

Claypole Neighbourhood Plan 2021-2036



**Basic Conditions
Statement
May 2022**

Claypole Neighbourhood Plan 2021-2036

Basic Conditions Statement May 2022

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

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The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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Claypole Neighbourhood Plan 2021-2036



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Introduction

1. This Statement has been prepared to accompany the Claypole Neighbourhood Development Plan ('the Neighbourhood Plan') under the Neighbourhood Planning (General) Regulations 2012 ('the Regulations'). The relevant local planning authority is South Kesteven District Council.
2. A formal application was made by Claypole Parish Council on 21 July 2013 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of Claypole. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
3. South Kesteven District Council publicised this application to produce a Neighbourhood Plan as required by statute. South Kesteven [designated](#)¹ the Parish of Claypole as a neighbourhood area on 19 March 2014.
4. The Neighbourhood Plan has been prepared by Claypole Parish Council, a qualifying body, (Section 38A (12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Claypole. The name of the neighbourhood area is the 'Claypole Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
5. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The document sets out the period of the Neighbourhood Plan which is from 2021 to 2036.
6. The Neighbourhood 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.
7. The decision to develop a neighbourhood plan was based on adding local value and needs specific to the Parish of Claypole that are not covered in the NPPF or other parts of the statutory Development Plan.
8. The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act. As part of developing the Draft Neighbourhood Plan the Parish Council met with officers of the District Council to discuss matters including the timescales for progressing the review of the South Kesteven Local Plan to 2036 and the conformity of the Neighbourhood Plan to National Planning policies and the policies of the Development Plan.
9. 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;

¹ <http://www.southkesteven.gov.uk/index.aspx?articleid=8397>

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- 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, retained EU obligations.

Structure of Neighbourhood Plan

10. The Neighbourhood Plan includes four themed sections: Built Environment; Housing; Community Facilities; and Natural Environment.



Built Environment



Housing



Community Facilities



Natural Environment

11. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.
12. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.
13. The final section includes a list of non-land use planning issues that the community raised as being important. The Parish Council has not ignored these important issues, but as this is a statutory planning document it cannot include non-land use planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Parish Council outside of the Neighbourhood Plan process.

Consultation with the Local Community

14. Since the designation of Claypole as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of

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the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan.

Associated Documents

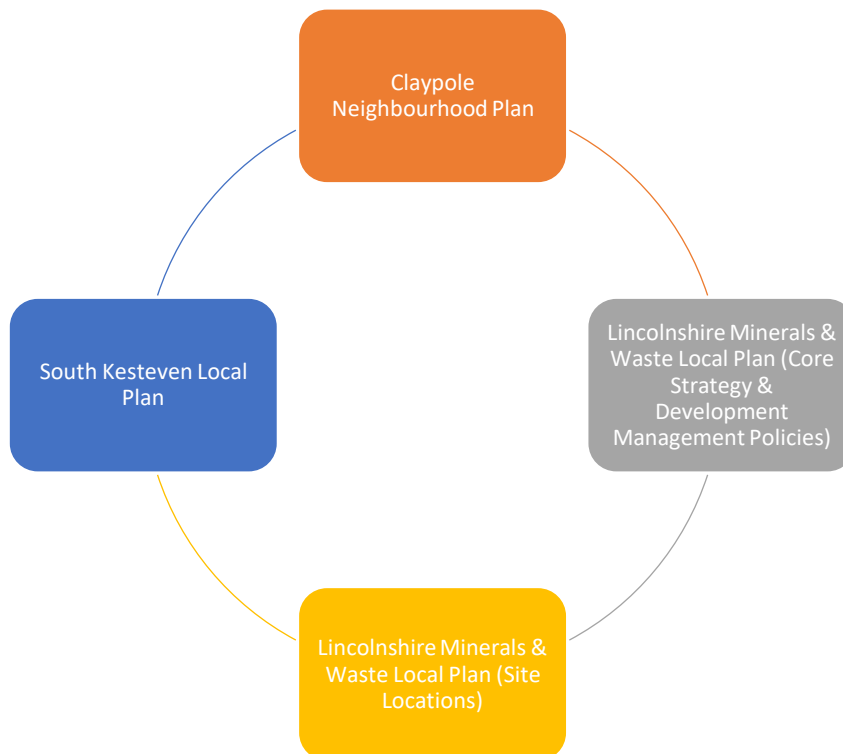
15. The Neighbourhood Plan has a number of associated supporting documents as follows:

- Designated Area Plan
- Consultation Statement
- Basic Conditions Statement
- SEA Screening
- HRA Screening
- Site Selection Methodology
- Local Green Spaces Evidence
- Settlement Built Form Methodology

The Development Plan

16. The South Kesteven Local Plan sets out the vision, objectives, spatial strategy and policies for the future development of the district. It also identifies land and allocates sites for different types of development, such as housing and employment, to deliver the planned growth for South Kesteven 2036. It was adopted in January 2020. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2036.

17. The 'Development Plan' (including Minerals and Waste) for Claypole is made up of 4 elements as follows:



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18. All policies within the Neighbourhood Plan should be read in conjunction with the South Kesteven [Local Plan](#)². When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

The Emerging South Kesteven Local Plan Review

19. The current Local Plan for South Kesteven was adopted in January 2020 and sets out the development strategy for growth of the district to 2036. The Inspector's final report on the current Local Plan (2011 - 2036) committed the District Council to undertake an early review of the Local Plan from April 2020 with submission by the end of December 2023. The review enables necessary updates of evidence, and the Council to consider whether its local housing need has changed and needs to be re-evaluated taking into consideration changes to national planning guidance.
20. The timetable for [review](#)³ of the Local Plan is anticipated to be examined in December 2023 and adopted in December 2024, until the review has been undertaken and a new Local Plan is found sound and adopted by the Council, the current Local Plan (2011 - 2036) will continue to be the development plan for the district and used in determining planning applications.
21. The Local Plan Review will set out the planning framework for the district over the next 20 years up to 2041 and will cover issues such as; housing provision, the economy, retail and town centres, infrastructure provision and the environment. It will also set out policies by which planning applications will be determined, in addition to allocating land for housing, employment and retail uses.

Strategic policies for the purposes of neighbourhood planning

22. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
23. South Kesteven District Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a Neighbourhood Plan. The Local Plan as specified in paragraph 1.23 identifies 'strategic policies' as being those with the suffix 'SP' in brackets. The policies list on pages vi and vii confirms which policies are strategic policies for the purposes of neighbourhood planning.

Surrounding Neighbourhood Plans

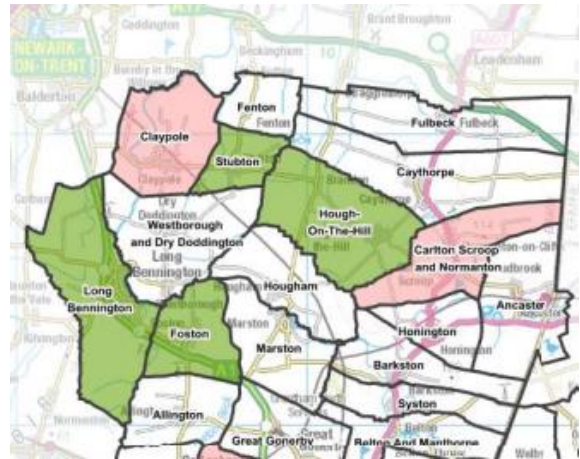
24. The Claypole Neighbourhood Plan cannot be developed without consideration of other Neighbourhood Plans being developed who share a boundary with the Parish. Within South Kesteven, Claypole shares a boundary with the Parishes of Fenton, Stubton and Westborough & Dry Doddington. Within North Kesteven the adjoining Parish is Beckingham; whilst within Newark & Sherwood the adjoining Parishes are Fernwood, Balderton and Barnby in the Willows.

² <http://www.southkesteven.gov.uk/index.aspx?articleid=14904>

³ <http://www.southkesteven.gov.uk/index.aspx?articleid=15133>

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25. The **Stubton Neighbourhood Plan** was ‘made’ in July 2015. The Stubton [Neighbourhood Plan](#)⁴ doesn’t contain any proposals with cross boundary implications for the Claypole Neighbourhood Plan
26. The **Fernwood Neighbourhood Plan** was ‘made’ in September 2017, it covers the whole of the Parish of Fernwood and sets out planning policies for the period from 2016-2031. The policies in this [Neighbourhood Plan](#)⁵ are intended to ensure that:
- development enhances the existing settlement;*
 - the design of development is to the highest standards and reflects the best of that which has been built in Fernwood so far;*
 - access, car parking and street layout is designed based on the experience of what has worked and what hasn’t in Fernwood;*
 - every opportunity is taken to improve links with the open countryside including the provision of footpaths and cycle routes to Balderton and Newark;*
 - the additional community facilities complement those that already exist in Fernwood;*
 - where possible, proposals that will improve existing car parking and access issues within Fernwood are also supported.*
27. The Fernwood Neighbourhood Plan doesn’t itself contain any proposals with cross boundary implications for the Claypole Neighbourhood Plan. There are cross boundary issues that arise from the inter-relationship between Fernwood as part of the Newark Urban Area and Claypole in the Newark and Sherwood Amended Core Strategy. This is explained later in Policy 4.
28. To date there are no proposals to develop a Neighbourhood Plan for the Parishes of Barnby in the Willows, Balderton, Fenton, Beckingham and Westborough & Dry Doddington.



Retained EU Obligations

29. The Neighbourhood Plan is required to meet retained EU obligations, under Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
30. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan’s contribution to sustainable development.
31. The Steering Group on behalf of the Parish Council considers that there will be no significant environmental effects arising from the Neighbourhood Plan. They have produced a SEA and HRA Screening Assessment for the Neighbourhood Plan which has demonstrated

⁴ <http://www.southkesteven.gov.uk/index.aspx?articleid=8958>

⁵ <https://www.newark-sherwooddc.gov.uk/fernwoodneighbourhoodplan/>

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that a SEA is not required. Consequently, no SA incorporating an SEA has been undertaken for the Neighbourhood Plan.

32. 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 1998.
33. Following the HRA Screening Report it was concluded that a Habitat Regulations Assessment was not necessary so one has not been undertaken. In the vicinity of the Claypole Neighbourhood Plan area there are no European and International designations of interest. In South Kesteven there are the Baston Fen SAC and Grimsthorpe SAC, both near to Bourne. In neighbouring Newark and Sherwood is the Birklands/Bilhaugh SAC which is west of Ollerton. The latter of these is the closest to the Neighbourhood Plan area lying approximately 27km to the north-west. Grimsthorpe SAC is the next closest at some 34km to the south-east. Accordingly, the Neighbourhood Plan will not have any significant environmental impact on any International or European designated sites.

Conformity with National Planning Policy

34. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of July 2021. It is also mindful of the Planning Practice Guidance published by the Government in April 2014 (as amended) in respect of formulating neighbourhood plans.

National Planning Policy Framework (NPPF)

35. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied. The latest version of the [NPPF](https://www.gov.uk/guidance/national-planning-policy-framework)⁶ was published in July 2021 and is also supplemented by [Planning Practice Guidance](https://www.gov.uk/government/collections/planning-practice-guidance)⁷.
36. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is explained later in this Neighbourhood Plan.
37. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁸. At a similarly high level, members of the United Nations - including the United Kingdom - have agreed to pursue the 17 Global Goals for

⁶ <https://www.gov.uk/guidance/national-planning-policy-framework>

⁷ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁸ Resolution 42/187 of the United Nations General Assembly

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Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁹.

38. The NPPF in paragraphs 7 to 9 explains that achieving sustainable development means that the planning system has three overarching objectives: an economic objective; a social objective; and an environmental objective. These objectives should be delivered through the preparation and implementation of plans, including Neighbourhood Plans. Guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
39. The Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within Appendix 2.

Planning Practice Guidance

40. The Planning Practice Guidance sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.
41. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*

General Conformity with the Strategic Policies of the Development Plan

42. The table set out in Appendix 1 shows how each policy conforms with the relevant strategic policies of the Local Plan.

Contribution to Achieving Sustainable Development

43. Every Neighbourhood Plan needs to consider whether or not the Plan needs to be supported by a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA). SA is a mechanism for considering and communicating the impacts of an emerging

⁹ Transforming our World: the 2030 Agenda for Sustainable Development

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plan, and potential alternatives in terms of key sustainability issues. The aim of SA where undertaken is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts.

44. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role' and 'an environmental role'. These factors cannot be considered in isolation as well-designed houses and improved environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.
45. Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) is needed, and to clarify any environmental impacts the plan may have. The Parish Council considers that there will be no significant environmental effects arising from the Neighbourhood Plan and has produced SEA and HRA Screening Assessments Requests for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently, no SA incorporating an SEA has been undertaken for the Neighbourhood Plan.
46. Although no specific Sustainability Appraisal has not been undertaken, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

Consultation and Conclusion

47. As a result of the assessment the Parish Council consider that the Neighbourhood Plan meets the relevant 'Basic Conditions'.
48. Consultation on the draft Neighbourhood Plan and supporting documents took place and this included a draft of this Basic Conditions Statement. No comments were made on the Basic Conditions Statement.

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Appendix One: Conformity with Strategic Policies of the Development Plan and National Policy

Strategic Policies of the Development Plan

49. The Tables below have assessed the Neighbourhood Plan’s policies in terms of general conformity with the Strategic (and Non-Strategic) Policies of the adopted Development Plan. Assessment of the Neighbourhood Plan policies against the NPPF is also undertaken alongside the strategic policies of the Development Plan.
50. South Kesteven District Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a Neighbourhood Plan. The Local Plan as specified in paragraph 1.23 identifies 'strategic policies' as being those with the suffix 'SP' in brackets. The policies list on pages vi and vii confirms which policies are strategic policies for the purposes of neighbourhood planning.

Table 1 - Relevant Development Plan Policies (Strategic and Non-Strategic)

	South Kesteven Local Plan
Built Environment	
Policy 1 - Settlement Boundary	SP1, SP2, SP3
Policy 2 - Development in the Open Countryside	SP1, SP2, SP4, SP5
Policy 3 - Protected Settlement Break	SD1, EN1, EN6
Policy 4 - Newark Urban Area Buffer	SD1, EN1
Policy 5 - Design of New Development/Local Distinctiveness	SD1, DE1
Policy 6 - Views and Vistas	SD1
Policy 7 - Boundary Treatment, Trees and Public Realm	SD1
Policy 8 - Local Green Spaces	SD1, OS1
Policy 9 - Opportunities for Enhancement	SD1
Policy 10 - Highway Impact	SD1, ID2
Policy 11 - Heritage Assets	SD1, EN6
Policy 12 - Non-Designated Heritage Assets	SD1, EN6
Housing	
Policy 13 - New Housing	SD1, SP1, SP2, SP3
Policy 14 - Housing Allocation	SD1
Community Facilities	
Policy 15 - Community Facilities	SP6, OS1
Natural Environment	
Policy 16 - Setting of Claypole Village	SD1, EN1, EN6

(Note - The strategic policies are shown in blue)

National Planning Policy

51. The Table below shows how the Parish Council have assessed the conformity of each policy against the strategic policies of the Development Plan and National Policy.
52. The NPPF in paragraph 16 requires that: *“Plans should:*
- a) be prepared with the objective of contributing to the achievement of sustainable development;*
 - b) be prepared positively, in a way that is aspirational but deliverable;*
 - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”*
53. The Parish Council considers that all of the Neighbourhood Plan policies meets this requirement of the NPPF. The NPPF goes on in paragraph 29 to state: *“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”* All of the policies meet this obligation.

Table 2 - Conformity Against the Strategic Policies of the Development Plan and National Policy

Sustainable Growth
<p>Policy 1 - Settlement Boundary</p> <p><u>Need for the Policy</u></p> <p>The South Kesteven Local Plan does not propose any settlement boundaries for the towns and villages across the district. The Local Plan uses various terms such as ‘within the main built-up part of the settlement’; ‘not extend the pattern of development beyond the existing built form’; and ‘development on the edge of a settlement’. However, it does not define any form of boundary, line or other notation to help explain these terms.</p> <p>As the South Kesteven Local Plan does not set out a comprehensive definition of ‘main built-up area’ or ‘existing built form’; then the Neighbourhood Plan does this for Claypole. For ease the Neighbourhood Plan uses the term ‘existing built form’; when meaning the form of the existing settlement. A settlement boundary has been drawn as a line using the criteria set out within the Settlement Built Form Methodology document published alongside this Neighbourhood Plan. Regard has been had to the proposed allocations in the Neighbourhood Plan which have been included in the area defined; as has land which has been granted planning permission for development. The settlement boundary therefore defines the existing and planned built form of Claypole.</p> <p>The Neighbourhood Plan uses a settlement boundary to define the settlement existing and planned built form as a policy tool for ensuring the right type of development in the right place. National planning policy encourages sustainable patterns of development and resists inappropriate development in locations where it might cause harm to the local area. These are</p>

key underlying principles that will need to be borne in mind when developing the relevant boundary.

Through consultation local residents are concerned that the village retains its character and distinct identity.

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: *“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies...”* this policy facilitates the housing requirement for Claypole. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Although this is a constraint related policy it conforms with Policy SP3 of the Local Plan that supports infill development and the Neighbourhood Plan includes a housing allocation. The Neighbourhood Plan will therefore contribute positively to the delivery of the strategic housing requirement to 2036 as identified in the Local Plan.

The policy does not conflict with paragraph 80 of the NPPF in relation to dwellings in the countryside as the policy is clear that residential development will be permitted in the countryside where it meets the requirements of other policies in the Development Plan or National Planning Policy. The policy allows for appropriate development outside the settlement boundary such as diversification of agricultural businesses and leisure developments as envisaged in paragraph 85 of the NPPF. It does not prevent rural exceptions schemes for affordable housing as in paragraph 78 of the NPPF.

It also recognises the intrinsic character and beauty of the countryside as set out in paragraph 174 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policies SP1, SP2, SP3 and SP4; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside. Policy SP5 also has similar aims in relation to the countryside.

Policy SP3 of the Local Plan seeks to continue the focus on unallocated development being infill development within the existing built-up area.

The South Kesteven Local Plan does not define the terms it uses, however the criterion used in Policy SP3 have been taken into account in developing the Neighbourhood Plan Settlement Boundary.

Policy 2 - Development in the Open Countryside

Need for the Policy

A settlement boundary has been drawn as a line using the criteria set out within the Settlement Built Form Methodology document published alongside this Neighbourhood Plan. Regard has been had to the proposed allocations in the Neighbourhood Plan which have been included in the area defined; as has land which has been granted planning permission for development. The settlement boundary therefore defines the existing and planned built form of Claypole. Outside of that settlement boundary is the open countryside.

The Neighbourhood Plan uses a settlement boundary to define the settlement existing and planned built form as a policy tool for ensuring the right type of development in the right place. National planning policy encourages sustainable patterns of development and resists inappropriate development in locations where it might cause harm to the local area. These are

key underlying principles that will need to be borne in mind when developing the relevant boundary.

Through consultation local residents are concerned that the village retains its character and distinct identity.

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: “*Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies...*” this policy facilitates the housing requirement for Claypole. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Although this is a constraint related policy it conforms with Policy SP3 of the Local Plan that supports infill development and the Neighbourhood Plan includes a housing allocation. The Neighbourhood Plan will therefore contribute positively to the delivery of the strategic housing requirement to 2036 as identified in the Local Plan.

The policy does not conflict with paragraph 80 of the NPPF in relation to dwellings in the countryside as the policy is clear that residential development will be permitted in the countryside where it meets the requirements of other policies in the Development Plan or National Planning Policy. The policy allows for appropriate development outside the settlement boundary such as diversification of agricultural businesses and leisure developments as envisaged in paragraph 85 of the NPPF. It does not prevent rural exceptions schemes for affordable housing as in paragraph 78 of the NPPF.

It also recognises the intrinsic character and beauty of the countryside as set out in paragraph 174 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policies SP1, SP2, SP3 and SP4; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside. Policy SP5 also has similar aims in relation to the countryside.

Policy SP3 of the Local Plan seeks to continue the focus on unallocated development being infill development within the existing built-up area. The policy would allow for residential development in the countryside where it meets one of the exceptions referred to in Policies SP4 and SP5 of the South Kesteven Local Plan and National Planning Policy.

Policy 3 - Protected Settlement Break

Need for the Policy

Claypole is a settlement in two parts: the main village; and the area adjacent to the River Witham that can be colloquially referred to as Claypole Bridge. The area of Claypole Bridge was historically the part of the village where the Newark Union Workhouse was located; this was redeveloped and is where Gretton Close now lies. The fact that the main village and Claypole Bridge have remained visually and spatially distinct from each other has allowed the historic settlement form to be retained with a gap between these two areas.

Some limited development Nos.7, 18 & 20 Main Street has taken place within the historic gap between the main village and Claypole Bridge. This has not yet led to coalescence between the two parts of the settlement; but additional development such as agricultural built development could threaten the historic settlement form and lead to coalescence between the main village and Claypole Bridge. This would harm the important character of Claypole.

Despite being in the countryside, there is a real threat that unchecked growth could lead to further coalescence between the main village and Claypole Bridge. The South Kesteven Local Plan does not include any policy to prevent the coalescence of the two areas of the settlement; as such the Neighbourhood Plan needs to secure this important community objective. It is proposed that no built development would be acceptable within the protected settlement break

Through consultation local residents are concerned that the village retains its character and distinct identity.

Conformity with National Policy

Paragraph 127 of the NPPF identifies that: *“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”* Paragraph 130 of the NPPF goes on to ensure that planning policies ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting’ and ‘establish or maintain a sense of place’.

This policy looks to maintain the historic built form which is part of the long-established character of Claypole; which is fundamental to the sense of place.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policy SD1 to maintain the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified this gap to be an important part of the historic built form of the village. The policy also supports Policies SP2, SP3, SP4 and SP5; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside.

Policy 4 - Newark Urban Area Buffer

Need for the Policy

To the west of Claypole, is the town of Newark on Trent, the main employment and commercial centre, and transport hub for Claypole residents. Newark is located within the adjacent district of Newark and Sherwood and it is an identified ‘Sub-Regional Centre’. It is identified for strategic growth which includes three strategic urban extensions all on the Claypole side of Newark which have been identified in their 2019 Core Strategy as being phased to cater for housing need up to 2033 and indeed beyond.

One of the three strategic urban extensions is ‘Land around Fernwood’ for some 3,200 dwellings (2,095 up to 2033 and 1,105 post 2033). This strategic allocation abuts the Claypole parish boundary as shown on the plan accompanying the policy. Of the 3,200 new homes allocated for Fernwood, around 2,150 of them will be either side of Claypole Lane (as referred to in the Newark & Sherwood Core Strategy but is actually called Shire Lane on OS maps). As such planning decisions in Claypole need to take into account the inter-relationship to Fernwood and Newark.

Given this strategic development immediately adjacent to the parish boundary which is proposed to be developed in the plan period; there is a threat of coalescence by creeping development. Therefore, despite the western side of Claypole Parish being in the countryside, there is a real threat that unchecked growth could lead to potential coalescence between the western side of Claypole and the planned eastern edge of the Fernwood strategic housing allocation.

The South Kesteven Local Plan does not include any policy to prevent the coalescence of Claypole and the Newark Urban Area. Consequently, the Neighbourhood Plan needs to secure this important community objective.

Through consultation local residents are concerned that the village retains its character and distinct identity. There is long-standing public concern that the growth of the Newark Urban Area up to the Claypole boundary threatens coalescence.

Conformity with National Policy

Paragraph 127 of the NPPF identifies that: *“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”* Paragraph 130 of the NPPF goes on to ensure that planning policies ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting’ and ‘establish or maintain a sense of place’.

This policy looks to maintain the identity of Claypole as a distinct village close to but separate from the Newark Urban Area.

Conformity with Strategic Policies of the Adopted Development Plan

The South Kesteven Local Plan does not include any policy to prevent the coalescence of Claypole and the Newark Urban Area. However, the adopted Newark and Sherwood Allocations and Development Management Policies DPD includes protected open breaks between the Newark Urban Area and the adjacent villages of Farndon; Winthorpe; and Coddington. Claypole is the only village adjacent to the Newark Urban Area which falls outside of Newark & Sherwood; however, as it shares a similar inter-relationship to Newark as Farndon; Winthorpe; and Coddington it should have a similar policy approach to retain the separate identity and characteristics of Claypole as a village.

The policy supports the strategy for development in Policy SD1 to maintain the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified this gap to be an important part of the historic built form of the village. The policy also supports Policies SP2, SP3, SP4 and SP5; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside.

Policy 5 - Design of New Development/Local Distinctiveness

Policy 6 - Views and Vistas

Policy 7 - Boundary Treatment, Trees and Public Realm

Need for the Policy

The Neighbourhood Plan aims to ensure that any new development or change to buildings should respond to local character and the history and identity of local surroundings. Maintaining local distinctiveness includes ensuring that the form of a vernacular building is respected. This includes architectural detailing and the nature of the locally available construction materials.

This suite of three inter-related policies arose out of the character appraisal undertaken for the village which has identified the main character areas and the features that establish the sense of place for the various parts of the village.

Through consultation local residents are concerned that the village retains its character and distinct identity.

Conformity with National Policy

Paragraph 127 of the NPPF identifies that: *“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”* Paragraph 130 of the NPPF goes on to ensure that planning policies ‘are sympathetic to local character and

history, including the surrounding built environment and landscape setting’ and ‘establish or maintain a sense of place’.

This suite of policies looks to identify what are the special qualities of each part of the village, how development can reflect the character and ensure that the sense of place is maintained.

[Conformity with Strategic Policies of the Adopted Development Plan](#)

The policy supports the strategy for development in Policy SD1 to maintain the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified the various features looking to be protected. The policy also supports Policies SP2, SP3, SP4 and SP5; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside. They also reflect Policy DE1 which promotes good quality design.

Policy 8 - Local Green Spaces

[Need for the Policy](#)

The NPPF sets out a positive framework for local communities to identify areas which are demonstrably special to them as Local Green Space. A number of areas were considered and assessed against the criteria for Local Green Space and the designation was found to be suitable.

Consultation has demonstrated that the green spaces within Claypole are of value to local residents, this is one of a suite of policies to protect the built environment of the village.

[Conformity with National Policy](#)

The policy complies with the requirements of paragraphs 101 to 103 of the NPPF. In particular paragraph 101 states: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”* The Neighbourhood Plan delivers sufficient opportunities for sustainable growth whilst protecting the green areas of particular importance to the local community.

[Conformity with Strategic Policies of the Adopted Development Plan](#)

Policy OS1 looks to protect existing open space, although it does not identify any actual areas of open space. The proposed Neighbourhood Plan policy is consistent with Policy OS1. The policy supports the strategy for development in Policy SD1 to maintain the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified the areas. The policy also supports Policies SP2, SP3 and SP4; including to protect the character of existing settlements.

Policy 9 - Opportunities for Enhancement

[Need for the Policy](#)

This policy arose out of the character appraisal undertaken for the village which has identified the main character areas and the features that establish the sense of place for the various parts of the village. Some areas of the village present an opportunity for enhancement to improve the existing character and appearance of the village.

[Conformity with National Policy](#)

Paragraph 8 of the NPPF as part of sustainable development looks for planning to protect and enhance our natural, built and historic environment. This is part of the wider suite of policies that looks to identify what are the special qualities of each part of the village, how development can reflect the character and ensure that the sense of place is maintained and enhanced.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policy SD1 to maintain and enhance the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified the various features looking to be protected and enhanced.

Policy 10 - Highway Impact

Need for the Policy

Traffic has been identified as a major issue of concern to the parish residents in consultation that has been undertaken. It is the volume and speed of traffic that are the primary concerns; the safety of pedestrians and cyclists, air pollution and noise pollution are also issues.

The character of Claypole comes from its narrow informal lane which either have a single narrow footway or have no footway, as such the safety of pedestrians and cyclists is a key consideration. Main Street has changed little over decades and due to the nature of the cottages along it, the road suffers from substantial on-street car parking. The Parish is reasonably well served with footpaths and bridleways, which mostly perform a recreational role.

The South Kesteven Local Plan contains no actual car parking standards and relies upon informal parking advice produced by the Highway Authority, although these are not contained in the development plan or in SPD. Claypole is a rural village with poor levels of public transport. The 2011 Census identifies that there is a reliance on use of the private car in Claypole; on-street parking is also an issue so local parking standards are appropriate.

Conformity with National Policy

The NPPF in paragraph 92 and section 8 overall aims to achieve healthy, inclusive and safe places, this includes promoting walking and cycling. Securing a safe highway network is integral to achieving this. The policy had had due regard to section 9 of the NPPF on promoting sustainable transport.

Conformity with Strategic Policies of the Adopted Development Plan

Policy ID2 of the South Kesteven Local Plan seeks to minimise the use of travel by car and maximise sustainable transport modes. The South Kesteven Local Plan contains no actual car parking standards and relies upon informal parking advice produced by the Highway Authority.

Claypole sits adjacent to Newark and shares characteristics with the other villages around Newark in relation to commuting and travel to work patterns. Newark and Sherwood has recently adopted up-to-date car parking [standards](#)¹⁰. Although these do not strictly apply in Claypole, they do provide a useful context for the standards applied to the similar villages around Newark which share a similar high level of car ownership.

The Neighbourhood Plan uses these standards as the basis against which to judge whether 'adequate' on-site parking provision has been provided for new dwellings and other forms of development as appropriate.

Policy 11 - Heritage Assets

Policy 12 - Non-Designated Heritage Assets

Need for the Policy

There is evidence of iron age and Roman occupation in the village as evidenced by various archaeological surveys during land development over the past 30 years. A range of artefacts including brooches, coins and pottery fragments have been found. The village is detailed in

¹⁰

<https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/planning-policy/pdfs/supplementary-planning-documents/Parking-Standards-Final.pdf>

several entries in the Domesday Book of 1086. The medieval village of Claypole itself is identified in the Lincolnshire Historic Environment Record. There are 10 Listed Buildings within the Parish of Claypole; 9 Grade II Listed Buildings, no Grade II* Listed Building and one Grade I Listed Building. In addition, there is one Scheduled Monument (SAM).

Claypole has a number of architecturally valuable and important old buildings or buildings which are important historically which are not statutorily listed. The Lincolnshire Historic Environment Record lists numerous properties as having some heritage interest. The Neighbourhood Plan identifies 'Locally Important Buildings' as non-designated heritage assets in the Character Appraisal.

Conformity with National Policy

The NPPF in Section 16 looks to conserve and enhance the historic environment. It addresses designated heritage assets and non-designated heritage assets separately.

Conformity with Strategic Policies of the Adopted Development Plan

Policy EN6 of the South Kesteven Local Plan sets out an overall framework for heritage assets, albeit it doesn't clearly differentiate between designated heritage assets and non-designated heritage assets. The Local Plan has not undertaken any process or methodology to identify non-designated heritage assets; the Neighbourhood Plan has sought to do so to complement the information contained in the Lincolnshire Historic Environment Record.

Housing

Policy 13 - New Housing

Need for the Policy

Notwithstanding the position of Claypole in the fourth and lowest tier of the settlement hierarchy the South Kesteven Local Plan; Claypole has not been immune to housing development. In recent decades the village has more than doubled in size from around 250 dwellings in the early 1980s to 570 dwellings at the present time.

Windfall housing development has played a role in Claypole and further windfall development is likely to come forward over the plan period 2021 to 2036. The Neighbourhood Plan wants to facilitate this whilst ensuring that it respects the character and sense of place of the village.

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: "*Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies...*" this policy facilitates the housing requirement for Claypole. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

The Neighbourhood Plan will therefore contribute positively to the delivery of the strategic housing requirement to 2036 as identified in the Local Plan. The policy supports paragraph 79 of the NPPF in relation to dwellings in rural villages.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policies SP1, SP2, SP3 and SP4; including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside. Policy SP5 also has similar aims in relation to the countryside.

Policy SP3 of the Local Plan seeks to continue the focus on unallocated development being infill development within the existing built-up area. The policy also allows for larger proposals to come forward in certain circumstances.

Policy 14 - Housing Allocation

Need for the Policy

The Neighbourhood Plan has explored the provision of allocating land for residential development consistent with its status as a 'smaller village' over the plan period to 2036. From the public consultation 63% want to see new development located on a number of smaller sites within the current built-up area of the village; with 22% wanting development on 2 or 3 small sites. Conversely only 7% of those responding wanted to see future housing provided on a single site on the edge of the village. In terms of the number of houses those responding considered would be appropriate for Claypole over the plan period; the median figure was 16-20 dwellings

The Neighbourhood Plan has undertaken a site selection exercise; this builds on the previous work undertaken by South Kesteven District Council in the [Strategic Housing Land Availability Assessment](#)¹¹. In addition, the Neighbourhood Plan has considered sites which have been suggested during early consultation on the Neighbourhood Plan. The site selection process is detailed in full in the accompanying document 'Site Selection Methodology'.

Conformity with National Policy

Paragraph 13 of the NPPF identifies that: *"Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."* This policy facilitates the delivery of additional housing for Claypole and allows the local community to direct future housing in the village. Paragraph 29 of the NPPF requires Neighbourhood plans to not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

The Neighbourhood Plan will therefore contribute positively to the delivery of the strategic housing requirement to 2036 as identified in the Local Plan. The policy supports paragraph 79 of the NPPF in relation to dwellings in rural villages.

Conformity with Strategic Policies of the Adopted Development Plan

Claypole is a designated 'Smaller Village' in the settlement hierarchy in Policy SP2 of the South Kesteven Local Plan. The Local Plan does not allocate any sites in the 60 identified 'smaller villages' instead it identifies in Policy H1 an overall windfall allowance for these smaller villages being a total of 30 dwellings per annum. Spread evenly across each of the 60 settlements this would equate to only 0.5 dwellings per annum in each. In overall terms the South Kesteven Local Plan identifies only 4% of the housing supply coming from the 'smaller villages'. Although the supply for the 'smaller villages' is based on a windfall allowance; then any allocations in Neighbourhood Plans for any of these settlements would contribute to the figures in the South Kesteven Local Plan.

Although there is no strategic requirement for the Neighbourhood Plan to allocate land for housing; the NPPF allows for Neighbourhood Plans to allocate sites for housing over and above any strategic housing requirement.

Community Facilities

Policy 15 - Community Facilities

Need for the Policy

Community facilities are provided by both the public and private sectors. People in Claypole have a strong sense of community, in the Neighbourhood Plan survey 93% would recommend Claypole as a place to live, so long as it's allowed to retain its essential village characteristics. Claypole is fortunate to host some excellent community facilities. The retention of community

¹¹ <http://www.southkesteven.gov.uk/index.aspx?articleid=8491>

facilities is considered to be integral to ensuring that Claypole remains a sustainable and balanced community.

Claypole Community Park comprises land wholly owned by the Parish Council and dedicated for community use. The Parish Council is committed to developing these amenities further subject to securing the necessary financial grant support. Plans are currently in hand to provide accessible toilets and changing facilities for users of the sports fields and MUGA. The Neighbourhood Plan allocates land for the expansion of the Community Park. The site selection process is detailed in full in the accompanying document 'Site Selection Methodology'.

Conformity with National Policy

The NPPF in paragraph 16 in relation to plan making says policies should be prepared positively, in a way that is aspirational but deliverable. This allocation is aspirational but is deliverable.

Paragraph 93 of the NPPF requires the retention of the social, recreational and cultural facilities and services the community needs. Paragraph 99 has similar aims regarding open space, sports and recreational facilities. It also supports paragraphs 84 and 98 of the NPPF.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports strategic policy OS1 and the non-strategic policy of SP6 in the Local Plan.

Natural Environment

Policy 16 - Setting of Claypole Village

Need for the Policy

Most of the Parish of Claypole is rural, and contains substantial areas of farmland which contributes significantly to the character of the Parish and the setting of the village. Earthworks of medieval ridge and furrow are found to almost all sides of the village as identified in the Lincolnshire Historic Environment Register. This historic landscape form is important to the setting of Claypole.

The setting of Claypole is reliant on its countryside character and the urbanising form of development needs to be carefully managed.

Conformity with National Policy

Paragraph 127 of the NPPF identifies that: *"Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."* Paragraph 130 of the NPPF goes on to ensure that planning policies 'are sympathetic to local character and history, including the surrounding built environment and landscape setting' and 'establish or maintain a sense of place'.

Conformity with Strategic Policies of the Adopted Development Plan

The policy supports the strategy for development in Policy SD1 to maintain the character of the village. The policy arose out of the character appraisal undertaken for the village which has identified the various features looking to be protected. The policy also supports Policy SP5 including to protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside.

The policy also supports Policies EN1 and EN6 which promotes landscape character and the historic environment.

Claypole Neighbourhood Plan - Basic Conditions Statement

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Appendix Two: Assessment of Neighbourhood Plan Policies on Sustainable Development

54. The Table below has assessed the Neighbourhood Plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan’s policies are contributing to the achievement of sustainable development by using the following indicators against the economic, social and environmental factors on a scale - ** = very positive * = positive - = neutral x = negative and xx = very negative.

Table 4 - Assessment of Neighbourhood Plan Policies on Sustainable Development

	Economic Factors	Social Factors	Environmental Factors
Built Environment			
Policy 1 - Settlement Boundary	**	**	**
Policy 2 - Development in the Open Countryside	*	**	**
Policy 3 - Protected Settlement Break	*	**	**
Policy 4 - Newark Urban Area Buffer	-	**	**
Policy 5 - Design of New Development/Local Distinctiveness	*	**	**
Policy 6 - Views and Vistas	-	*	**
Policy 7 - Boundary Treatment, Trees and Public Realm	-	*	**
Policy 8 - Local Green Spaces	-	**	**
Policy 9 - Opportunities for Enhancement	*	**	**
Policy 10 - Highway Impact	-	**	*
Policy 11 - Heritage Assets	-	**	**
Policy 12 - Non-Designated Heritage Assets	-	**	**
Housing			
Policy 13 - New Housing	*	**	-
Policy 14 - Housing Allocation	*	**	-
Community Facilities			
Policy 15 - Community Facilities	*	**	*
Natural Environment			
Policy 16 - Setting of Claypole Village	-	*	**

Claypole Neighbourhood Plan 2021-2036

Basic Conditions Statement May 2022

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

<https://claypole.parish.lincolnshire.gov.uk/>



Claypole Parish Council

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