

Stamford Neighbourhood Plan

Stamford  **FIRST**
Your community. Your future. Your views

Basic Conditions Statement
November 2020

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1 About the Stamford First Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany Stamford First Neighbourhood Plan (NP) and will cover a period between 2020 and 2036.
- 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 February 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 South Kesteven adopted Local Plan (2019); and
 - the draft NP must meet the relevant EU obligations.
- 1.3 The Stamford First NP is being submitted by Stamford Town Council. The map below shows the extent of the NP boundary.

Figure 1: Stamford First Neighbourhood Plan Area



- 1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to South Kesteven District Council. The District Council publicised the application for designation from Stamford Town Council and advertised (By South Kesteven District Council) the designation for four weeks to allow any comments to be made on the application.

- 1.5 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area by the South Kesteven District Council on the 1st April 2016.
- 1.6 The Regulation 14 (draft plan) consultation ran from Friday 23rd August 2019 until 21 October 2019.
- 1.7 Some amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in a separate document entitled 'Consultation Statement'.

What is being proposed is a neighbourhood development plan

- 1.8 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 (as amended) 2012.
- 1.9 The NP will cover the period 2020 until 2036. The NP 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.

2 The Basic Conditions

Have Appropriate Regard to National Policy

- 2.1 Regard to national planning policy and guidance: 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 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 2.3 This section demonstrates that the Stamford First NP has regard to relevant policies within the NPPF, in relation to:
 - Managing new growth and development in a sustainable way
 - Requiring good design from new developments;
 - Protecting green spaces and historic views;
 - Supporting the local economy including the town centre;
 - Conserving and enhancing the natural environment; and
 - Conserving and enhancing the historic environment.
- 2.4 The NP contains a Vision, Objectives and a set of localised planning policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.
- 2.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

2.6 Table 3 provides a comparison on how the plans policies conform with those in the South Kesteven Local Plan.

3 Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Policy Theme	Objectives in the Plan	NPPF
Policy 1: Integration of New Residential Allocations (Stamford North)	<i>Community Objective 1</i> <i>Community Objective 9</i> <i>Community Objective 4</i> <i>Community Objective 5</i>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
Policy 2: Additional Residential Development	<i>Community Objective 1</i>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
Policy 3: Housing type and Mix on New Developments	<i>Community Objective 1</i>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
Policy 4: Enabling Employment Opportunities	<i>Community Objective 2</i> <i>Community Objective 3</i>	<ul style="list-style-type: none"> - Building a strong and competitive Economy
Policy 5: River Welland Green Corridor	<i>Community Objective 4</i> <i>Community Objective 6</i>	<ul style="list-style-type: none"> - Conserving the natural environment
Policy 6: Important Open Space	<i>Community Objective 4</i> <i>Community Objective 6</i> <i>Community Objective 7</i>	<ul style="list-style-type: none"> - Promoting healthy and safe communities - Conserving the natural environment
Policy 7: Diversifying Stamford Town Centre	<i>Community Objective 8</i>	<ul style="list-style-type: none"> - Building a strong and competitive Economy - Ensuring the vitality of Town Centres
Policy 8: Public Realm in Stamford Town Centre	<i>Community Objective 8</i>	<ul style="list-style-type: none"> - Promoting healthy and safe communities - Achieving well-designed places - Conserving the historic Environment

Policy Theme	Objectives in the Plan	NPPF
Policy 9: The Historic Environment	<i>Community Objective 9</i>	<ul style="list-style-type: none"> - Conserving the historic Environment
Policy 10: Locally Important Landscape Views	<i>Community Objective 10</i>	<ul style="list-style-type: none"> - Conserving the historic Environment - Conserving the natural environment - Achieving well-designed places
Policy 11: Character Areas	<i>Community Objective 4 Community Objective 9</i>	<ul style="list-style-type: none"> - Conserving the historic Environment - Conserving the natural environment - Achieving well-designed places
Policy 12: Sustainable Transport	<i>Community Objective 11 Community Objective 12</i>	<ul style="list-style-type: none"> - Promoting Sustainable Transport
Policy 13: Town Centre Parking	<i>Community Objective 12</i>	<ul style="list-style-type: none"> - Ensuring the vitality of Town Centres
Policy 14: The Provision of New Educational Facilities in Stamford	<i>Community Objective 13</i>	<ul style="list-style-type: none"> - Building a strong and competitive Economy
Policy 15: The Provision of New Cultural or Creative Facilities in Stamford	<i>Community Objective 14</i>	<ul style="list-style-type: none"> - Building a strong and competitive Economy - Ensuring the vitality of Town Centres
Policy 16: Overnight Accommodation	<i>Community Objective 2</i>	<ul style="list-style-type: none"> - Building a strong and competitive Economy - Ensuring the vitality of Town Centres

4 Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1	Integration of New Residential Allocations (Stamford North)	59-79, 117	This policy supports new well-designed housing development and contributes positively towards the objectives of the Local Plan and the Neighbourhood Plan.
Policy 2	Additional residential development in Stamford	59-79, 117	This policy supplements the Local Plan and seeks to manage additional development within the Neighbourhood Plan area.
Policy 3	Housing type and Mix on New Developments	59-79, 117	This policy supports new housing development provided it contributes towards meeting the need for a mixed and balanced community in terms of housing.
Policy 4	Enabling Employment Opportunities	80-84	This policy seeks to support existing and encourage new employment related industries within Stamford.
Policy 5	River Welland Green Corridor	170-183	This policy seeks to protect the natural environment and its assets from change or destruction from development.
Policy 6	Important Green Spaces	170-183	This policy seeks to identify those important green spaces that are associated with Local Plan Policy OS1
Policy 7	Diversifying Stamford Town Centre	80-84	This policy seeks to support the existing town centre retail area and provides justification for the expansion of the retail/town centre area.
Policy 8	Public Realm in the Town Centre	124-132, 170-183	This policy seeks to enhance the public realm within the town centre through investment and regeneration.
Policy 9	The Historic Environment	184-202	This policy seeks to protect the historic character of our Conservation Areas including the varied and important historic assets.
Policy 10	Locally Important Views	124-132, 170, 184 -188	This policy seeks to retain the character and sightlines of the identified important views from their intrusion or loss.
Policy 11	Character Areas	92, 124-132, 170- 183	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.

Policy Number	Policy Title	NPPF para ref	Comment
			This policy also seeks to preserve the important historic landscape and buildings within the character areas. This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.
Policy 12	Sustainable Transport	102-107	This policy seeks to promote the use of sustainable transport and encourage new developments to incorporate sustainable transport options.
Policy 13	Town Centre Parking	80-84	This policy seeks to retain and enhance parking provision within the town centre to support local business and investment.
Policy 14	The Provision of New Educational Facilities in Stamford	80-84	This policy seeks to enhance the education offer within Stamford in the future to support improvements in local skills and job opportunities for younger people.
Policy 15	The Provision of New Cultural or Creative Facilities in Stamford	80-84	This policy seeks to enhance the cultural and arts offer within Stamford to support the local economy.
Policy 16	Overnight Accommodation	80-84	This policy seeks to support the tourist economy and encourage new accommodation within the town.

5 Table 3: Development Management Policies and conformity with the adopted South Kesteven Local Plan.

Policy Number	Policy Title	SKDC Local Plan Objective	SKDC Local Plan Policy
Policy 1	Integration of New Residential Allocations (Stamford North)	1, 6, 7, 9	SD1, SP1, SP2, H1, STM1
Policy 2	Additional residential development	1, 6, 7, 9	SD1, SP1, SP3, SP4, ID1
Policy 3	Housing type and Mix on New Developments	1, 6, 9, 10	SD1, H2, H4
Policy 4	Enabling Employment Opportunities	2,3, 6, 9	SD1, SP1, E3, E4, E5, E6, E8
Policy 5	River Welland Green Corridor	8, 12, 13	SD1, EN1, EN2, EN3
Policy 6	Important Green Spaces	12, 13	SD1, EN3, OS1

Policy Number	Policy Title	SKDC Local Plan Objective	SKDC Local Plan Policy
Policy 7	Diversifying Stamford Town Centre	1,2, 4, 6, 9	SD1, SP1, STM2
Policy 8	Public Realm in the Town Centre	5, 8, 12, 13, 14, 15	SD1, EN1, EN2, EN3, DE1, SB1, ID1
Policy 9	Historic Environment	12	SD1, EN6
Policy 10	Locally Important Views	12	SD1, EN1
Policy 11	Character Areas	12	DE1
Policy 12	Sustainable Transport	7, 8, 15	SD1, ID2
Policy 13	Town Centre Parking		STM2
Policy14	The Provision of New Educational Facilities in Stamford	2	E8
Policy 15	The Provision of New Cultural or Creative Facilities in Stamford	1, 2, 3	E5, E9
Policy 16	Overnight Accommodation	1, 2	E5, E9

6 Contribute to the Achievement of Sustainable Development

- 6.1 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 NP supports the NPPF and the adopted South Kesteven Local Plan and encourages positive sustainable growth in Stamford which will ensure economic, environmental and social progression for future generations. The NP supports the required levels and allocation of sites within the South Kesteven Local Plan. The NP seeks to provide additional, more localised, information and guidance through the identified policies to encourage the delivery of this growth.
- 6.2 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.

7 General Conformity with Strategic Local Policy

- 7.1 The Stamford First NP has been prepared with planning officers from the South Kesteven District Council as part of the neighbourhood planning team. 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 South Kesteven Local Plan.
- 7.2 Table 3 shows how the Stamford First NP is in general conformity with the strategic policies of the recently adopted Local Plan.

8 Be Compatible with EU Obligations

- 8.1 South 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 the SEA HRA Screening Report: This document was submitted to Historic England, Natural England and the Environment Agency in autumn 2020 who also agreed with this outcome.
- 8.2 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.
- 8.3 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 South Kesteven District Council. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission of documents to South Kesteven District Council.

9 Conclusion

- 9.1 It is the view of Stamford Town Council that the NP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the NP.
- 9.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in general conformity with strategic policies contained in the South Kesteven adopted Local Plan, whilst meeting relevant EU obligations.