

A photograph of a forest with tall trees and dense foliage. Sunlight filters through the leaves, creating a dappled light effect. The ground is covered in fallen leaves and undergrowth.

Sudbrooke Basic Conditions Statement

2025 – 2040

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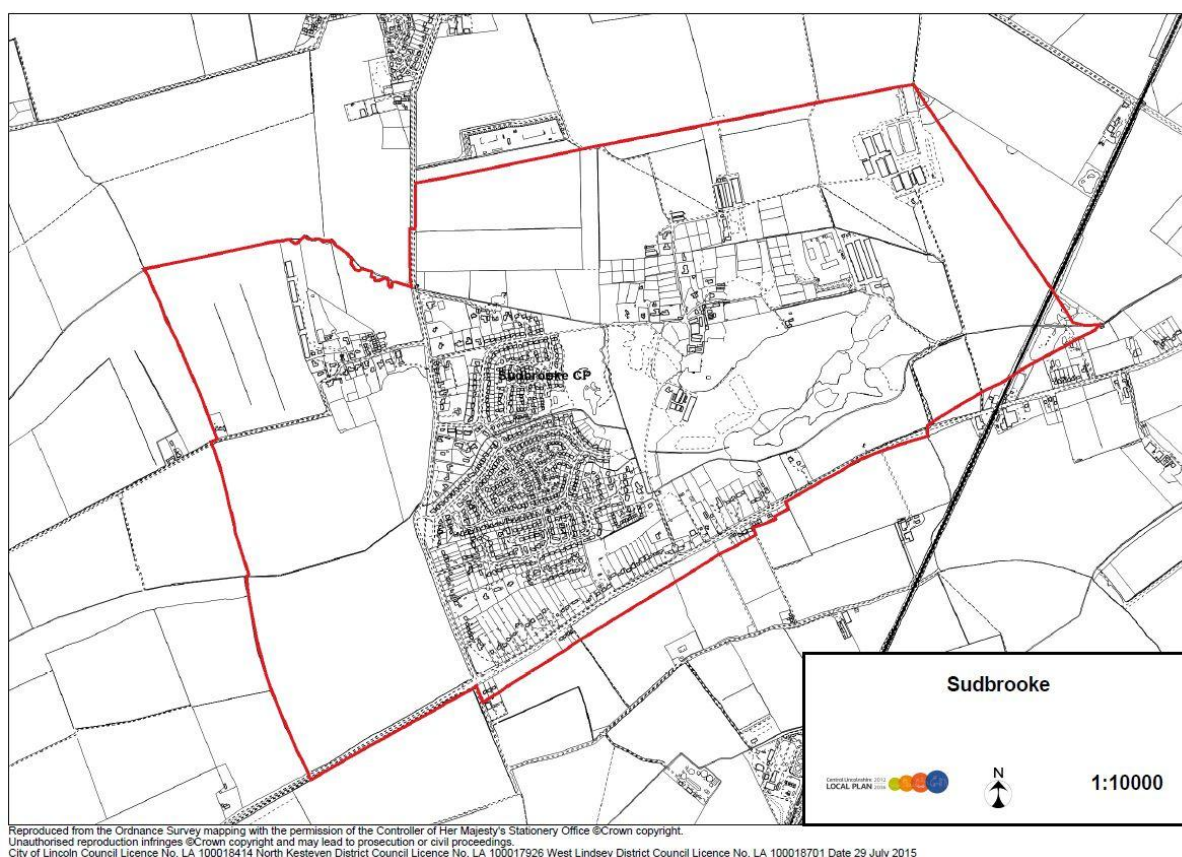
Introduction

This Statement has been prepared by Saxilby Parish Council (the Parish Council) to accompany its submission to the local planning authority, West Lindsey District (WLDC) of the review of the Saxilby Neighbourhood Development Plan (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations.

Legal Requirements

The Plan is submitted by Saxilby Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for the Parish of Saxilby Parish. The Plan has been prepared by the Saxilby Neighbourhood Plan Steering Group, which is led by Saxilby Parish Council. The whole parish of Parish has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (Part 2) and was formally approved by WLDC on the 8th January 2013. Figure 1 shows the extent of the designated neighbourhood area.

Figure 1: Saxilby Parish Area



The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have 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.

The Plan identifies the period to which it relates as 2025 to 2040. The Plan 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. The Plan relates only to the parish of Saxilby. It does not relate to more than one neighbourhood area. There is an existing made Neighbourhood Plan for Saxilby. This review Plan will replace the existing Neighbourhood plan once it has been made by West Lindsey District Council. The review of the made Neighbourhood Plan has been undertaken to ensure consistency with recently updated national and local legislation.

Having regard to national policies and advice contained in guidance issued by the Secretary of State

The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF) 2024 and the National Planning Practice Guidance (NPPG) suite 2024. It is considered that the neighbourhood plan accords with the core planning principles at the heart of the NPPF. Table 1 below provides a summary of how each policy in the neighbourhood plan conforms to the NPPF. It is important to note that the NPPF paragraphs referred to below are those considered most relevant, and it is not intended to be an exhaustive list of all NPPF policies.

Table 1 Summary of Policy Impact against the NPPF 2024

| Policy Reference | Policy Title | NPPF Paragraphs | Comment |
|-------------------------|-----------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | Housing Development within the Developed Footprint of Sudbrooke | 82-84 | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Housing Development outside of the Developed Footprint | 82-84 | To support more rural housing and accommodation needs. |
| Policy 3: | Affordable Housing | 82-84 | To support the delivery of rural affordable housing within the neighbourhood. |
| Policy 4: | Extensions and Alterations to existing dwellings | 82-84 | To help manage the impact to the character of the area from large alterations and extensions to existing properties. |
| Policy 5; | Local Green Spaces | 105-107 | This policy protects certain green spaces from development due to their importance to the community and the environment. |

| Policy Reference | Policy Title | NPPF Paragraphs | Comment |
|-------------------------|------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 6: | Natural Environment | 180-188 | The Plan seeks to protect the natural environment and townscape, particularly within the woodlands. |
| Policy 7 | Protected and Significant Trees | 180-188 | The Plan seeks to protect the high level of tree coverage within the area as a character feature. |
| Policy 8: | Nettleham Beck and balancing ponds | 180-188 | The Plan seeks to protect the natural ponds and their surrounding environment from harm or change. |
| Policy 9: | Public Rights of Way | 104 | The plan seeks to protect existing rights of way whilst promoting new rights of way between Sudbrooke and Nettleham |
| Policy 10 | Settlement Breaks | 129-130 | Settlement breaks seek to help to avoid coalescence with other settlements. |
| Policy 11 | Local Design Codes | 131-141 | The Neighbourhood Plan includes a robust and comprehensive design and character Policy that sets out the quality of development expected for the area particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes. |
| Policy 12 | The Historic Environment | 195-214 | The Plan seeks to protect the historic character of the area, in particular the setting of the historic park and garden designation. |

Contributes to the achievement of sustainable development

The following sustainability appraisal has been carried out to assess how the policies in the neighbourhood plan contribute positively to delivering sustainable development. The plan will perform an economic, social and environmental role and seeks to balance these objectives.

Table 2 summarises the various sustainability outcomes of each policy in the neighbourhood plan.

| | |
|---------------------------|--|
| ** very positive | |
| * positive outcome | |
| - neutral | |
| x negative | |
| xx very negative | |

Table 2 Summary of the various sustainability outcomes of each policy in the neighbourhood plan.

| Policy Reference | Policy Title | Social | Environmental | Economic | Comment |
|------------------|-----------------------------------------------------------------|--------|---------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | Housing Development within the Developed Footprint of Sudbrooke | | | | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Housing Development outside of the Developed Footprint | | | | To support more rural housing and accommodation needs. |
| Policy 3: | Affordable Housing | | | | To support the delivery of rural affordable housing within the neighbourhood. |
| Policy 4: | Extensions and Alterations to existing dwellings | | | | To help manage the impact to the character of the area from large alterations and extensions to existing properties. |
| Policy 5; | Local Green Spaces | | | | This policy protects certain green spaces from development due to their importance to the community and the environment. |
| Policy 6: | Natural Environment | | | | The Plan seeks to protect the natural environment and townscape, particularly within the woodlands. |
| Policy 7 | Protected and Significant Trees | | | | The Plan seeks to protect the high level of tree coverage within the area as a character feature. |

| Policy Reference | Policy Title | Social | Environmental | Economic | Comment |
|------------------|------------------------------------|--------|---------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 8: | Nettleham Beck and balancing ponds | | | | The Plan seeks to protect the natural ponds and their surrounding environment from harm or change. |
| Policy 9: | Public Rights of Way | | | | The plan seeks to protect existing rights of way whilst promoting new rights of way between Sudbrooke and Nettleham |
| Policy 10 | Settlement Breaks | | | | Settlement breaks seek to help to avoid coalescence with other settlements. |
| Policy 11 | Local Design Codes | | | | The Neighbourhood Plan includes a robust and comprehensive design and character Policy that sets out the quality of development expected for the area particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes. |
| Policy 12 | The Historic Environment | | | | The Plan seeks to protect the historic character of the area, in particular the setting of the historic park and garden designation. |

General conformity with the strategic policies of the adopted development plan and emerging Local Plan

The development plan for the area is the adopted Central Lincolnshire Local Plan (adopted April 2023). The Neighbourhood Plan must demonstrate general conformity with the strategic policies in the adopted development plan.

Table 3 Illustrates how the Neighbourhood Plan is in general conformity with the policies within the adopted Central Lincolnshire Local Plan (2023).

| Policy Reference | Policy Title | CLLP Policies | Comment |
|------------------|-----------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1: | Housing Development within the Developed Footprint of Sudbrooke | S2,S4,S5 | The Neighbourhood Plan seeks to direct new residential development in places where it will cause the least impacts to people and place. |
| Policy 2: | Housing Development outside of the Developed Footprint | S2,S4,S5 | To support more rural housing and accommodation needs. |
| Policy 3: | Affordable Housing | S22 | To support the delivery of rural affordable housing within the neighbourhood. |
| Policy 4: | Extensions and Alterations to existing dwellings | S53 | To help manage the impact to the character of the area from large alterations and extensions to existing properties. |
| Policy 5; | Local Green Spaces | S54, S64 | This policy protects certain green spaces from development due to their importance to the community and the environment. |
| Policy 6: | Natural Environment | S60 | The Plan seeks to protect the natural environment and townscape, particularly within the woodlands. |
| Policy 7 | Protected and Significant Trees | S60, S66 | The Plan seeks to protect the high level of tree coverage within the area as a character feature. |
| Policy 8: | Nettleham Beck and balancing ponds | S59, S60 | The Plan seeks to protect the natural ponds and their surrounding environment from harm or change. |
| Policy 9: | Public Rights of Way | S48, S54 | The plan seeks to protect existing rights of way whilst promoting new rights of way between Sudbrooke and Nettleham |
| Policy 10 | Settlement Breaks | S60 | Settlement breaks seek to help to avoid coalescence with other settlements. |

| Policy Reference | Policy Title | CLLP Policies | Comment |
|------------------|--------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 11 | Local Design Codes | S53 | The Neighbourhood Plan includes a robust and comprehensive design and character Policy that sets out the quality of development expected for the area particularly for those aspects of local character. It is not unnecessarily prescriptive and does not attempt to impose specific architectural tastes. |
| Policy 12 | The Historic Environment | S57 | The Plan seeks to protect the historic character of the area, in particular the setting of the historic park and garden designation. |

The making of the neighbourhood plan does not breach, and it otherwise compatible with, Human Rights Obligations

As part of the process of reviewing the made neighbourhood plan, the Parish Council prepared a Strategic Environmental Assessment screening opinion to determine whether the plan was likely to have significant environmental effects and whether a Strategic Environmental Assessment would be required.

This report was published for a 4-week period during which time comments were sought from the statutory consultation bodies, including the Environment Agency, Natural England and Historic England. Based on the response it was confirmed that the emerging Sudbrooke Neighbourhood Plan would not have significant effects on the environment, and it was considered that a full Strategic Environment Assessment would not be required.

The neighbourhood area is not near any European site hence a Habitats Regulation Assessment screening opinion was deemed unnecessary.

Finally, the Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The Plan complies with the requirements of the Human Rights Act 1998.