

NEIGHBOURHOOD PLAN FOR

Market Deeping



Photo courtesy of Peter Neal – Homeplans

THE DEEPINGS

The South Lincolnshire communities of Market Deeping and Deeping St. James.

Deeping St. James

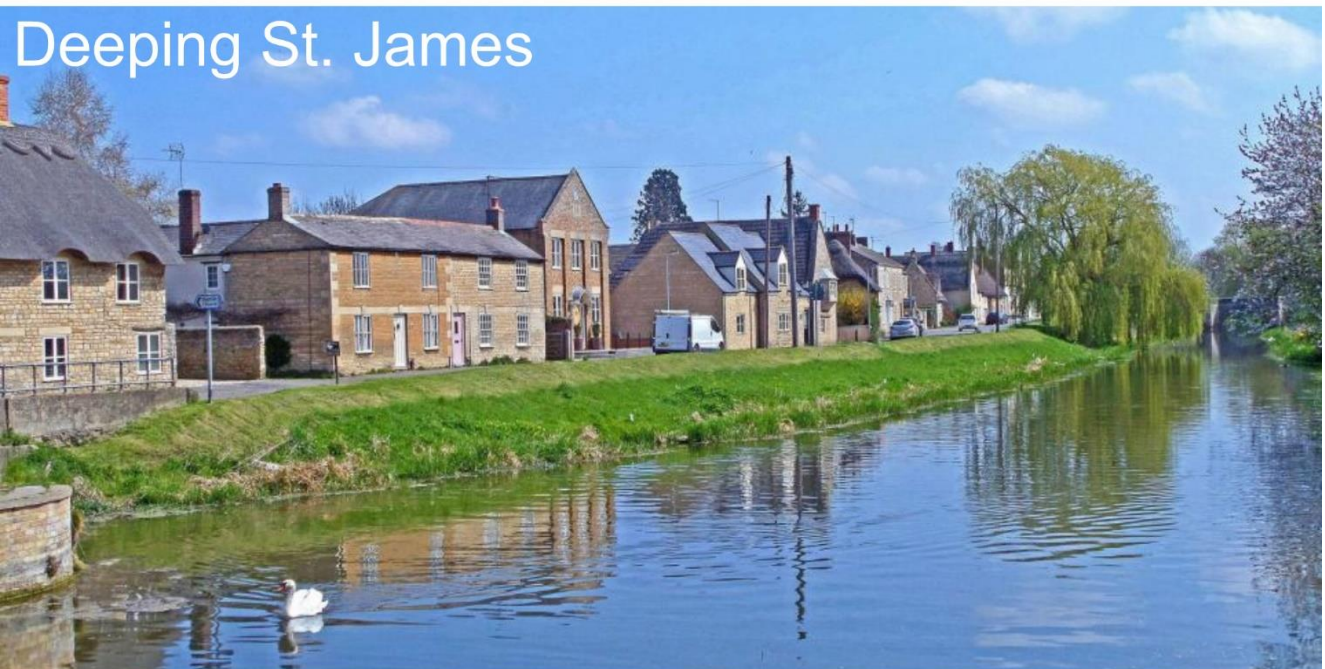


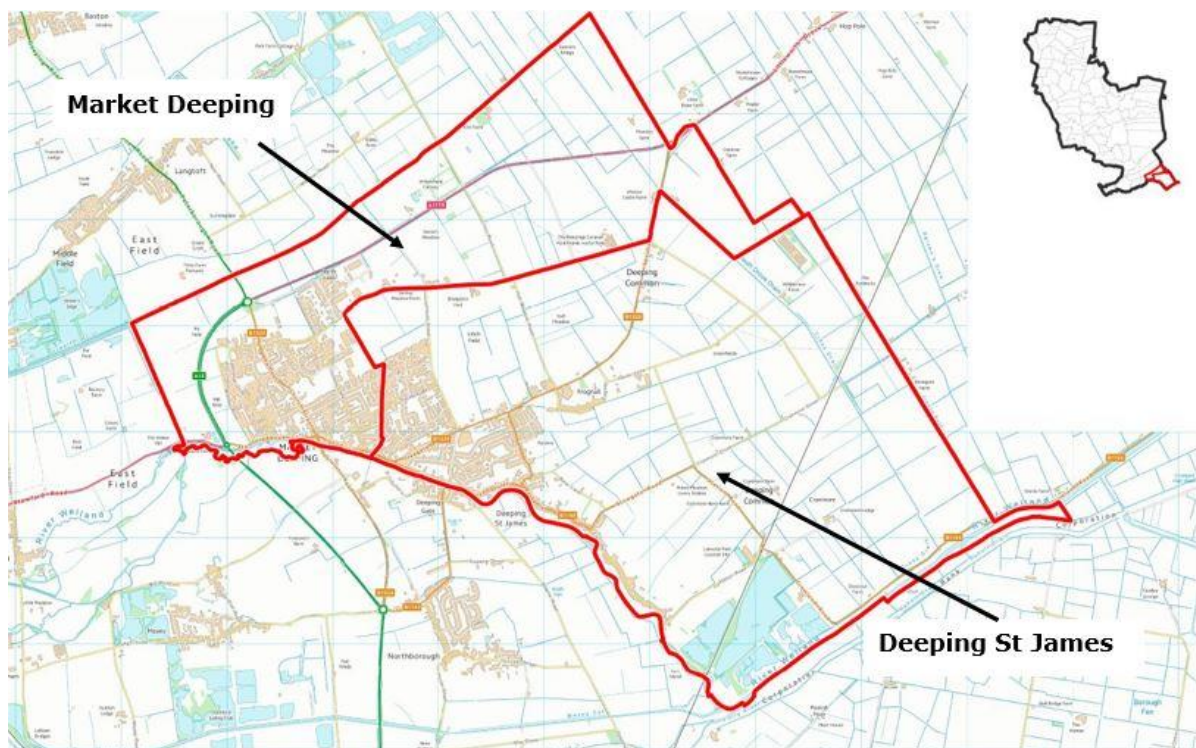
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BASIC CONDITIONS STATEMENT

1 About the Deepings Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany the Deepings 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 Local Plan; and
 - the draft NP must meet the relevant EU obligations.
- 1.3 The Deepings NP is being submitted by Market Deeping Town Council and Deeping St James Parish Council for the combined parish area of “the Deepings”. The map below shows the extent of the NP boundary.

Figure 1: The Deepings 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 Market Deeping and Deeping St James Councils 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 31st March 2016.
- 1.6 The Regulation 14 (draft plan) consultation was advertised by a notice from the 12th October until 2nd December 2019. All residents were notified of the consultation (see consultation statement) within the Neighbourhood Plan Area.
- 1.7 Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the 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 for the Deepings 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 Deepings 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;
 - Supporting the local economy;
 - Conserving and enhancing the natural environment; and
 - Conserving and enhancing the historic environment.

- 2.4 The Deepings 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.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Policy Theme	Objectives in the Plan	NPPF
DNP1: Creating cohesive new neighbourhoods through sympathetic development	Objective 1: To ensure all new housing is of good design and quality, whilst contributing towards the provision of sustainable development	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
DNP2: Providing guidelines for additional residential development	<p>Objective 1: To ensure all new housing is of good design and quality, whilst contributing towards the provision of sustainable development.</p> <p>Objective 6: To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.</p>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
DNP3: Ensuring a varied mix of homes to meet community needs	<p>Objective 1: To ensure all new housing is of good design and quality, whilst contributing towards the provision of sustainable development.</p> <p>Objective 2: To provide a mix of type and sizes of housing to help meet the current and future needs of the community.</p> <p>Objective 3: To support the inclusion the right type of</p>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places

Policy Theme	Objectives in the Plan	NPPF
	affordable housing so that all the community has the chance to live in a home that is right and affordable to them.	
DNP4: Protecting local employment opportunities	Objective 4: To support new business and employment in the area that complements our existing employment provision, but also provides new space and jobs for the community.	- Building a strong and competitive Economy
DNP5: Protecting and expanding Market Deeping town centre	Objective 4: To support new business and employment in the area that complements our existing employment provision, but also provides new space and jobs for the community.	- Building a strong and competitive Economy - Ensuring the vitality of Town Centres
DNP6: Protecting key local amenities	Objective 5: To preserve our valued community facilities.	- Building a strong and competitive Economy
DNP7: Protecting local retail centres	Objective 4: To support new business and employment in the area that complements our existing employment provision, but also provides new space and jobs for the community.	- Building a strong and competitive Economy
DNP8: Protecting designated Conservation Areas	Objective 6: To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.	- Conserving the historic Environment
DNP9: Promoting Best Practice in design principles	Objective 6: To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.	- Achieving well-design places
DNP10: Protecting and enhancing important Gateways	Objective 9: To improve the quality of our local environment, from retaining trees and hedgerows,	- Conserving the natural environment

Policy Theme	Objectives in the Plan	NPPF
	reducing our carbon footprint and improving our air quality.	
DNP11: Securing an appropriate area of settlement separation	Objective 6: To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.	<ul style="list-style-type: none"> - Conserving the natural environment -
DNP12: Developing and enhancing the local green infrastructure	<p>Objective 7: To protect and enrich our existing green space network.</p> <p>Objective 8: To support the development of a “green walk” throughout the Deepings that is accessible to all and helps improve the health and well-being of the wider community.</p>	<ul style="list-style-type: none"> - Conserving the natural environment - Promoting healthy and safe communities
DNP13: Designating and protecting Important Open Spaces	Objective 7: To protect and enrich our existing green space network.	<ul style="list-style-type: none"> - Conserving the natural environment - Promoting healthy and safe communities
DNP14: Designating and protecting Local Green Spaces	Objective 7: To protect and enrich our existing green space network.	<ul style="list-style-type: none"> - Conserving the natural environment - Promoting healthy and safe communities
DNP15: Conserving natural habitats, biodiversity, and the River Welland Green Corridor	<p>Objective 6: To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.</p> <p>Objective 9: To improve the quality of our local environment, from retaining trees and hedgerows, reducing our carbon footprint and improving our air quality.</p>	<ul style="list-style-type: none"> - Conserving the natural environment

Policy Theme	Objectives in the Plan	NPPF
DNP16: Developing sustainable travel and enhancing local transport infrastructure	Objective 10: To support and encourage new local transport infrastructure and services through new developments to reduce the dependence of car use and encourage people to walk, cycle or use public transport.	<ul style="list-style-type: none"> - Promoting healthy and safe communities - Achieving well-designed places - Promoting Sustainable Transport

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
DNP1:	Creating cohesive new neighbourhoods through sympathetic development	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.
DNP2:	Providing guidelines for additional residential development	59-79, 117	This policy supplements the Local Plan and seeks to manage additional development within the Neighbourhood Plan area.
DNP3:	Ensuring a varied mix of homes to meet community needs	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.
DNP4:	Protecting local employment opportunities	80-84	This policy seeks to support existing and encourage new employment related industries within The Deepings.
DNP5:	Protecting and expanding Market Deeping 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.
DNP6:	Protecting key local amenities	80-84	This policy seeks to preserve existing community facilities.
DNP7:	Protecting local retail centres	80-84	This policy seeks to preserve existing retail and commercial facilities.
DNP8:	Protecting designated Conservation Areas	184-202	This policy seeks to protect the historic character of our Conservation Areas including the varied and important historic assets.
DNP9:	Promoting Best Practice in design principles	92, 98, 99, 100, 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. This policy also seeks to preserve the important historic landscape and buildings within the area.

Policy Number	Policy Title	NPPF para ref	Comment
			This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.
DNP10	Protecting and enhancing important Gateways	98, 99, 100, 124-132, 170, 184 -188	This policy seeks to protect the unique and important characteristics of the varied gateways into the Deepings.
DNP11:	Securing an appropriate area of settlement separation	92, 98, 99, 100, 170-183	This policy seeks to protect an area of countryside that provides a green buffer between two distinct built-up areas.
DNP12:	Developing and Enhancing the Local Green Infrastructure	92, 98, 99, 100, 170-183	This policy seeks to protect green infrastructure.
DNP13:	Designating and protecting Important Open Spaces	170-183	This policy seeks to identify those important green spaces that are associated with Local Plan Policy OS1.
DNP14:	Designating and protecting Important Open Spaces	92, 98, 99, 100, 170-183	This policy seeks to protect green spaces that are considered important to the community through the description identified in the Local Plan.
DNP15	Conserving natural habitats, biodiversity, and the River Welland Green Corridor	170-183	This policy seeks to protect the natural environment and its assets from change or destruction from development.
DNP16:	Developing sustainable travel and enhancing local transport infrastructure	102-107	This policy seeks to promote the use of sustainable transport and encourage new developments to incorporate sustainable transport options.

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	Comment
DNP1:	Creating cohesive new neighbourhoods through sympathetic development	1, 6, 7, 9	SD1, SP1, SP2, H1, DEP-H1, DEP-H2	This policy supports new well-designed housing development and contributes positively towards the objectives of the Local Plan and the Neighbourhood Plan.
DNP2:	Providing guidelines for additional residential development	1, 6, 7, 9	SD1, SP1, SP3, SP4, ID1	This policy supplements the Local Plan and seeks to manage additional development within the Neighbourhood Plan area.
DNP3:	Ensuring a varied mix of homes to meet community needs	1, 6, 9, 10	SD1, H2, H4	This policy supports new housing development provided it contributes towards meeting the need for a mixed and balanced community in terms of housing.
DNP4:	Protecting local employment opportunities	2,3, 6, 9	SD1, SP1, E3, E4, E5, E6, E8	This policy seeks to support existing and encourage new employment related industries within The Deepings.
DNP5:	Protecting and expanding Market Deeping town centre	4, 6, 9	SD1, SP1, DEP2	This policy seeks to support the existing town centre retail area and provides justification for the expansion of the retail/town centre area.
DNP6:	Protecting key local amenities	6, 9, 11	SD1, SP6	This policy seeks to preserve existing community facilities.
DNP7:	Protecting local retail centres	6, 9, 11	SD1	This policy seeks to preserve existing retail

Policy Number	Policy Title	SKDC Local Plan Objective	SKDC Local Plan Policy	Comment
				and commercial facilities.
DNP8:	Protecting designated Conservation Areas	12	SD1, EN6	This policy seeks to protect the historic character of our Conservation Areas including the varied and important historic assets.
DNP9:	Promoting Best Practice in design principles	5, 8, 12, 13, 14, 15	SD1, EN1, EN2, EN3, DE1, SB1, ID1	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. This policy also seeks to preserve the important historic landscape and buildings within the area. This policy also seeks to protect landscape character and views that are considered important to the community, meet the criteria in the NPPF.
DNP10	Protecting and enhancing important Gateways	12	SD1, EN1	This policy seeks to protect the unique and important characteristics of the varied gateways into the Deepings.
DNP11:	Securing an appropriate area of settlement separation	12, 13	SD1, EN1	This policy seeks to protect an area of countryside that provides a green buffer between two distinct built-up areas.
DNP12:	Developing and Enhancing the Local Green Infrastructure	12, 13	SD1, EN1, EN2, EN3	This policy seeks to protect the existing green infrastructure

Policy Number	Policy Title	SKDC Local Plan Objective	SKDC Local Plan Policy	Comment
				network throughout the Deepings
DNP13:	Designating and protecting Important Open Spaces	12, 13	SD1, EN3	This policy seeks to identify those important green spaces that are associated with Local Plan Policy OS1.
DNP14:	Designating and protecting Important Open Spaces	12, 13	SD1, EN3, OS1	This policy seeks to protect green spaces that are considered important to the community through the description identified in the Local Plan.
DNP15	Conserving natural habitats, biodiversity, and the River Welland Green Corridor	8, 12, 13	SD1, EN1, EN2, EN3	This policy seeks to protect the natural environment and its assets from change or destruction from development.
DNP16:	Developing sustainable travel and enhancing local transport infrastructure	7, 8	SD1, ID2	This policy seeks to promote the use of sustainable transport and encourage new developments to incorporate sustainable transport options.

3 Contribute to the Achievement of Sustainable Development

- 3.1 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 South Kesteven Local Plan and encourages positive sustainable growth in the Deepings which will ensure economic, environmental and social progression for future generations.
- 3.2 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.

The Deeping Neighbourhood Plan Policies against the South Kesteven Local Plan Sustainability Appraisal Objectives

		SKDC Sustainability Objectives												
✓✓	Major positive effect													
✓	Minor positive effect	To protect/enhance the District's Natural assets and biodiversity	Conserve water resources, ensure no deterioration and promote improvements in water quality	Maintain air quality within the District	Maximise the use of previously developed land	Minimise waste and encourage the re-use, recycling and recovery of waste materials	Support climate change mitigation through sustainable design and reduce flood risk	Conserve and enhance the historic environment, heritage assets and their settings	Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and all groups in society are met through the provision of decent, appropriate and affordable housing)	Improve the quantity and quality of publicly accessible open and natural green space and promote strategic green infrastructure networks to link to it	Create safe places for people to live in, work in and visit through the design and location of new development.	Promote communities which encourage and support physical activity and healthy lifestyles	Create and improve access to high quality employment and training opportunities for everyone	Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and town centres
XX	Major negative effect													
X	Minor negative effect													
?	Uncertain effect													
0	Neutral Effect													
-	No relationship													
	DNP1: Creating cohesive new neighbourhoods through sympathetic development	0	0	0	0	0	0	0	✓✓	0	0	✓✓	0	0
	DNP2: Providing guidelines for additional residential development	0	0	0	0	0	0	0	✓✓	0	0	0	0	0
	DNP3: Ensuring a varied mix of homes to meet community needs	0	0	0	0	0	0	0	✓✓	0	0	0	0	0
	DNP4: Protecting local employment opportunities	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓
	DNP5: Protecting and expanding Market Deeping town centre	0	0	0	0	0	0	0	0	0	0	0	0	✓✓
	DNP6: Protecting key local amenities	0	0	0	0	0	0	0	✓	0	0	0	0	0
	DNP7: Protecting local retail centres	0	0	0	0	0	0	0	✓	0	0	0	✓	0
	DNP8: Protecting designated Conservation Areas	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
	DNP9: Promoting Best Practice in design principles	✓	✓	0	0	0	✓	✓	✓	✓	✓	✓	✓	0

DNP10 Protecting and enhancing important Gateways	✓	0	0	0	0	0	0	✓	0	0	0	0	0	0	0
DNP11: Securing an appropriate area of settlement separation	✓	0	0	0	0	0	0	✓	0	0	0	0	0	0	0
DNP12: Developing and Enhancing the Local Green Infrastructure	✓	0	0	0	0	0	0	0	0	✓	✓✓	✓	✓✓	0	0
DNP13: Designating and protecting Important Open Spaces	✓	0	0	0	0	0	0	0	0	0	✓✓	✓	✓✓	0	0
DNP14: Designating and protecting Important Open Spaces	✓	0	0	0	0	0	0	0	0	0	✓✓	✓	✓✓	0	0
DNP15 Conserving natural habitats, biodiversity, and the River Welland Green Corridor	✓	✓	0	0	0	0	0	✓	0	0	✓✓	✓	✓✓	0	0
DNP16: Developing sustainable travel and enhancing local transport infrastructure	0	0	0	0	0	0	0	0	0	✓✓	0	0	✓	0	0

Summary: In summary, the Neighbourhood Plan is promoting change to the community that is managed in a sustainable way. The long-term vision for the community is that new development will provide a benefit to the community, whilst preserving and enhancing our natural, built, cultural and historic assets. The promotion of the reuse of previously developed land and buildings helps to safeguard our existing green spaces and avoid urban sprawl into the open countryside. The protection of our existing public spaces helps to encourage improved health and wellbeing of residents.

New residential development will help to meet the needs of the community and its delivery will support the overall need for housing within the wider area.

New jobs and the protection of local service and facilities will support the continued aimed for a sustainable community where people, and new residents, can walk to facilities and, therefore, reduce the need for a car.

In conclusion, the policies within the Neighbourhood Plan provide either a natural, minor positive or major positive effect to the environment and therefore help to achieve a more sustainable view of development in the future.

4 General Conformity with Strategic Local Policy

- 4.1 The Deepings 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 South Kesteven Local Plan 2019.
- 4.2 Table 3 shows how the Deepings NP is in general conformity with the strategic policies of the recently adopted Local Plan.

5 Be Compatible with EU Obligations

- 5.1 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 Deepings SEA HRA Screening Report: This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.
- 5.2 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.
- 5.3 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.

6 Conclusion

- 6.1 It is the view of Market Deeping Town Council and Deeping St James Parish Council's 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.
- 6.2 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 Local Plan, whilst meeting relevant EU obligations.