

Alford Neighbourhood Plan

2018 – 2031

Basic Conditions Statement

PREPARED BY ALFORD TOWN COUNCIL



**A vision for this
Lincolnshire Market Town**



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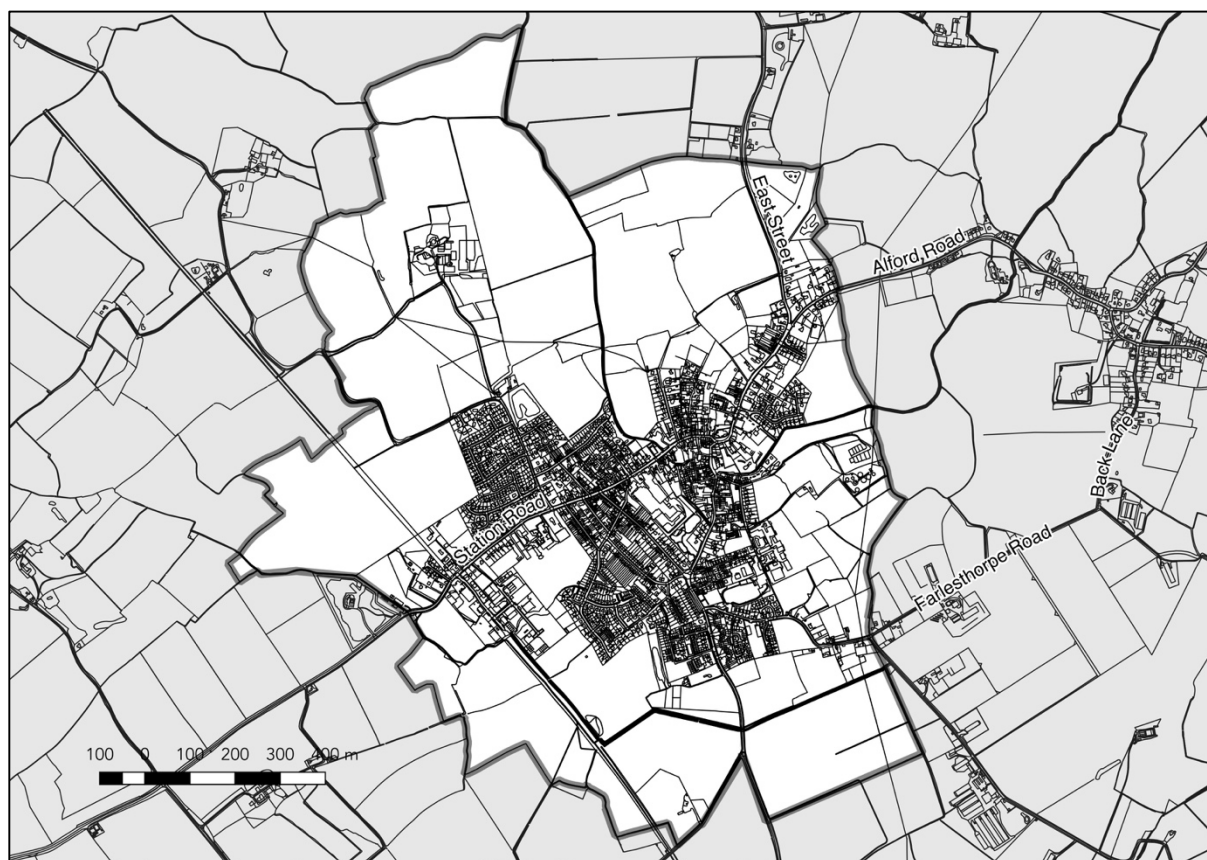
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1. Introduction

- 1.1. This Basic Condition Statement has been prepared in support of the Alford Neighbourhood Plan. It demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 1.2. The plan was presented for regulation 14 consultation between 15th January until 25th February 2018, and has been produced by the Alford Neighbourhood Steering Group on behalf of the Alford Town Council, a qualifying body as defined by the Localism Act 2011, and refers solely to the area within the Parish boundary (Figure 1). The Alford Neighbourhood Plan covers a Plan Period of 14 years, between 2018 and 2031.
- 1.3. The Alford Neighbourhood Plan refers only to planning matters (use and development of land) and does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matter set out in Section 61K of the Town and Country Planning Act 1990.
- 1.4. This statement addresses each of the four “basic conditions” required by the Regulations and explains how the Alford Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town & Country Planning Act. The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - The making of the neighbourhood development plan 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);
 - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Figure 1. Designated Neighbourhood Area for the Alford Neighbourhood Plan



2. Conformity with the Basic Conditions

- 2.1. As part of the Basic Conditions Statement, an Assessment of Compliance has been prepared, testing all policies within the Alford Neighbourhood Plan against the principles of sustainable development, NPPF regulation, and the policies of the East Lindsey Local Plan (1999). Considering the stage of development of the replacement for the ELLP, consideration has been given to the Emerging East Lindsey Local Plan, composed of the East Lindsey Core Strategy and East Lindsey Settlement Proposals (Submissions Modifications Draft). The result of the Assessment of Compliance has been summarized in the tables below.
- 2.2. The definition of sustainable development employed in the Assessment of Compliance has been derived from the NPPF's definition (*NPPF, paragraph 7*):

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

2.3. The Alford Neighbourhood Plan has been prepared having regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also taken account of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.

Paragraph 16 of the NPPF - Application of Presumption in Favour of Sustainable Development: the Alford Neighbourhood Plan contains policies which support the development needs of the Local Plan including housing and employment.

2.4. Paragraph 183 of the NPPF – Develop a Shared Vision: the community of Alford has been actively engaged in developing a shared vision for the future of the Town.

2.5. Paragraph 184 of the NPPF - General conformity with the strategic policies of the Local Plan: during the production of the Alford Neighbourhood Plan the Steering Group has consulted with the local planning authority in order to ensure that the Plan is in general conformity with the saved policy of the ELLP and in particular the strategic policies of the Emerging Local Plan. How the Neighbourhood Plan is in general conformity with the Local Plan is described in more detail in “Figure 3: Neighbourhood Plan conformity with ELLP and Emerging Local Plan” below.

Conformity with the National Planning Policy Framework

NP Policy	NPPF Paragraph	How Conformity is Achieved
Policy 1: Site Allocation	¶ 14, 15, 17, 29, 47, 49, 50, 51, 111,	<p>Policy 1: Allocation of Site in the Alford Neighbourhood Plan is based on two different methodologies: the East Lindsey Settlement Proposals Sustainability Appraisal and the Housing Site Assessment Methodology designed by the Steering Group. Both methodologies are based on the principles of sustainable development, and positively promote development in appropriate areas in order to meet the development need of the town.</p> <p>Moreover, the methodologies are designed in a way to promote allocation of brownfield sites, as well as sites in close proximity to the town centre to encourage cycling and walking and boost the local retail economy,</p> <p>Alford has already reached and exceeded by 44 units the minimum housing requirement for the period 2018-2031, set in the ELLP. The requirement has been reached and exceeded thanks to the combination of existing commitments (planning permission granted before 1st March 2017) and the planning permissions granted in between 1st March 2017 and the finalisation of Policy 1: Site Allocation of the Alford Neighbourhood Plan. To boost significantly the supply of housing, deliver a wide choice of high quality homes, plan positively to support local development, and meet the affordable housing need, the Alford Neighbourhood Plan will allocate 43 units on allocated sites.</p>
Policy 2: Local Connection Criteria	¶ 17, 47	Policy 2: Local Connection Criteria ensures that the existing and future affordable housing development (both allocated in the Neighbourhood Plan and coming from future windfall development) will meet the local need and the local demand.
Policy 3: Residential Development	¶ 14, 17, 23, 30, 47, 48, 51, 57, 70, 73, 74, 75, 111, 183	Policy 3: Residential Development plans positively to support local development and the supply of housing, setting requirements for windfall development. The provisions of Section 1 promote sites in close proximity to the town centre to encourage cycling and walking and regenerate the town centre, promote the creation of new connections and permeability, ensure new development will not have a detrimental impact on existing services, facilities and infrastructure (e.g. health and educational facilities, road and green infrastructure etc.), and require good design in line with the character of the town.

		<p>Section 2 of the Policy promotes the reuse of previously developed land, while Section 3 promotes early engagement of the public authority and residents (in particularly for large development proposals) to improve the efficiency and effectiveness of the planning application system.</p>
Policy 4: Flood Risk	¶ 23, 24, 94, 99, 100, 101, 102, 103	<p>Section 2 of Policy 4: Flood Risk sets the requirement for the Sequential test and Exception Test as described in the NPPF and related Planning Guidance.</p> <p>Section 3 ensures approved development everywhere in the Plan Area gives appropriate consideration to Sustainable Urban Drainage Solutions, in order to proactively adapt to extreme weather events and ensure risk is not increased elsewhere.</p> <p>Section 1 makes provision for situations where the sustainability benefits derived from the residential development of sites in close proximity to the town centre (in terms of promotion of cycling and walking and regeneration of the town centre economy) outweigh flood risk, and sets requirements to ensure the development will be safe throughout its lifetime.</p>
Policy 5: Town Centre Vitality and Viability	¶ 14, 17, 20, 21, 23, 24	<p>Policy 5: Town Centre Vitality and Viability promotes the regeneration of the Alford Town Centre as the heart of the community and economic growth of Alford. The Policy is not overly prescriptive in term of acceptable business uses in the Town Centre and does not over-burden business developers, promoting mix use development to regenerate the area.</p> <p>The Policy as a whole, and in particular Sections 1 and 5, establish a sequential test to ensure town centres uses are located in the town centre, and set specific requirements for development at the edge of the town centre. The definition of the edge of the town centre contained in the policy is in line with the NPPF's definition, which requires that local circumstances are taken into account.</p> <p>Section 5 sets out provision for out of centre proposals and situations where no suitable location is available within or at the edge of the town centre.</p>

<p>Policy 6: Employment</p>	<p>¶ 14, 20, 21, 22, 123</p>	<p>Policy 6: Employment aims to allocate land to meet the objectively assessed need for employment-generating land and sites that meet objectively assessed needs of business and support Alford economic development.</p> <p>Although the policy does not overburden investors with planning requirements, it ensures that the development has no negative impact on the surrounding amenities and reduces to a minimum other adverse impacts on health and the quality of life arising from the development or use.</p> <p>Section 4 promotes work from home and integration of residential and commercial uses within the same unit and allocated employment land to meet local need.</p> <p>Section 5 of the Policy resists change of use of employment-generating sites, unless it can be demonstrated that there is no reasonable prospect of a site being used for that purpose.</p>
<p>Policy 7: Local Green Space</p>	<p>¶ 69, 70, 73, 76, 77, 78, 109, 117</p>	<p>Policy 7: Local Green Space identifies green and open spaces that are important for the community due to their local significance (beauty, history, recreational value, tranquillity, richness of its wildlife), objectively assesses them in line with the requirement of the NPPF (see Appendix A of the Alford Neighbourhood Plan) and allocates them.</p> <p>In doing so, the Policy protects facilities that promotes the wellbeing of the community as well as sites of high biodiversity and ecosystem value.</p>
<p>Policy 8: Green Infrastructure and Connectivity</p>	<p>¶ 30, 69, 70, 73,74,75, 118</p>	<p>Policy 8: Green Infrastructure and Connectivity protects existing and promotes the creation of additional recreational and sporting facilities, high quality open spaces, public rights of way etc. In doing so, the Policy promotes sustainable modes of transport.</p> <p>Section 2 of the policy set requirements in case development impacts existing infrastructures, and establishes the requirements in terms of replacement and alternative solutions to mitigate impact.</p> <p>Section 1 of the Policy also promotes the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of the priority species population.</p>
<p>Policy 9: Sport and Leisure Facilities</p>	<p>¶ 69, 70, 73, 74</p>	<p>Policy 9: Sport and Leisure Facilities plans positively for the provision of sport venues and meeting places, facilitating social interactions and creating healthier communities.</p> <p>Section 2 of the policies prevents loss of facilities, and establishes the requirements in terms of replacement and alternative solutions to mitigate impact.</p>

Policy 10: Heritage and Design	¶ 57, 58, 59, 60, 67, 126, 135, 139, 141	<p>Policy 10: Heritage and Design requires good design solutions in line with the character of the town, both in private property and public realm, and sets reasonable requirements that do not impose architectural styles or stifle innovation. The Policy is supported by the Alford Character Assessment (based on information gathered as part of the plan-making exercise and made publicly accessible through consultation) and the Alford Conservation Area Appraisal.</p> <p>Section 2 of the policy promotes the good design of outdoor advertisement.</p> <p>Section 1 of the Policy also plans positively for conservation and enjoyment of the historic environment, including non designated heritage assets.</p>
Policy 11: Renewable Energy and Energy Efficiency	¶ 95, 97	Policy 11: Renewable Energy and Energy Efficiency supports energy efficiency improvements to existing buildings and sets requirements to maximise renewable and low carbon energy development.

Figure 2. Neighbourhood Plan conformity with NPF provisions.

Conformity with the East Lindsey Local Plan (1999) and the Emerging East Lindsey Local Plan

NP Policy	Policy of the East Lindsey Local Plan (1999) and the Emerging East Lindsey Local Plan	How Conformity is Achieved
Policy 1: Site Allocation	<p>A4, H6,</p> <p>SP1, SP3, SP6, SP7, SP10, SP22</p> <p>Settlement Proposal: Chapter 3</p>	<p>Policy SP3 sets the housing requirement for Alford in the Plan period (2016-2031) to 161 homes. The Settlement Proposal leaves responsibility to allocate sites to meet this requirement to the Alford Neighbourhood Plan. At the time of submission of the Plan, this requirement has already been reached and exceeded by 44 units. The requirement has been reached and exceeded thanks to the combination of existing commitments (planning permission granted before 1st March 2017) and the planning permissions granted in between 1st March 2017 and the finalisation of Policy 1: Site Allocation of the Alford Neighbourhood Plan.</p> <p>In order to take a positive approach that reflect the presumption in favour of sustainable development and support development that improves the economic, social and environmental conditions of Alford, Policy 1: Site Allocation allocates 43 additional units on allocated sites.</p> <p>This effectively means that in Local Plan Period 2016-2031 a total of 248 (161+44+43) units will be delivered.</p> <p>As part of Policy 1: Site Allocation, allocated sites are required to deliver a number of affordable homes in line with the requirements of SP7. Moreover, one of the allocated sites (ANP1) is specifically allocated for affordable housing, meaning that the totality or vast majority of the site will deliver social and affordable housing.</p> <p>Policy 1 supports the use of brownfield land for development. Moreover, allocating sites in close proximity to the Town Centre, Policy 3 supports the expansion and improvement of the town centre's retail, business and cultural facilities, and promotes sustainable modes of transport.</p>

Policy 2: Local Connection Criteria	SP6, Core Strategy: Annex 1	Policy 2: Local Connection Criteria complies with the Priority Criteria set in Annex 1 of the Core Strategy, adding local context and Alford-specific details to them.
Policy 3: Residential Development	A4, H6, H10, H12, Chapter 17 SP3, SP6, SP10, SP14, SP22	<p>Policy 3: Residential Development meets the requirement of Section 5 of Policy SP3, supporting windfall sites in the inland town of Alford. Section 3.a. of Policy 3: Residential Development respects the definition of “spatial appropriateness” contained in the Emerging Local Plan; Section 3.b. of the same policy adds local context to the definition of “spatial appropriateness”, detailing locations where development would be left “out of character or isolated from the main body of the settlement”.</p> <p>Policy 3 supports the use of brownfield land for development. Moreover, locating development in close proximity to the Town Centre, Policy 3 supports the expansion and improvement of the Town Centre’s retail, business and cultural facilities, and promotes sustainable mode of transport.</p> <p>Policy 3 reflects the conclusions of Chapter 17 of the East Lindsey Local Plan (1999), which aimed to redress the “physical imbalance of the town caused by concentration of development westward.”</p> <p>Policy 3 ensures new housing development provides a minimum of one parking space per dwelling.</p>
Policy 4: Flood Risk	SP6, SP16	<p>Section 1 of Policy 4: Flood Risk is structured upon Section 2 of SP16, and adds local context and details to the provision contained in this policy of the Emerging Local Plan.</p> <p>Section 3 of Policy 4: Flood Risk complies and adds local context and details to the provisions of Section 7, 8 and 9 of Policy SP1.</p>
Policy 5: Town Centre Vitality and Viability	ENV16, T1, S1, S4, S5, S6 SP6, SP14, SP15	<p>Policy 5: Town Centre Vitality and Viability supports the expansion and improvement of the Town Centre’s retail, business and cultural facilities, and sets the criteria to be used in the sequential test for edge of, and out of centre development schemes.</p> <p>Policy 5 supports a mix of uses for the Alford Town Centre, such as retail, visitor economy-related activities, food and drink etc. This promotes inland tourism and the leisure economy, as set out in policy SP15.</p>

Policy 6: Employment	A4 SP6, SP13 Settlement Proposal: Chapter 3	According to Strategic Policy SP13, the Alford Neighbourhood Plan is asked to allocate 1 hectare of land for industrial/commercial development. Unfortunately, availability for employment sites in the town is extremely limited, through a combination of shortage of suitable sites and landlords' intention not to develop land for employment uses. Policy 6: Employment allocated 0.47 hectares of land for employment, and identified additional 3.28 hectares of land where employment-generating uses are supported.
Policy 7: Local Green Space	ENV20, ENV24 SP6, SP23, SP24	Policy 7: Local Green Space protects open spaces that are important to maintain the Character of Alford townscape and landscape, as well as sites of high biodiversity value (i.e. Bull Fair Field)
Policy 8: Green Infrastructure and Connectivity	ENV 20, REC2, REC4, SP6, SP10, SP22, SP23, SP24, SP25, SP26	<p>Policy 8: Green Infrastructure and Connectivity sets out requirements in line with policy SP10 in terms of design solutions that promote on-site landscaping.</p> <p>Policy 8: Green Infrastructure and Connectivity protects existing and promotes additional pedestrian connections and cycleways.</p> <p>Policy 8 protects the distinctive character of Alford's Landscape, as identified in the Alford Character Assessment. Moreover, it promotes the restoration of ecological corridors and new habitats.</p> <p>Policy 8 protects and resists the loss of the existing network of accessible green infrastructures, and ensures future development will protect and enhance such network. Proposed improvements that could be achieved through planning permission and off-site contributions have been identified in Policy Map 8.</p> <p>Section 2 of Policy 8 sets out requirements in terms of the delivery of equivalent green infrastructure, where development may have a detrimental impact on the existing open and green spaces, adding details to Section 3 of Policy SP25.</p>

<p>Policy 9: Sport and Leisure Facilities</p>	<p>REC1, REC2, REC4, SP6, SP14, SP26</p>	<p>Policy 9: Sport and Leisure Facilities complies with Section 10 of SP14, resisting loss of recreational and cultural facilities unless clearly demonstrated that there is no longer need for the facility and that it has been advertised for a minimum period of 12 months at an appropriate price.</p> <p>Policy 9: Sport and Leisure Facilities complies with the requirement of SP26 in terms of the protection of existing sporting and recreational facilities and possible contributions to additional ones as part of proposed development.</p>
<p>Policy 10: Heritage and Design</p>	<p>A5, C1, C2, C5, H12 SP6, SP10, SP11,</p>	<p>Policy 10: Heritage and Design sets out requirements in line with policy SP10 in terms of design solutions that reflect the character of the surrounding area, and promote on-site landscaping, incorporation of roads, cycleways and footways. The policy promotes the preservation and enhancement of the Conservation Area, designated sites and non-designated heritage assets, as detailed in Policy SP11.</p>
<p>Policy 11: Renewable Energy and Energy Efficiency</p>	<p>SP6, SP27</p>	<p>Policy 11: Renewable Energy and Energy Efficiency supports Section 4 of Policy SP27 in terms of small scale and micro renewable energy development.</p>

Figure 3. Neighbourhood Plan conformity with East Lindsey Local Plan (1999) and the Emerging East Lindsey Local Plan

Conformity with the definition of Sustainable Development

- 2.1. Conformity with the definition of Sustainable Development of the Plan has been demonstrated through the Sustainability Appraisal of the Alford Neighbourhood Plan, available in Appendix B of this Report.

Compatibility with EU Obligations and Legislation

- 2.2. The Alford 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.
- 2.3. A screening opinion was issued by ELDC and concluded that, due to the Alford Neighbourhood Development Plan including site allocations, the undertaking of a Strategic Environmental Assessment (SEA) in accordance with the Directive 2001/42/EC was necessary (Appendix A). Such a Strategic Environmental Assessment was performed as part of the Alford Sustainability Appraisal (Appendix B). The Sustainability Appraisal concluded that the Alford Neighbourhood Plan does not have a significant environmental impact and complies with the requirement of Sustainable Development as set in the NPPF.
- 2.4. The Neighbourhood Area does not contain any European designated nature sites, and although it is in close proximity to a Site of Special Scientific Interest, ELDC concluded that the Plan does not require a Habitat Regulation Assessment under the EU Habitats Regulations.

3. Conclusion

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

4. Appendixes

- Appendix A: Screening Opinion For Alford Neighbourhood Development Plan (see separate document)
- Appendix B: Alford Neighbourhood Plan Sustainability Appraisal (see separate document)