



Neighbourhood Development Plan Steering Group

Holton-le-Clay

Neighbourhood Development Plan

Basic Conditions Statement

1 December 2017

Revision History

Revision	Date	Comments	Author	Approved
0.1	24/4/16	Presented to ELDC Planning	Bob Bolton	

		Policy		
0.2	27/5/16	Amend and Address ELDC Comments	Barry Clifton	
0.3	22/11/17	Final amendments following consultations & feedback.	Bob Bolton	

1. Legal requirements

- 1.1. This statement has been prepared by Holton-le-Clay Neighbourhood Development Plan Steering Group on the behalf of Holton-le-Clay Parish council to accompany its submission to East Lindsey District Council of the Holton-le-Clay Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The Neighbourhood Plan has been prepared by the Holton-le-Clay Parish council, a qualifying body, for the area covering Holton-le-Clay, as designated by East Lindsey District Council on 8th January 2013.
- 1.3. The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2017 to 2029. It does not contain policies relating to excluded development as laid out in the Regulations.
- 1.4. The following statement will address each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.
- 1.5. The Regulations state that the neighbourhood plan will have met the basic conditions if it:
 - Has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contributes to the achievement of sustainable development;
 - Is in general conformity with the strategic policies of the development plan for the area;
 - Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

2. Introduction and Background

- 2.1 The Holton-le-Clay Neighbourhood Plan has been written by the Holton-le-Clay Neighbourhood Development Plan Steering Group, a team of village residents after first investigating the opinions of people representing all parts of the community.
- 2.2 Holton-Le-Clay is a large semi-rural village located at the northern boundary of Lincolnshire; the administrative area for which is East Lindsey District Council. The village is situated 4.5 miles (7.3 km) south of the town of Grimsby and primarily to the east of the A16. Residents of Holton-le-Clay value the community atmosphere of living in a village surrounded by green fields which is a peaceful and pleasant place to live. The geographical location of Holton-le-Clay makes it convenient for travelling to larger centres for employment, commerce and services; however, limited public transport provision means that most residents are dependent upon private vehicles, particularly for commuting to work.
- 2.3 East Lindsey District Council has identified Holton-le-Clay as well positioned for sustainable housing development that would contribute towards meeting their house building targets.
- 2.4 The Steering Group believes that the Holton-le-Clay Neighbourhood Development Plan is an accurate representation of the views of the Holton-le-Clay Community concerning the growth and development of the village. Feedback from the Public Consultation held in February 2016 supports this. The Plan also conforms with guidelines provided by East Lindsey District Council and the National Planning Policy Framework.

3. Development of the Holton-le-Clay Neighbourhood Development Plan.

- 3.1 The Holton-le-Clay Neighbourhood Development Plan was initially a joint venture with the neighbouring village of Tetney, established in September 2011, as part of the "Vanguard Project". This was a pilot scheme intended to test the practical application of the Neighbourhood Planning Reforms. Representatives from the two villages were supported by members of the East Lindsey Planning Policy Team who guided them through the initial steps. At this stage all the Holton-le-Clay representatives were Parish Councillors. A dedicated Neighbourhood Development Plan Officer was employed to support development in East Lindsey in August 2012.

- 3.2 In 2012 the residents of the villages were invited to a public engagement open day and a questionnaire was distributed to each house in the village. The data gathered informed the initial steps of the Neighbourhood Development Plan. A web site was constructed as a focal point for document storage and information sharing but this did not function well and some of the original documentation was lost. Little progress was made between March and November 2014.
- 3.3 In Autumn 2014 a new member of the joint team from Holton-le-Clay took on the role of leading developments in Holton-le-Clay and it was amicably agreed that the joint team should be dissolved and the two villages would work towards individual Neighbourhood Development Plans.
- 3.4 Between December 2014 and February 2015 volunteers from the village were recruited to the Holton-le-Clay Neighbourhood Development Plan Steering Group. The remaining original Holton-le-Clay members of the joint team left the group following the May Parish Council elections and the Coordinator took over the position of Chair / Co-ordinator.
- 3.5 The new Neighbourhood Development Plan Steering Group reviewed the original draft plans and supporting evidence and identified that further evidence would be required to update and complete the plan. From the outset the group agreed that gathering the opinions from diverse groups of village residents was of paramount importance. A fresh Village Survey was prepared and public engagement sessions were organised. A range of village groups, representing different age groups and interests were approached. The Steering Group worked hard to present the Neighbourhood Development Plan as the method by which Holton-le-Clay residents could positively influence sustainable development of the village.
- 3.6 The existing village plan, A Village ringing in the Changes for the Future(2009), was thought by the Steering Group to require updating and an in depth study was carried out to produce a 'Village Character Assessment'.
- 3.7 In September 2015 the services of the Neighbourhood Development Planning Officer were lost but the East Lindsey Planning Policy team continued to support the Steering Group with the expert and specialist knowledge required.
- 3.8 The draft plan was presented at public meetings and published on the Parish Council website in February and March 2016. The draft plan was amended in response to feedback from the community.

4.Challenges faced in preparing the Holton-le-Clay Neighbourhood Development Plan (2015/6):

- 4.1 The Neighbourhood Development Plan Steering Group did not qualify for additional funding support from the County, District or Parish Council. It has not therefore been possible to employ specialist writers, and the plan has therefore been produced by members of the group with support from East Lindsey Policy Planning Officers.
- 4.2 The East Lindsey Local Plan is in a process of revision. There has been an element of confusion about which elements of the existing plan are currently applicable and which have been superseded.
- 4.3 ELDC has allocated Holton-le-Clay with a target of 423 houses, the largest allocation for a small village and much larger than neighbouring villages. Residents feel that this is unfair, particularly because Holton-le-Clay has no identified housing shortage and they fear that the Neighbourhood Development Plan cannot address this concern.
- 4.4 During the preparation period of the Neighbourhood Development Plan there have been two applications for large housing developments in Holton-le-Clay, which have the potential to increase the village size by 25% and residents fear will have an overbearing impact on the main route into the village. There is a great deal of opposition within the community to these proposals and this has given some residents the opinion that the Neighbourhood Development Plan is ineffective unless it can influence decisions related to these issues.

4.5 Holton-le-Clay has a problem with surface water flooding. A number of agencies have responsibility for addressing aspects of this problem. It has therefore been difficult to source advice concerning the problem and map showing surface water drainage channels.

5. Conformity with National Planning Policy

5.1 The Neighbourhood plan has been prepared in conformity with the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also gives regard to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.

5.2 The table below sets out a summary of how each policy conforms 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.

Table 1: How the NP policies conform to the NPPF

NP Policy Number and Title	NPPF Paragraph	Comment on conformity
1.Development Design	6,7,11,17	Defines the overall approach to development where growth must balance the need for development to meet housing need with the requirement to protect local characteristics of a semi-rural village and enhancing the quality of life for local residents
	4/39	Parking standards.
	6/59	Guidance on scale, density, layout and landscape.
	7/56	Importance of design to build environment.
	7/58	Policy for the quality of developments with respect to stated objectives
	7/60	Reinforcing local character.
	7/61	Addressing the connections between people and places and integration into environment.
	7/66	Designs that take into account the views of the community.
	8/69	Creating a shared vision with the community – promotion of safety and accessibility.
	111/109	Contributing to the enhancement of the natural and local environment
	162	infrastructure
	165, 166,	environment
	173	Ensuring viability and deliverability.
2.Building Style and Design of Houses	6,7,17	Addresses the need for a mix of dwelling sizes in order to provide for local needs. Encourages a housing mix to reflect the positive aspects of the character and appearance of the surrounding area.
	6/50	Wide choice of high quality homes. Mix based on needs of community and local demand.

	7/61	Addressing the connections between people and places and integration into environment.
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3.Affordable Housing	50	Ensures that new development meets the needs of different group within the community and sets out a local connection criteria that prioritises people who have a connection to Holton le Clay
	6/50	Need for affordable housing.
	158/159	A clear understanding of housing needs in the area.
4.Holton-leClay Green Plan	17,30,35,75	Embraces the core principle of planning being a creative exercise in finding ways to enhance the places people live. Seeks to ensure that pedestrians and cyclists have access to an extensive and safe network of paths that will encourage easier access to the countryside. Prioritises pedestrian and cycle movements. Seeks to improve the network of green inter connecting infrastructure across the parish.
	8/73	Access to high quality open space, sports opportunities & facilities.
	8/74 & 75	Protecting open space, sports facilities, public rights of way & access.
	11/109	Contributing to the enhancement of the natural and local environment
	11/114	Planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
	165, 166,	environment
	171	Health and Well-being.
5. Sustainable Urban Drainage	75,99,100,109,114,117	Seeks to minimise incidents of surface-water flooding and to create a network of green infrastructure as part of development schemes and by enhancing the existing provision.
	10/94	Adopting proactive strategies taking full account of flood risk, water supply & demand.
	10/99 & 100	Taking account of flood risk & inappropriate development in areas at risk of flooding.
	10/101, 102 & 103	Assessment of potential flooding in an area – on & off a proposed development site.
6. Employment and Business	20,21,28	Seeks to protect the existing employment site and to encourage new small business premises to strengthen the economic base of the village.
	8/70	Delivering social, recreational & cultural needs, & providing services.
	160	Understanding of business needs and economic markets in the area

6. Contribution to the achievement of sustainable development

6.1 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three dimensions: economic, social and environmental. The Holton-leClay NDP recognises that this is a balancing act and the strategic objectives of the Plan comprise a balance of social, economic and environmental goals.

6.2 The social goals are to maintain a thriving community, recognising that the community and its needs change over time. This Plan seeks to achieve this by providing an appropriate mix of new homes to meet the demands and needs of the local community whilst requiring investment in the necessary infrastructure to ensure Holton-le-Clay remains a thriving village with local shops, adequate medical facilities, schools etc. The Green Plan proposals whilst primarily and environmental goal are designed to encourage healthier lifestyles by improving access to the countryside for walking etc.

6.3 The Holton-le-Clay Neighbourhood Development Plan seeks to protect the existing employment area with the village, encouraging local business development and private sector investment in the village. The Plan seeks to encourage local business growth which will increase the sustainability of Holton-le-Clay as a local retail and service hub for surrounding villages, at the same time as maintaining the village ideals of a semi-rural community.

6.4 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 promotion and enhancement of the Green Plan, to extend existing non-vehicular routes and to create new links to both new and existing open space and the designation of local green space, are policies intended to increase access to the countryside around the village.

Table 2 below sets out an assessment of each policy of the plan and how it impacts on each of the three East Lindsey district Council strands of sustainability; economic, social and environmental criteria.

Policies and Criterion	Section 6. Development Design	Section 7. Building Style and Design of Properties	Section 8. Affordable Housing	Section 9. Implementation of H-L-C Green Plan	Section 10. Sustainable Urban Drainage	Section 11. Employment and Business
Nature Conservation	+	0	0	++	++	0
Landscape and Heritage	++	+	0	++	++	0
Air and Climate	+	0	0	++	++	0
Water	+	+	0	++	++	0
Soil	+	+	0	++	++	0
Population	++	++	++	+	+	++
Health and Well-being	++	++	+	++	++	+
Inclusiveness	++	++	+	++	0	0
Infrastructure	++	+	++	++	++	+
Employment and Skills	0	0	0	0	0	++

Key to table of Criteria			
++	Very positive impact	-	negative impact
+	Positive impact	--	very negative impact
0	Neutral impact	?	Uncertain – may have positive or negative influences.

7. Compatibility with EU obligations and legislation

7.1 The 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. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

7.2 A screening process was carried out by East Lindsey District which determined that the Neighbourhood Development Plan did not require a Strategic Environmental Assessment. –

8. Conclusion

Throughout the preparation process the Neighbourhood Development group have worked to deliver a plan which reflects the views of Holton-le-Clay village residents and conforms with the requirements of the emerging East Lindsey 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 Holton-le-Clay Neighbourhood Plan Steering Group therefore believes that the proposed Neighbourhood Development Plan conforms with both Local and National Guidelines.