general conformity with the strategic policies of the Central Lincolnshire Local Plan 2023.



4.3 A review of the Central Lincolnshire Local Plan took place during the production of this plan. Consultation took place on a draft plan between July and September 2022. However the submitted Reepham NP has been prepared within the context provided by the adopted Local Plan 2023.

5 Compatibility with EU Obligations and Legislation

- 5.1 The Reepham Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 A SEA/HRA Screening Report was carried out at the draft plan stage and concluded that a full SEA or HRA Assessment did not need to be undertaken. A copy is included as an attachment to the Plan.

6 Conclusion

- 6.1 The Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 are considered to be met by the Reepham Neighbourhood Plan and all the policies contained within it.