

**KETTON AND TINWELL
JOINT NEIGHBOURHOOD PLAN
2021 – 2041
REGULATION 16 SUBMISSION
SEPTEMBER 2022**



BASIC CONDITIONS STATEMENT

The Neighbourhood Plan is required to fulfil the following conditions:

- 1. Must have appropriate regard for national policies and guidance issued by Secretary of State*
- 2. Must contribute to the achievement of sustainable development*
- 3. Must be in general conformity with the strategic policies contained in the Local Plan for the area*
- 4. Does not breach, and is otherwise compatible with, EU Obligations*
- 5. The prescribed conditions are met and have been complied with in relation to the Neighbourhood Plan Proposal*

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1. About the Ketton and Tinwell Joint Neighbourhood Plan

1.1 This Basic Conditions Statement has been prepared to accompany the Ketton and Tinwell Joint Neighbourhood Plan (NP). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood (Development) Plans 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 July 2021 (NPPF);
- the Draft NP must contribute to the achievement of sustainable development;
- the Draft NP must be in general conformity with the strategic policies in the development plan for the area of the local planning authority, in this case the Rutland Core Strategy (2011) and the Site Allocations & Policies DPD (2014);
- the Draft NP must meet the relevant EU obligations; and
- prescribed conditions are met and prescribed matters have been complied with.

1.2 The Ketton and Tinwell Joint Neighbourhood Plan is being submitted by Ketton Parish Council (KPC) and Tinwell Parish Meeting (TPM). It covers the whole area of both parishes, and the map in Figure 1 below shows the extent of the Neighbourhood Area and Plan boundary. The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

1.3 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to Rutland County Council (RCC) in early June 2018. This was published for a statutory public consultation between 18th June and 30th July 2018, to allow comments to be made.

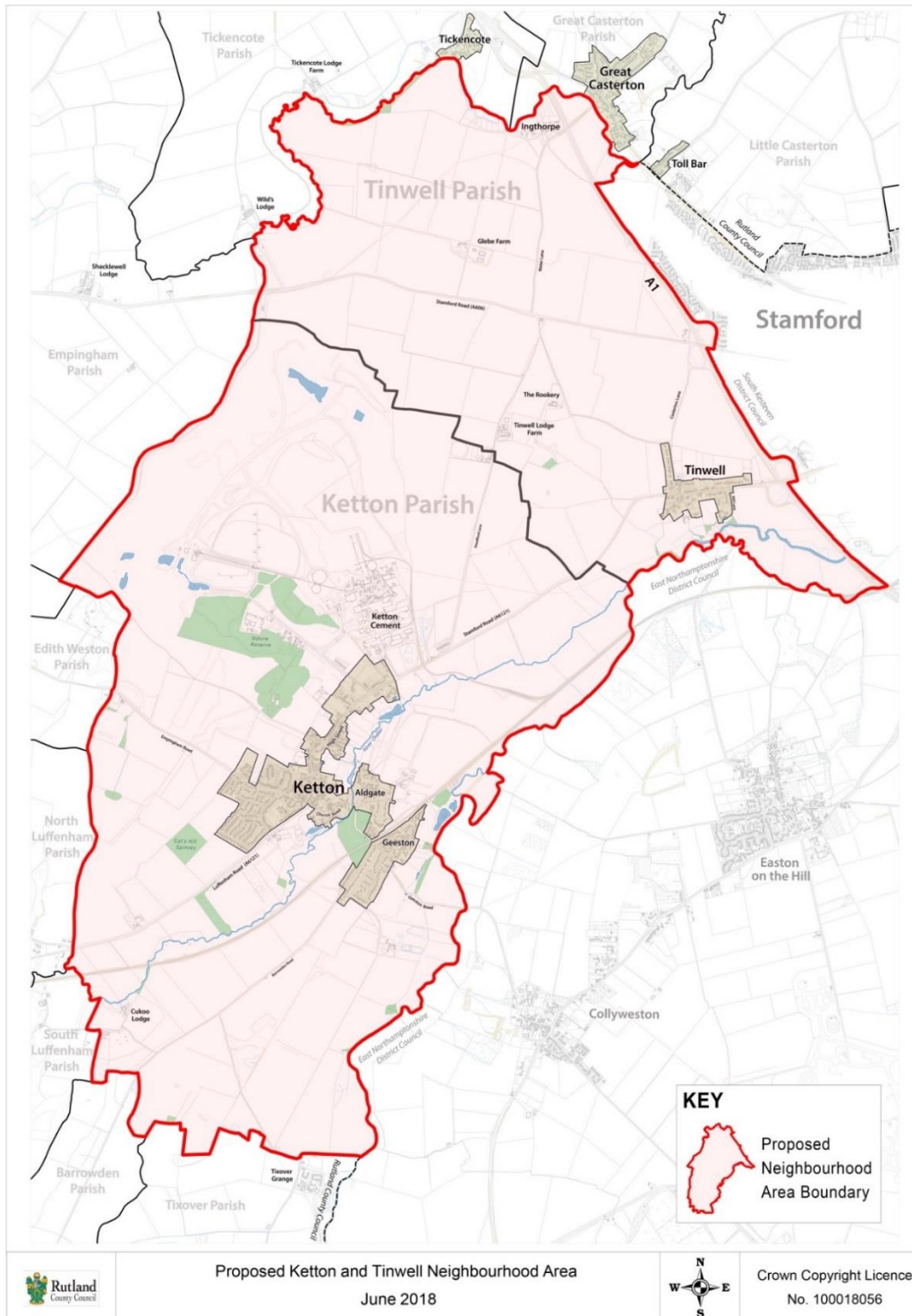
1.4 The application was approved by RCC on 18th October 2018 and the Neighbourhood Plan Area is shown in Figure 1. Information on the designation can be found in the Designation Statement on Rutland County Council's webpage: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-planning/ketton-and-tinwell-neighbourhood-plan/>

1.5 The Draft Ketton and Tinwell Joint NP was made available for consultation for just over six weeks (in accordance with Regulation 14 of the Neighbourhood Plan Regulations) from Friday 4th February 2022 to Friday 18th March 2022. Amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the (separate) Consultation Statement.

1.6 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.

1.7 The Ketton and Tinwell Joint NP will cover the period 2021 until 2041. It does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure, or any other matters set out in Section 61(k) of the Town and Country Planning Act 1990.

Figure 1: Ketton and Tinwell Joint Neighbourhood Plan Area



2. Have Appropriate Regard to National Policy

2.1 A revised National Planning Policy Framework (NPPF) was published in July 2021. The NPPF provides a framework within which local communities can produce Neighbourhood Development 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 Ketton and Tinwell Joint NP has had regard to the relevant sections of the NPPF. The Neighbourhood Plan sets out a Vision, 11 Issues/Objectives, 26 formal Planning Policies and a number of associated community aspirations. The latter are, however, informal and are not considered in this Basic Conditions Statement.

Vision, Issues and Objectives

2.4 The Vision and the Issues/Objectives are summarised in Table 1 below, alongside the NPPF paragraphs that they relate to, thus demonstrating regard for the NPPF.

Table 1: Neighbourhood Plan Vision, Issues and Objectives - conformity with the NPPF

Neighbourhood Plan		NPPF (Paragraph Numbers)
<p>Vision (NP p 48) A friendly, attractive and safe community where:</p> <ul style="list-style-type: none"> • development is small-scale, in keeping with local character, and meeting the aspirations of the full spectrum of residents; • housing, infrastructure and employment opportunities are adaptable and sustainable; • the local landscape and the village green spaces within it, together with their associated nature and biodiversity, are protected and enhanced, with public access improved; and • we work together to safeguard all we value, both now and in the future, about our local area. 		<p>All, but in particular: 8 on achieving the three principles of achieving sustainable development. 28, 29 and 30 on Non-Strategic Policies and Neighbourhood Planning.</p>

Issues (NP pp 50/51)	Objectives (NP pp 50/51)	NPPF (Paragraph Numbers)
Land use should follow principles of sustainable development and ensure community engagement and consultation.	Any development in the Plan Area is sustainable, protects characteristics most valued by residents, and the community has a timely say in any proposals.	8 Achieving Sustainable Development 29 on Neighbourhood Planning. 16(c) Engagement and consultation.
Development should have no overall adverse impacts on the natural environment, and planning control needs to incorporate measures to protect and enhance biodiversity and nature for the health and well-being of all.	Both new development and our community life as a whole respect and protect local green spaces, the surrounding countryside, the landscape character, and the natural environment with its related biodiversity.	174 to 182 Conserving and enhancing the natural environment. 126 to 136 Achieving well-designed places.
The community gets the right size and type of new homes.	New development should aim to deal with demonstrable demographic aims and aspirations so that new housing is sufficiently varied in terms of type and size to suit the requirements of local people of all ages, allowing them to continue to live in Ketton and Tinwell.	62 and 63 the size, type and tenure of housing needed and affordable housing.
Development needs to be in the right place.	Location of development sites must be compatible with measures aimed at preserving the landscape character and rural nature of the area, the local heritage, and the shared amenity value to all residents.	126 to 136 Achieving well-designed places. 189 to 208 Conserving and enhancing the historic Environment 174 to 182 Conserving and enhancing the natural environment.
The design of any development needs to be right for the character of the local area.	All development needs to be of a high-quality design that respects local distinctiveness and protects and enhances the historic character and rural setting of the villages and their Conservation Areas.	126 to 136 Achieving well-designed places. 189 to 208 Conserving and enhancing the historic Environment
New development needs to be fit for the future, sustainable, appropriate to the community it serves, and promoting health and well-being.	New developments constructed so as to promote sustainable living and a healthy community. Overall design takes account of the requirements of different types of residents.	126 to 136 Achieving well-designed places. 92 to 103 Promoting healthy and safe communities.
New development needs to be accompanied by adequate	Infrastructure and utilities are at a scale which is adequate for the	153 to 158 Planning for climate change

provision for essential infrastructure and services so as to ensure it creates no detriment to the community as a whole.	needs of the whole community and are not prejudiced by the additional demands of new development.	159 Planning and Flood Risk
Our transport infrastructure should adapt to the needs and wishes of the whole community, and should help encourage a sustainable lifestyle	A community better connected by road, river and footpath. More speed control and off-road parking for more pleasant and safe means of travel, walking and cycling.	104 to 113 Promoting Sustainable Transport
Community facilities and access to them need to be adequate for the community as a whole	Safeguarding and enhancing the provision of local leisure activities and community facilities, to support all age groups and sustain a vibrant and friendly community.	92 to 103 Promoting healthy and safe communities.
Within the overall planning context, how we can assist support for local businesses and employment opportunities	Supporting increased moves to homeworking. Promote measures to ensure facilities for small businesses are adequate for their needs.	8 Achieving Sustainable Development 84 and 85 Supporting a prosperous rural economy.
Ensuring major development and/or strategic activities can be addressed without harm to the community.	Undertakings on the nature of quarried land restoration/buffers to A1 development and Stamford overspill/impact of development on infrastructure	20 to 22 Strategic policies. 211(e)sustainable use of minerals (restoration).

Formal Planning Policies

2.5 Each of the Planning Policies (KT1 to KT26) has been considered in relation to the relevant sections of the NPPF as summarised in Table 2 below. This shows that the Neighbourhood Plan properly reflects national guidance as set out in the NPPF, thereby satisfying the Basic Conditions.

Table 2: Planning Policies - conformity with the NPPF

Neighbourhood Plan Policy	NPPF Paragraphs	Conformity
<i>A. Our Community</i>		
Policy KT1: Overall Sustainable Development and Localism Principles	All, but in particular: 8 on achieving the three principles of achieving sustainable development. 28, 29 and 30 on Non-Strategic Policies and Neighbourhood Planning.	Achieves sustainable development. Neighbourhood Plans and strategic policies.
<i>B. Our Environment</i>		
Policy KT 2: Landscape character and important views	174 to 182 Conserving and enhancing the natural environment. 126 to 136 Achieving well-designed places.	Well-designed places. Conserves and enhances natural environment.
Policy KT 3: Trees, hedges and watercourses	174 to 182 Conserving and enhancing the natural environment.	Conserves and enhances the natural environment.
Policy KT 4: Local Green Infrastructure Corridors	174 to 182 Conserving and enhancing the natural environment.	Conserves and enhances the natural environment.
<i>C. Our Heritage</i>		
Policy KT 5: Designated Heritage Assets in/around Ketton	189 to 208 Conserving and enhancing the historic environment	Protects heritage assets
Policy KT 6: Designated Heritage Assets in/around Tinwell	189 to 208 Conserving and enhancing the historic environment	Protects heritage assets
Policy KT 7: Protecting and enhancing archaeological sites	189 to 208 Conserving and enhancing the historic environment	Protects heritage assets
<i>D. Open Spaces</i>		
Policy KT 8: Existing open space and recreation facilities	92 to 103 Promoting healthy and safe communities.	Protects facilities and enables recreation
Policy KT 9: Open space provision within new housing	92 to 103 Promoting healthy and safe communities.	Increases spaces for recreation
Policy KT 10: Proposed Local Green Spaces	174 to 182 Conserving and enhancing the natural environment.	Meets the criteria for LGS designation (Paras. 101 to 103)

	189 to 208 Conserving and enhancing the historic environment 92 to 103 Promoting healthy and safe communities.	
Policy KT 11: Other Important Open Spaces	174 to 182 Conserving and enhancing the natural environment. 189 to 208 Conserving and enhancing the historic environment 92 to 103 Promoting healthy and safe communities.	Protects locally important open spaces
Policy KT 12: Allotments	92 to 103 Promoting healthy and safe communities.	Improves local infrastructure
<i>E. Our Housing</i>		
Policy KT 13: Location & scale of new housing (Ketton)	126 to 136 Achieving well-designed places. 189 to 208 Conserving and enhancing the historic environment 174 to 182 Conserving and enhancing the natural environment.	Enables locally-supported development of an appropriate scale and location to meet housing needs.
Policy KT 14: Location & scale of new housing (Tinwell)	126 to 136 Achieving well-designed places. 189 to 208 Conserving and enhancing the historic environment 174 to 182 Conserving and enhancing the natural environment.	Enables locally-supported development of an appropriate scale and location to meet housing needs.
Policy KT 15: Infrastructure requirements associated with new housing	153 to 158 Planning for climate change 159 Planning and Flood Risk	Ensures infrastructure can accommodate development.
Policy KT 16: Design requirements for new housing	126 to 136 Achieving well-designed places.	Ensures that design relates to local character
Policy KT 17: Housing mix for new developments	62 & 63 the size, type and tenure of housing needed and affordable housing.	To meet a range of housing needs/demand
Policy KT 18: Extensions and conversions	126 to 136 Achieving well-designed places.	Ensures that design relates to local character
Policy KT 19: Commercial development, inc. agricultural	8 Achieving Sustainable Development 84 and 85 Supporting a prosperous rural economy	Support local business taking into account design interests
<i>F. Travel and Active Transport</i>		
Policy KT 20: Rights of Way	104 to 113 Promoting Sustainable Transport	Enables local recreation

Policy KT 21: Impact of A1 (Trunk Road) development	189 to 208 Conserving and enhancing the historic environment 174 to 182 Conserving and enhancing the natural environment.	Enable improvement but taking account of local environment and landscape
<i>G. Employment and Business</i>		
Policy KT 22: Encouraging new businesses	8 Achieving Sustainable Development 84 and 85 Supporting a prosperous rural economy.	Enabling appropriate local business development
Policy KT 23: Working from home	8 Achieving Sustainable Development 84 and 85 Supporting a prosperous rural economy.	Supports sustainable living/development
Policy KT 24: Fibre Broadband	8 Achieving Sustainable Development 84 and 85 Supporting a prosperous rural economy.	Supports business development and education
<i>H. Services and Facilities</i>		
Policy KT 25: The protection of community facilities	92 to 103 Promoting healthy and safe communities.	Protecting locally important facilities
Policy KT 26: The provision of new community facilities	126 to 136 Achieving well-designed places. 92 to 103 Promoting healthy and safe communities.	Ensures that improved facilities are provided alongside new development.

3. Contribution to the achievement of Sustainable Development

3.1 The NPPF has a presumption in favour of sustainable development i.e. ensuring a better life for residents and making the quality of life better for future generations. The NP supports the NPPF in enabling positive sustainable growth in the villages, at the same time as protecting the heritage, landscape and community qualities which are valued by local people.

3.2 The NP will ensure economic, environmental and social progression for future generations. It has been prepared with a central understanding that the key areas it addresses (the environment, the economy, and the community) are all closely linked. The policies aim to facilitate change whilst protecting what is highly valued in the community.

3.3 Tables 1 and 2 above and Table 3 below show how provision for sustainable development forms an integral part of the Vision, Objectives and Planning Policies within this NP.

4. General Conformity with Strategic Local Policy

4.1 The Ketton and Tinwell Joint Neighbourhood Plan has been prepared with advice from the planning officers of Rutland County Council. This has ensured that the process of developing the policies for the Plan has been scrutinised in terms of conformity with strategic policies. The Development Plan comprises three documents.

- The Core Strategy Development Plan Document (DPD) (adopted 2011);
- The Site Allocations and Policies DPD (adopted 2014); and
- The Minerals Core Strategy & Development Control Policies DPD (adopted 2010)

Table 3 shows how the Ketton and Tinwell Joint NP is in general conformity with the strategic policies in the Core Strategy and the Site Allocations and Policies DPDs. In accordance with the Regulations, the Neighbourhood Plan does not contain policies on minerals. Consequently, the Minerals Core Strategy & Development Control Policies DPD is not included in the table.

Table 3: Neighbourhood Plan Policies - conformity with the Development Plan

Neighbourhood Plan Policy	Core Strategy	Site Allocations & Policies DPD	Conformity
<i>A. Our Community</i>			
Policy KT1: Overall Sustainable Development and Localism Principles	CS1 Sustainable development principles	SP1 Presumption in favour of sustainable development	Promotes principles of sustainable building and development.
<i>B. Our Environment</i>			
Policy KT 2: Landscape character and important views	CS4 - Location of development CS21 - The natural environment	SP23 Landscape character in the countryside	New development to respect landscape character (adding local/NP criteria).
Policy KT 3: Trees, hedges and watercourses	CS21 - The natural environment	SP19 Biodiversity and geodiversity conservation	Protects locally important features.
Policy KT 4: Local Green Infrastructure Corridors	CS21 - The natural environment CS23 - Green infrastructure, open	SP19 Biodiversity and geodiversity conservation	Protects locally important features and encourages habitat connectivity.

	space, sport & recreation		
<i>C. Our Heritage</i>			
Policy KT 5: Designated Heritage Assets in and around Ketton	CS22 - The historic and cultural environment	SP20 The historic environment	Protects important features/assets.
Policy KT 6: Designated Heritage Assets in and around Tinwell	CS22 - The historic and cultural environment	SP20 The historic environment	Protects important features/assets.
Policy KT 7: Protecting and enhancing archaeological sites	CS22 - The historic and cultural environment	SP20 The historic environment	Protects important features/assets.
<i>D. Open Spaces</i>			
Policy KT 8: Existing open space and recreation facilities	CS23 - Green infrastructure, open space, sport & recreation	N/A	Protects existing green infrastructure, open spaces and facilities.
Policy KT 9: Open space provision within new housing developments	CS23 - Green infrastructure, open space, sport & recreation	SP22 Provision of new open space	Ensures that development includes new facilities/spaces.
Policy KT 10: Proposed Local Green Spaces	CS23 - Green infrastructure, open space, sport & recreation CS21 - The natural environment	SP21 Important open space and frontages	Identifies and protects important community open spaces, subject to fit with NPPF.
Policy KT 11: Other Important Open Spaces	CS23 - Green infrastructure, open space, sport & recreation CS21 - The natural environment	SP21 Important open space and frontages	Identifies and protects open areas, with landowner agreement
Policy KT 12: Allotments	CS23 - Green infrastructure, open space, sport & recreation	SP22 Provision of new open space	Support local provision to meet local demand
<i>E. Our Housing</i>			
Policy KT 13: Location and scale of new housing (Ketton)	CS2 - The spatial strategy CS3 - The Settlement Hierarchy CS4 - Location of development	SP5 Built development in the towns and villages SP6 Housing in countryside	Enables new housing, of an appropriate scale, balanced against constraints.

Policy KT 14: Location and scale of new housing (Tinwell)	CS2 - The spatial strategy CS3 - The Settlement Hierarchy CS4 - Location of development	SP5 Built development in the towns and villages SP6 Housing in countryside	Enables very limited new housing, balanced against constraints.
Policy KT 15: Infrastructure requirements for new housing	CS7 - Delivering socially inclusive communities CS 8 - Developer contributions	SP22 Provision of open space	Ensures that local infrastructure can accommodate development
Policy KT 16: Design requirements for new housing	CS19 - Promoting good design	SP5 Built development in the towns and villages SP15 Design and amenity	Requires high quality sustainable design contributing to local character & amenity.
Policy KT 17: Housing mix for new developments	CS10 - Housing density and mix	SP9 Affordable housing	Ensures a range of local needs are met
Policy KT 18: Extensions and conversions	CS19 - Promoting good design	SP15 Design and amenity	Requires high quality sustainable design contributing to local character & amenity.
Policy KT 19: Commercial development, including agricultural	CS19 - Promoting good design	SP13 Agriculture, horticulture, equine & forest development	Requires high quality sustainable design contributing to local character & amenity.
<i>F. Travel and Active Transport</i>			
Policy KT 20: Rights of Way	CS18 - Sustainable transport and accessibility	N/A	Protect and enhance walking, cycling and horse riding routes.
Policy KT 21: Impact of A1 (Trunk Road) development	CS19 - Promoting good design	N/A	Requires high quality design taking account of local landscapes
<i>G. Employment and Business</i>			
Policy KT 22: Encouraging new businesses	CS16 - The rural economy	SP13 Agriculture, horticulture, equine & forest development SP15 Design and amenity	Expansion & to ensure rural development is sustainable and respects its setting.

Policy KT 23: Working from home	CS16 - The rural economy	SP15 Design and amenity	Supports sustainable living and village life
Policy KT 24: Fibre Broadband	CS16 - The rural economy	SP14 Telecommunications and high-speed broadband	Supports local businesses, education and social wellbeing
<i>H. Services and Facilities</i>			
Policy KT 25: The protection of community facilities	CS7 - Delivering socially inclusive communities	N/A	Protects local facilities to support community wellbeing.
Policy KT 26: The provision of new community facilities	CS7 - Delivering socially inclusive communities	N/A	Ensures that facilities are developed and improved to meet increased needs.

5. Compatibility with EU Obligations and other Prescribed Conditions

5.1 Rutland County Council undertook a screening and has concluded that a Strategic Environmental Assessment was not required because the Neighbourhood Plan is not likely to have a significant impact on the environment (See Ketton and Tinwell Joint Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment & Habitat Regulations Assessment Screening Report July 2022). The conclusion from the report is set out below and the full report is one of the documents submitted in support of the Neighbourhood Plan.

The following is an extract from that Report:

“SEA Screening Outcome

3.3 On the basis of the assessments set out in Table 1 and 2, it is concluded that the KTNP will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations and, therefore, does not need to be subject to SEA. The reasons for this are:

- The KTNP supports the implementation of higher tier policies in the existing Rutland Local Plan;*
- The KTNP seeks to avoid or minimise negative environmental effects through the provision of guidance on issues which should be considered when making proposals within the Neighbourhood Area. It is, therefore, likely to have an indirect positive environmental effect by setting out how proposals can avoid adverse effects on a number of environmental factors; and*
- The Plan does not allocate land or buildings for specific new development.”*

5.2 The document was subject to a formal consultation with Historic England, Natural England and the Environment Agency, and each of those organisations agreed with the conclusion reached by the County Council.

5.3 The Screening Report also considered the need (or not) for a Habitat Regulations Assessment. It was concluded that the Neighbourhood Plan is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations. Again, the consultees agreed with that conclusion and consequently such an assessment has not been required by Rutland County Council.

5.4 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.

6. Conclusion

6.1 It is the view of Ketton Parish Council and Tinwell Parish Meeting that:

- the Neighbourhood Development Plan has shown that it meets the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990;
- the Plan has given appropriate regard to the NPPF and will contribute to the achievement of sustainable development;
- it is in general conformity with strategic policies contained in the Development Plan, and in particular the Core Strategy Development Plan Document (adopted 2011) and the Site Allocations and Policies Development Plan Document (adopted 2014); and
- it meets the relevant EU obligations.