

Branston and Mere Neighbourhood Plan



**BRANSTON
& MERE**
Parish Council
2020 - 2037



Basic Conditions Statement

1 About the Branston and Mere Neighbourhood Plan

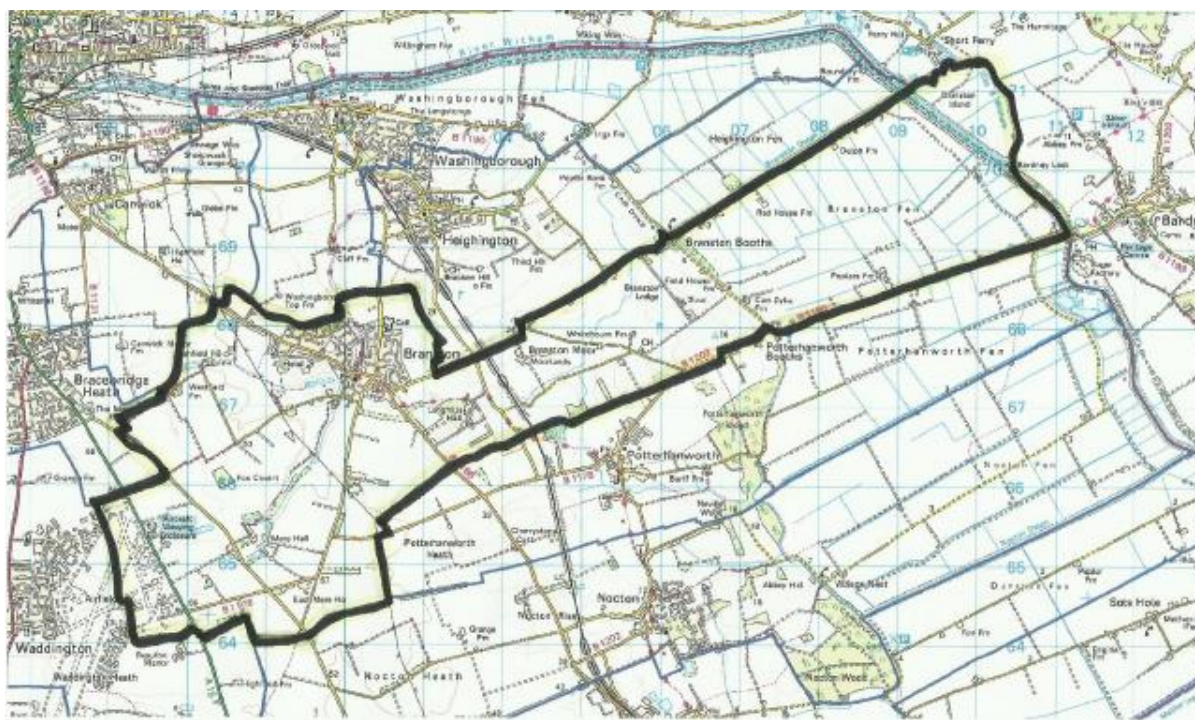
1.1 This Basic Conditions Statement has been prepared to accompany the Branston and Mere Neighbourhood Plan (NP) and will cover a period between 2020 and 2037.

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:

- the draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework 2019 (NPPF);
- the draft NP must contribute to the achievement of sustainable development;
- the draft NP 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 2017; and
- the draft NP must meet the relevant EU obligations.

1.3 The Branston and Mere NP is being submitted by Branston and Mere Parish Council for the Parish area of Branston and Mere. Figure 1 below shows the extent of the NP boundary. The proposed NP 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: Branston and Mere Neighbourhood Plan Area



1.4 In accordance with the Neighbourhood Planning Regulations 2012 (as amended), an application for designation was submitted to North Kesteven District Council. The District Council publicised the application for designation from Branston and Mere Parish Council and advertised (North Kesteven) the designation was advertised to allow any comments to be made on the application and the Branston and Mere Parish was designated as a neighbourhood area with the Parish Council designated as the qualifying body to prepare a Neighbourhood Plan by the NKDC on 7 April 2015.

- 1.5 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 (as amended).
- 1.6 The NP for Branston and Mere will cover the period 2020 until 2037. The NP proposal does not deal with 'excluded development' such as 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 Basic Conditions

2 Have Appropriate Regard to National Policy

- 2.1 The NPPF was published in February 2019. The NPPF provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help achieve sustainable development.
- 2.2 Table 1 provides a summary of how each of the Neighbourhood Plan Objectives relate to the NPPF and Table 2 provides a summary of how the Neighbourhood Plans Development Management Policies are conform with relevant policies of the NPPF.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Objectives in the Plan	Policy	NPPF
1. To ensure all new development is appropriate, proportionate and enhances the existing attractive quality of the surrounding countryside and historic environment.	Policy 1: Additional Residential Development in Branston and Mere Policy 2: Housing Type and Mix Policy 3: Enabling Employment Opportunities Policy 4: Development and Design Principles Policy 7: Green Infrastructure	- Making effective use of land (para 117-123) - Achieving well-designed places (para 124-132) - Promoting healthy and safe communities (para 91-101) - Conserving the natural environment (para 170-183) - Delivering a sufficient supply of new homes (para 59-79) - Conserving the historic environment (para 184-202)

Objectives in the Plan	Policy	NPPF
<p>2. To ensure the three allocated housing sites in Branston, which have been identified within the Central Lincolnshire Local Plan, are delivered to the highest standards and reflects the local housing needs (i.e. Starter homes and sheltered accommodation for the older). No further large-scale development is anticipated in Branston and only limited growth is supported in the hamlet of Branston Booths as defined in the Central Lincolnshire Local Plan unless it is supported by the community.</p>	<p>Policy 1: Additional Residential Development in Branston and Mere</p> <p>Policy 2: Housing Type and Mix</p> <p>Policy 4: Development and Design Principles</p>	<ul style="list-style-type: none"> - Achieving well-design places (para 124-132) - Promoting healthy and safe communities (para 91-101) - Making effective use of land (para 117-123) - Delivering a sufficient supply of new homes (para 59-79)
<p>3. New development within the area should be contextually responsive and encourage a strong sustainable community. High quality design which responds to its landscape setting and topography is paramount in ensuring new dwellings contribute to the character and identity of the parish.</p>	<p>Policy 4: Development and Design Principles</p> <p>Policy 7: Green Infrastructure</p>	<ul style="list-style-type: none"> - Achieving well-design places (para 124-132) - Promoting healthy and safe communities (para 91-101) - Making effective use of land (para 117-123)
<p>4. To ensure Branston and Mere retains and enhances access to the open countryside through the improvement of the identified Green Wheel network and designated Local Green Spaces around the Branston village and Branston Booths.</p>	<p>Policy 7: Green Infrastructure</p> <p>Policy 8: Local Green Space</p>	<ul style="list-style-type: none"> - Conserving the natural environment (para 170-183) - Promoting a healthy and safe community (para 91-101)
<p>5. To ensure the identified views and vistas towards Branston Hall and Lincoln Cathedral, the Church and Fenlands are protected and, where possible, enhanced.</p>	<p>Policy 4: Development and Design Principles</p> <p>Policy 7: Green Infrastructure</p>	<ul style="list-style-type: none"> - Achieving well-designed places (para 124-132) - Conserving the natural environment (para 170-183) - Promoting a healthy and safe community (para 91-101)
<p>6. To attract and retain new services and retail units into the area to ensure increased accessibility for parish</p>	<p>Policy 3: Enabling Employment Opportunities</p>	<ul style="list-style-type: none"> - Achieving well-designed places (para 124-132)

Objectives in the Plan	Policy	NPPF
residents and a reduced reliance on unsustainable modes of transport over the plan period.	<p>Policy 5: All Other Village Amenities Outside of the Neighbourhood Centres</p> <p>Policy 6: Neighbourhood Centres</p> <p>Policy 7: Green Infrastructure</p>	<ul style="list-style-type: none"> - Building a strong and competitive economy (para 80-84) - Conserving the natural environment (para 170-183) - Promoting sustainable transport (para 102-111)
7. New, small-scale employment development should encourage economic activity to meet local needs. Meanwhile, reducing the need to travel by encouraging people to live and work through the development of well-designed mixed-use schemes which promote small-scale employment.	<p>Policy 3: Enabling Employment Opportunities</p> <p>Policy 5: All Other Village Amenities Outside of the</p> <p>Policy 6: Neighbourhood Centres</p>	<ul style="list-style-type: none"> - Building a strong and competitive economy (para 80-84) - Achieving well-designed places (para 124-132)
8. To preserve existing community assets whilst supporting the creation of new accessible facilities such as the extension to the sports pavilion, a new youth centre, village hall, play areas and the improvement of existing public spaces. This will help to strengthen and support community cohesion.	<p>Policy 5: All Other Village Amenities Outside of the Neighbourhood Centres</p> <p>Policy 6: Neighbourhood Centres</p> <p>Policy 7: Green Infrastructure</p> <p>Policy 8: Local Green Space</p> <p>Policy 9: Redevelopment of the Sports Pavilion</p>	<ul style="list-style-type: none"> - Building a strong and competitive economy (para 80-84) - Conserving the natural environment (para 170-183) - Promoting a healthy and safe community (para 91-101)
9. The protection and enhancement of the existing identified Neighbourhood Centres is encouraged to improve the viability and vitality of the settlement.	<p>Policy 5: All Other Village Amenities Outside of the Neighbourhood Centres</p> <p>Policy 6: Neighbourhood Centres</p>	<ul style="list-style-type: none"> - Building a strong and competitive economy (para 80-84) - Achieving well-designed places (para 124-132)

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1	Additional Residential Development in Branston and Mere	59-79, 117	This policy guides new small-scale housing developments within the Parish setting out a locally specific criteria that the NPPF encourages in particular to that of rural housing in paragraphs 77-79.
Policy 2	Housing Type and Mix	59-79, 117	This seeks to gain the housing types and tenures required in the parish over the plan period to meet the needs of local people as per paragraph 64.
Policy 3	Enabling Employment Opportunities	80-84	This policy seeks to guide and support new and appropriate employment development within the Parish. In particular it supports rural enterprise and the expansion of existing businesses in the community.
Policy 4	Development and Design Principles	92, 98, 99, 100, 124-132, 170, 184 -188	This policy seeks to support development where it achieves the highest standards of design. In particular, it encourages developments to take inspiration from local vernacular and both historic and natural characteristics. The Branston and Mere village Appraisal details those important characteristics that contribute towards local distinctiveness.
Policy 5	All Other Village Amenities Outside of the Neighbourhood Centres	83-84	The policy seeks to identify and protect village amenities whilst support the NPPF goal of a prosperous rural economy as identified in paragraph 83.
Policy 6	Neighbourhood Centres	80-84	The policy seeks to identify and protect village amenities whilst support the NPPF goal of a prosperous rural economy as identified in paragraph 83.
Policy 7	Green Infrastructure	92, 98, 99, 100, 124-132, 170, 184 -188	This policy seeks protect and enhance the valuable natural assets that positively influence the character of the local area. This policy echoes that of the NPPF with particular to that identified in paragraph 170.
Policy 8	Local Green Space	99 - 100	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in paragraph 100 and

Policy Number	Policy Title	NPPF para ref	Comment
			have landowner agreement to their inclusion in the Neighbourhood Plan.
Policy 9	Redevelopment of the Sports Pavilion	91-92	This policy seeks to identify the redevelopment opportunities for the sports facilities on Moor Lane. This will encourage and support the NPPF goals of achieving health communities and sports provision for local residents as identified in paragraph 92.

3 Contribute 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 Branston and Mere 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 that being 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.

Table 4: Branston and Mere Neighbourhood Plan Sustainability Objectives

		Central Lincolnshire Sustainability Objectives														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
✓✓	Major positive effect	To ensure that the housing stock meets the housing needs of the Central Lincolnshire	To reduce health inequalities, promote healthy lifestyles and maximise health and well being.	To stimulate regeneration that maximises benefits for the most deprived areas and communities in Central Lincolnshire	To conserve and enhance biodiversity across Central Lincolnshire	To protect and enhance the rich diversity of the character and appearance of Central Lincolnshire's landscape and townscape.	To protect and enhance the significance of the buildings, sites and features of archaeological, historic or architectural and artistic interest and their settings.	To protect and enhance water resources and their quality in Central Lincolnshire.	To minimise pollution (air, noise and light) and improve air quality.	To protect and enhance soil and land resources and quality	To minimise the amount of waste generated across all sectors and increase the re-use, recycling and recovery rates of waste materials.	To minimise the effects of climate change	To reduce the risk of flooding in Central Lincolnshire	To make efficient use of the existing transport infrastructure	To create and improve access to high quality employment	To encourage and support a competitive diverse and stable economy
□	Minor positive effect															
0	Neutral Effect															
X	Minor negative effect															
XX	Major negative effect															
?	Uncertain effect															
X/□	Mixed Effects															
Policy 1: Additional Residential Development in Branston and Mere	✓✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 2: Housing Type and Mix	✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 3: Enabling Employment Opportunities	✓✓	0	0	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓✓
Policy 4: Development and Design Principles	0	✓	0	✓	✓✓	✓	✓	0	✓	✓	✓	✓	0	0	0	0
Policy 5: All Other Village Amenities Outside of the Neighbourhood Centres	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓✓
Policy 6: Neighbourhood Centres	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓✓
Policy 7: Green Infrastructure	0	✓✓	0	□	✓✓	0	✓	0	✓	✓	✓	✓	0	0	0	0

Policy 8: Local Green Spaces	0	✓✓	0	✓	✓✓	0	✓	0	✓	✓	✓	✓	0	0	0
Policy 9: Redevelopment of the Sports Pavilion	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0
<p>Summary: In summary, the Neighbourhood Plan is promoting change to the community that is managed in a sustainable way. The long-term vision for the community is that new development will provide a benefit to the community, whilst preserving and enhancing our natural, built, cultural and historic assets. The promotion of the reuse of previously developed land and buildings helps to safeguard our existing green spaces and avoid the sprawl into the open countryside. The protection of our existing public spaces helps to encourage improved health and wellbeing of residents.</p> <p>New residential development will help to meet the needs of the community and its delivery will support the overall need for housing within the District.</p> <p>In conclusion, the policies within the Branston and Mere Neighbourhood Plan provide either a natural, minor positive or major positive effect to the environment and therefore help to achieve a more sustainable view of development in the future.</p>															

4 General Conformity with Strategic Local Policy

- 4.1 The Branston and Mere NP has been prepared with input from planning officers from the North Kesteven District Council. 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 adopted Central Lincolnshire Local Plan (2017).
- 4.2 Table 3 shows how the Branston and Mere NP is in general conformity with the strategic policies of the Central Lincolnshire Local (2017).

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

Policy Number	Policy Title	Central Lincolnshire Local Plan	Comment
Policy 1:	Additional Residential Development in Branston and Mere	LP1, LP2, LP10, LP12, LP55	This policy guides any future housing proposals within the Parish and sets out the local criteria. The level of housing growth in the NP is the same as identified in LP2 of the CLLP.
Policy 2	Housing Type and Mix	LP10, LP11	This policy seeks to guide the housing type and tenure within the parish in line with LP10 of the CLLP where it encourages a good mix of new homes to meet the housing needs of the community.
Policy 3	Enabling Employment Opportunities	LP5	This policy supports new employment and leisure development within the parish of Branston and Mere.
Policy 4	Development and Design Principles	LP17, LP25	This policy sets out the design principles for the area making it locally specific to the parish and adding to the detail within the Central Lincolnshire Local Plan. The Branston and Mere Village Appraisal adds more local detail to that of Policy LP17 so it is more locally distinctive to better inform local decision making.
Policy 5	All Other Village Amenities Outside of the Neighbourhood Centres	LP6, LP15	This policy seeks to protect the existing village amenities outside of the Neighbourhood Centres as identified within the Neighbourhood Plan as per LP15.
Policy 6	Neighbourhood Centres	LP6, LP15	This policy seeks to protect the existing village amenities inside the designated Neighbourhood

Policy Number	Policy Title	Central Lincolnshire Local Plan	Comment
			Centres as identified within the Neighbourhood Plan as per criteria in LP15.
Policy 7	Green Infrastructure	LP9, LP17, LP20, LP21	This policy seeks to protect and enhance the green infrastructure within the parish and builds upon the policies within the central Lincolnshire local plan making it locally specific to the parish.
Policy 8	Local Green Space	LP9, LP17, LP21, LP23	This policy seeks to protect green spaces that are considered important to the community. These spaces are in addition to those already identified in the CLLP and have more weight than those that have been identified as "Important Green Spaces" in Policy LP23
Policy 9	Redevelopment of the Sports Pavilion	LP24	This policy identifies the need for an improved local facility. It provides more local detail to that identified in LP24.

5 Be Compatible with EU Obligations

- 5.1 North Kesteven District Council considered that a Strategic Environmental Assessment was not required because the NP is not likely to have a significant impact on the environment (See Branston and Mere SEA HRA Screening Report October 2019) This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.
- 5.2 The NP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.3 The NP 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 North Kesteven District Council. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission documents to NKDC.

6 Conclusion

- 6.1 It is the view of Branston and Mere Parish Council that the NP meets the legal tests and the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act as is demonstrated in this Basic Conditions Statement.
- 6.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, and is in general conformity with strategic policies contained in the Central Lincolnshire Local Plan 2012, whilst meeting relevant EU obligations.