



## **CREATED BY:**

Belchford & Fulletby  
Parish Council NDP  
Steering Committee

## **DATE:**

March, 2024

# **Belchford & Fulletby Neighbourhood Development Plan**

**Our plan for the Parishes up to 2041**

**Basic Conditions Statement**

Prepared in accordance with the Localism Act  
2011 and the Neighbourhood Planning  
(General) Regulations 2012



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# LEGAL REQUIREMENTS

# Legal Requirements

The Belchford & Fulletby Neighbourhood Development Plan (BFNDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. It was written by the Belchford & Fulletby Parish Council Neighbourhood Development Plan Steering Committee.

The Neighbourhood Plan has been prepared by Belchford & Fulletby Parish Council, a qualifying body, for the area covering Belchford and Fulletby Parishes, designated by East Lindsey District Council on 13th July 2021. The plan proposal relates to planning matters (the use and development of land) in the designated Neighbourhood Plan Area and covers the period from 2023 to 2041.

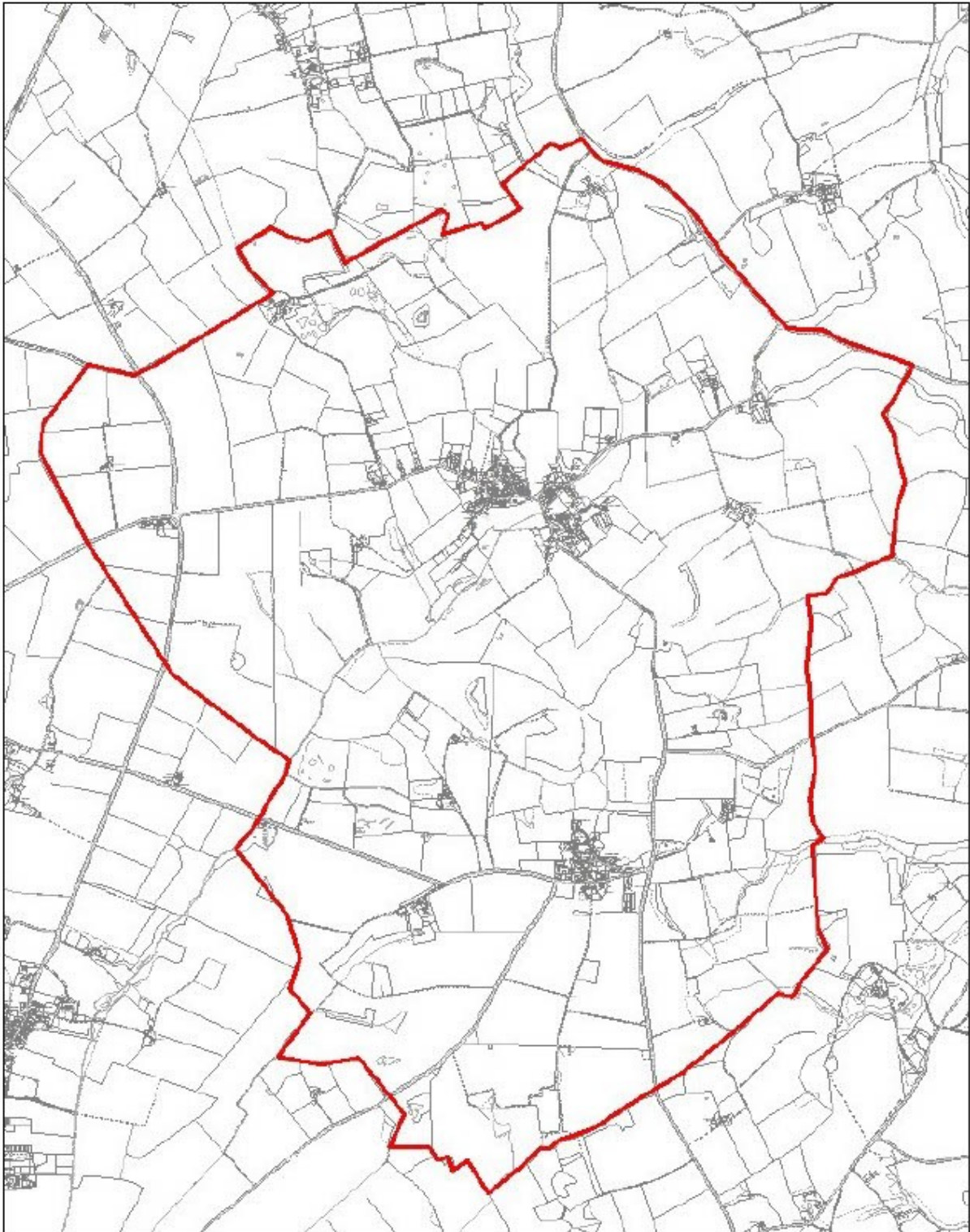
This Basic Conditions Statement has been prepared to accompany the BFNDP. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet four basic conditions:

- Has appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF).
- Contributes to the achievement of sustainable development.

- Is in general conformity with the strategic policies of the development plan for the plan area, in this case the East Lindsey District Council (ELDC) Local Plan adopted in 2018.
- Is compatible with and meets European Union & European Convention on Human Right (ECHR) obligations.



## Legal Requirements



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*Figure 1 Belchford & Fulletby designated Neighbourhood Plan Area*



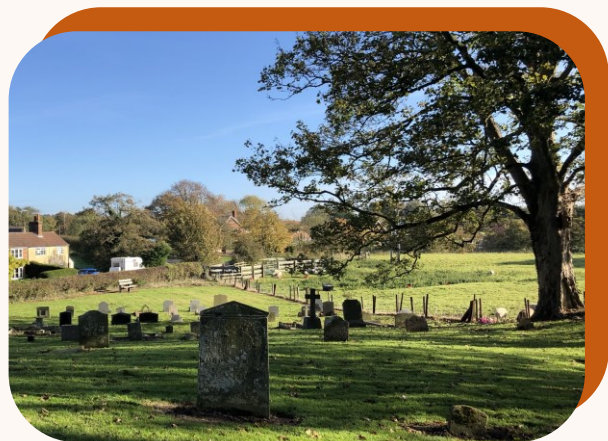
# INTRODUCTION & STRATEGY

# Introduction & Background

The Belchford & Fulletby Neighbourhood Plan (BFNDP) has been written by a Steering Committee comprising councillors of Belchford & Fulletby Parish Council, and a team of interested and enthusiastic residents.

The adjoining Belchford and Fulletby parishes cover an area of 17km<sup>2</sup> c.5-10km northeast of Horncastle in the heart of the Lincolnshire Wolds AONB. They lie in the administrative area of East Lindsey District Council (ELDC). The parishes are characterised by rolling, undeveloped, hilly countryside with big sky views and large arable fields bound by centuries-old hedgerows that are crisscrossed by quiet country lanes. Belchford and Fulletby villages, which are located approximately at the centre of each parish, are the principal population centres but are surrounded by numerous outlying properties. With the exception of an outlying cluster of 4 properties located at the crossroads of a minor road with the A153 Horncastle-Louth trunk road the bulk of Belchford Parish and the entire Fulletby Parish lie to the east of the A153. Historic road networks in Belchford and Fulletby villages define their current layout. The villages also benefit from widely-spaced housing separated by cherished green spaces and open, uninterrupted views of the surrounding countryside.

The BFNDP Steering Committee believes that the Belchford & Fulletby Neighbourhood Development Plan is an accurate representation of the views of the collective Belchford and Fulletby communities concerning the growth and development of the villages in the foreseeable future.





# Development of the Belchford & Fulletby Neighbourhood Development Plan

The policies written in the BFNDP are based on surveys of all residents of Belchford and Fulletby parishes undertaken from July to November 2021 (Survey 1) and December 2021 to March 2022 (Survey 2) in conjunction with a survey of all business and organisations based in the parishes held between March and July 2022. The outcomes of these surveys were presented at public meetings held on 11 December 2021 and 26 March 2022, as well as at bimonthly Parish Council Meetings. They were also published on a dedicated website ([www.belchfordandfulletbyplan.org](http://www.belchfordandfulletbyplan.org)).

The feedback received forms the basis for the policies written into the BFNDP, a draft version of which was made available for residents to inspect at public meetings held in Belchford Village Hall on 16 March and 18 May 2023. The draft neighbourhood plan was amended in response to feedback from the community.

The Draft BFNDP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations March 2012, from 2 October and 1 December 2023. Minor amendments have been made to the BFNDP based on feedback received. These are summarised in the document titled Consultation Statement.





**CONFORMITY &  
SUSTAINABILITY**

# Conformity with National Planning Policy

The BFNDP is required to have appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF) first published in March 2012 with the latest revision made in 2023. In particular, it gives regard to the 12 core planning principles contained in paragraph 17, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.

Table 1 sets out a summary of how each of the 9 BFNDP Policies conform to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.



## Conformity with National Planning Policy

<i>BFNDP</i> Policy Number	BFNDP Policy Name	Relevant NPPF Reference (paragraph reference)	Relevant NPPF Strategic Goal
<i>BF1</i>	Protected Historic Features	8, 135, 195, 196, 201, 203, 206	The NPPF environmental objectives of sustainable development include a commitment to 'protect and enhance our natural, built and historic environment'. Heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Plans should take into account 'the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring'. 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal'. Account should be made of 'the desirability of sustaining and enhancing the significance of heritage assets'. Any harm to, or loss of, the significance of a designated heritage asset 'should require clear and convincing justification'.
<i>BF2</i>	Protected Views	8, 83, 124, 180, 182	National policy clearly states that 'housing should be located where it will enhance or maintain the vitality of rural communities'. Planning policies should encourage developments that 'improve public access to the countryside'. They should also contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes, sites of biodiversity and soils' including 'recognising the intrinsic character and beauty of the countryside'. 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty'.
<i>BF3</i>	Protected Local Green Spaces	8, 96, 103, 105, 106	Planning policies should 'enable and support healthy lifestyles' ... 'through the provision of safe and accessible green infrastructure'. Existing open space 'should not be built on unless an assessment has been undertaken

## Conformity with National Planning Policy

			which has clearly shown the open space' ... is 'surplus to requirements'. NPPF policy clearly states that 'the designation of land a Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'. The Local Green Space designation should only be used 'where the green space is demonstrably special to a local community and holds a particular local significance'.
BF4	Settlement Density	116, 124, 128	Development should 'allow for the efficient delivery of goods, and access by service and emergency vehicles'. Planning policies should 'promote and support the development of under-utilised land and buildings'. Appropriate housing densities should take into account 'the availability and capacity of infrastructure and services' and 'the desirability of maintaining an area's prevailing character and setting'.
BF5	Development Design	131, 132, 135	NPPF policy clearly states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'. Design policies 'should be grounded in an understanding and evaluation of each area's defining characteristics'. 'Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and are 'sympathetic to local character and history, including the surrounding built environment'.
BF6	Housing Type	8, 60, 64	The NPPF social objectives of sustainable development include ensuring 'that a sufficient number and range of homes can be provided to meet the needs of present and future generations'. NPPF aims to 'meet as much of an areas identified housing need as possible, including an appropriate mix of housing types for the local community'. There is an objective of 'creating mixed and balanced communities'.
BF7	Sustainable Design	7, 11, 84, 139, 159	NPPF policy defines an overall objective of development 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. It clearly states that 'all plans should promote a

## Conformity with National Planning Policy

			sustainable pattern of development'. NPPF favours design of exceptional quality in rural areas that is 'truly outstanding, reflecting the highest standards in architecture' that is 'sensitive to the defining characteristics of the local area'. Significant weight should be given to 'outstanding or innovative designs which promote high levels of sustainability'. 'New development should be planned for in ways that can help reduce greenhouse gas emissions, such as through location, orientation and design'.
BF8	Commercial Development	8, 84, 88, 111, 115	The NPPF economic objectives of sustainable development includes ensuring that 'sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity'. Development that reuses 'redundant or disused buildings' that 'enhance its immediate setting' is encouraged. In rural areas planning policies should enable 'sustainable growth and expansion of all types of business', 'diversification of agricultural and other land-based rural businesses' and 'sustainable rural tourism'. Policies setting local parking standards should take into account 'the accessibility of the development'. Development should be refused if the 'residual cumulative impacts on the road network would be severe'.
BF9	Dark Skies	185, 191	NPPF policy is to protect and enhance biodiversity by supporting plans that 'promote the conservation, restoration and enhancement of priority habitats'. Planning policies should 'limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation'.

**Table 1** Analysis of how the Belchford & Fulletby Neighbourhood Development Plan conforms to the NPPF

# Contribution to the achievement of Sustainable Development

The NPPF has a presumption in favour of sustainable development which is defined as having three dimensions: *environmental, social and economic*. The BFNDP recognises that sustainable development is a balancing act and the strategic objectives of the plan comprise interlinked environmental, social and economic goals, all designed to improve the quality of life in Belchford and Fulletby parishes.

The *environmental goals* are to protect the rural environment and ensure that development recognises this in its design,

landscaping and access to the surrounding rural areas.

The *social goals* are to maintain a thriving community, recognising that the community and its needs change over time. They are designed to encourage healthier lifestyles by improving access to the countryside for residents and visitors alike.

The *economic goals* seek to protect existing employment with Belchford and Fulletby by encouraging local business development and private sector investment in the villages.

# Contribution to Sustainable Development

	NPPF/ELDC Goals	Environmental				Social			Economic		
		Nature Conservation	Landscape & Heritage	Air & Climate	Water	Soil	Population	Health & Wellbeing	Inclusiveness	Infrastructure	Employment & Skills
Policy/Criterion	BF1 - Protected Historic Features	Minor positive impact	Significant positive impact	Neutral impact	Minor positive impact	Neutral impact	Neutral impact	Minor positive impact	Neutral impact	Neutral impact	Neutral impact
	BF2 - Protected Views	Significant positive impact	Significant positive impact	Neutral impact	Minor positive impact	Minor positive impact	Neutral impact	Significant positive impact	Minor positive impact	Neutral impact	Neutral impact
	BF3 - Protected Local Green Spaces	Significant positive impact	Significant positive impact	Neutral impact	Significant positive impact	Significant positive impact	Neutral impact	Significant positive impact	Minor positive impact	Neutral impact	Neutral impact
	BF4 - Settlement Density	Minor positive impact	Minor positive impact	Neutral impact	Minor positive impact	Minor positive impact	Neutral impact	Minor positive impact	Neutral impact	Neutral impact	Neutral impact
	BF5 - Development Design	Neutral impact	Minor positive impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Minor positive impact	Neutral impact	Neutral impact	Neutral impact
	BF6 - Housing Type	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Significant positive impact	Neutral impact	Significant positive impact	Neutral impact	Neutral impact
	BF7 - Sustainable Design	Minor positive impact	Minor positive impact	Significant positive impact	Neutral impact	Neutral impact	Neutral impact	Minor positive impact	Minor positive impact	Significant positive impact	Neutral impact
	BF8 - Commercial Development	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Minor positive impact	Minor positive impact	Significant positive impact
	BF9 - Dark Skies	Significant positive impact	Minor positive impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact	Neutral impact






	Significant positive impact
	Minor positive impact
	Neutral impact
	Minor negative impact
	Significant negative impact

Table 2 Assessment the BFNDP policies measured against NFFP/ELDC Sustainable Development criteria



## Contribution to Sustainable Development

**Policy BF1** Protected Historic Features: the preservation of buildings of historic, cultural and architectural importance is vital to maintain the heritage of Belchford and Fulletby. Their retention and enhancement is beneficial to wildlife living in the established gardens of these properties. There is also a positive impact on the health of our residents.

**Policy BF2** Protected Views: this policy protects the views of the beautiful AONB countryside both from and into Belchford and Fulletby villages, having a positive impact on landscape and nature conservation as well as improving the wellbeing of our residents. Preserving views minimises future flood risk.

**Policy BF3** Protected Local Green Spaces: green spaces such as the undeveloped green centres to the 'figure of 8' road layout in Belchford, grass triangles and the heavily wooded character of Fulletby define the historic character of our villages. Protection from development creates numerous positive impacts, especially to the heritage of the villages and the wellbeing of our residents.

**Policy BF4** Settlement Density: low housing densities characterise Belchford and Fulletby villages, and are intrinsic to their character. Controlled development of widely-spaced houses focused on brownfield sites helps retain this heritage.

**Policy BF5** Development Design: this policy encourages the use of traditional building materials and layouts that are historically characteristic of Belchford and Fulletby parishes, and the wider AONB. Retention of historic characteristics has a positive benefit on the heritage of the villages and the wellbeing of their residents.

**Policy BF6** Housing Type: the housing stock in Belchford and Fulletby villages is skewed toward larger, more expensive properties. This policy aims to redress this imbalance by encouraging the development of lower-cost housing with positive benefits to population diversity and inclusivity.

**Policy BF7** Sustainable Design: this policy encourages developments with sustainable and innovative designs, especially those that incorporate 'green' energy-efficient materials. Given the ever increasing threat of man-made climate change such developments are considered vital, having a diverse range of positive benefits especially on climate resilience.

**Policy BF8** Commercial Development: small commercial development schemes are encouraged in order to create local employment opportunities leading to increased prosperity of the residents. Repurposing of redundant agricultural buildings and derelict brownfield sites is encouraged, especially those with safe access arrangements which have a positive impact on inclusivity.

**Policy BF9** Dark Skies: this policy limits light pollution in Belchford and Fulletby parishes, preserving the dark skies environment. Minimal light pollution is beneficial to the numerous nocturnal birds and mammals, as well as having a positive impact on the AONB landscape and heritage.

In summary, the Sustainability Review concluded that the BFNDP policies would have either no overall impact or a positive benefit.



## Conformity with Strategic Local Policy

The BFNDP is also required to have appropriate regard to local planning policy encapsulated by the East Lindsey District Council (ELDC) Local Plan adopted in 2018.

Table 3 sets out a summary of how each of the 9 BFNDP Policies conform to the ELDC Local Plan. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

<b>BFNDP Policy Number</b>	<b>BFNDP Policy Name</b>	<b>ELDC 2018 Local Plan Strategic Policy</b>	<b>Relevance to BFNDP Policy</b>
BF1	Protected Historic Features	SP11 - Historic Environment	SP11 'protects and enhances heritage assets and their setting' across East Lindsey. It has 'particular regard to the special architectural or local historic interest and setting of the Districts Listed Buildings'. BF1 aims to protect identified buildings of historic, cultural and architectural importance in Belchford and Fulletby parishes.
BF2	Protected Views	SP23 - Landscape and SP25 - Green Infrastructure	SP23 ensures that the 'distinctive character of the Districts landscapes whether they are of cultural, natural or historic significance' are not compromised. This policy offers 'the highest level of protection to the Lincolnshire Wolds AONB'. SP25 will only allow development on open spaces provided unacceptable harm will not be caused to those spaces that provide 'a frame for enabling an important view'. BF2 provides additional protection to identified views of importance from both Belchford and Fulletby into the surrounding countryside.
BF3	Protected Local Green Spaces	SP25 - Green Infrastructure	SP25 is crucial in 'protecting and safeguarding all greenspace identified'. It will only permit development on 'open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing various factors including 'an important element in the street scene or a well-defined

## Conformity with Strategic Local Policy

			visual relief in an otherwise built up frontage particularly in the case of ribbon development extending into the countryside' and 'an informal amenity or recreation space'. BF3 identifies and aims to protect green spaces of importance in Belchford and Fulletby.
BF4	Settlement Density	SP4 - Housing in Inland Medium and Small Villages, SP10 - Design and SP11 - Historic Environment	SP4 provides support for development within medium and small villages on the proviso that 'brownfield sites that do not include areas of open countryside or adjacent green space are reused' and/or it is 'infill, frontage development of no more than 2 dwellings'. Brownfield development is also supported by SP10. SP11 aims to 'preserve or enhance heritage assets and their setting'. Collectively SP4, SP10 and SP11 effectively limit increases in development density within the developed footprint of the villages. BF4 applies these strategic policies to Belchford and Fulletby villages.
BF5	Development Design	SP10 - Design	SP10 supports 'well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside'. In the context of Belchford and Fulletby BF5 aims to protect and enhance the street scene by encouraging conformity to the established building line and avoiding overlook of adjacent properties.
BF6	Housing Type	SP7 - Affordable and Low Cost Housing	SP7 recognises that there is 'an outflow of younger people' from East Lindsey and therefore 'supports starter home provision in conformity with National Planning Policy'. This policy 'supports the delivery of affordable housing in towns and large villages'. The majority of properties in Belchford and Fulletby are large and unaffordable to many. Policy BF6 encourages the development of lower-cost housing.
BF7	Sustainable Design	SP10 - Design	SP10 supports well-designed sustainable developments that 'use high-quality materials, especially those that incorporate measures to recycle, re-use or reduce the demand for finite resources' and whose 'design incorporates sustainable features and/or renewables and is landscaped to integrate into its wider surroundings'. BF6 is in line with SP10 by

## Conformity with Strategic Local Policy

			encouraging the use of 'green' energy-efficient materials and measures in property design and construction.
BF8	Commercial Development	SP13 - Inland Employment	SP13 promotes 'strengthening of the rural economy by supporting development where it can provide local employment and the re-use of buildings for rural business', and also 'farm diversification schemes where they are subordinate to the farm use and do not jeopardise the farm business'. BF8 encourages such development in Belchford and Fulletby parishes.
BF9	Dark Skies	SP10 - Design	SP10 only supports external lighting in new developments which 'does not unacceptably harm the rural or dark sky character of a settlement or landscape or any nearby residential amenity'. With one exception in Belchford there are no street lights in Belchford or Fulletby parishes. BF9 aims to protect this dark skies environment.

**Table 3** Analysis of how the Belchford & Fulletby Neighbourhood Development Plan conforms to the East Lindsey Local Plan

## Compatibility with Legislation

A screening process was carried out by East Lindsey District Council which determined that the BFNDP *does not require a Strategic Environmental Assessment*. English Heritage, Natural England and the Environment Agency agreed with this outcome.

The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.



# Conclusion

During the period July 2021 to March 2024 the Belchford & Fulletby Neighbourhood Development Plan Steering Committee have worked tirelessly to deliver a plan which reflects the views of the residents of Belchford and Fulletby parishes, and conforms with the requirements of the East Lindsey District Council Local Plan and NPPF. As the plan has developed it has been reviewed by officers from East Lindsey District Council who also carried out a 'Health Check' of the final draft plan to ensure conformity before completion of the final proposals. The Belchford & Fulletby Neighbourhood Plan Steering Committee therefore believes that the proposed Neighbourhood Development Plan conforms to both Local and National Guidelines.

