

# Grasby and Searby cum Owmbby

Neighbourhood Plan  
2025 – 2040

Basic Conditions Statement



27 October 2025

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# 1. Introduction

## What is the Grasby and Searby cum Owmbly Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for the Grasby and Searby cum Owmbly Parishes (hereafter the GSONP) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Plan Area and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 The Plan 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 (general) Regulations 2012.

## What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the GSONP. Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets each of the following Basic Conditions<sup>1</sup>:
  - I. has regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
  - II. contributes to the achievement of sustainable development,
  - III. 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),
  - IV. does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations,
  - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
  - VI. having regard to all material considerations, it is appropriate that it is made.
- 1.4 This document outlines how the GSONP meets the Basic Conditions.

## 2. Key Statements

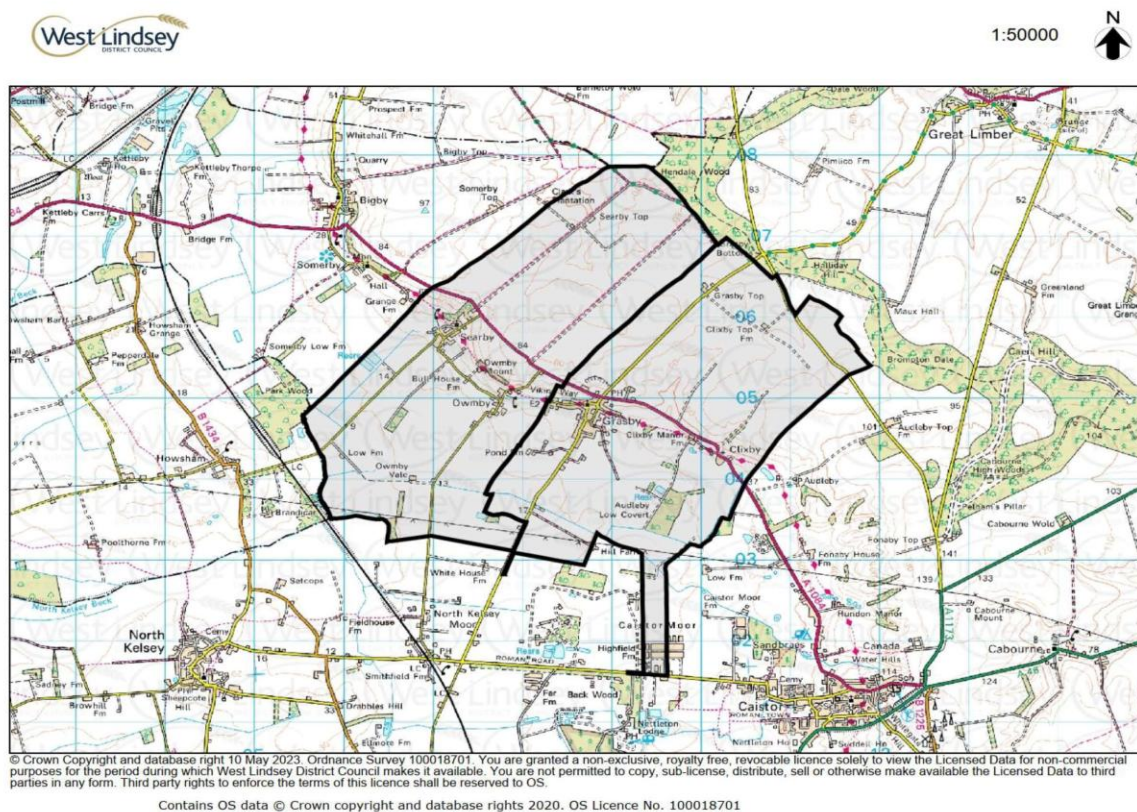
- 1.5 The Plan area covers the Parishes of Grasby and Searby cum Owmbly. Grasby Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. See Annex H of the GSONP which shows the parish collaboration agreement with Searby cum Owmbly Parish Meeting dated 31.5.23.
- 1.6 The GSONP expresses policies that relate to the development and use of land only within the designated Neighbourhood Area. That Neighbourhood Area is contiguous with the joint Parish boundaries as shown on the map accompanying the neighbourhood designation application (see Figure 1). The GSONP does not relate to more than one neighbourhood plan area. The

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<sup>1</sup> See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

area was designated by West Lindsey District Council on 14<sup>th</sup> September 2023 as shown in figure 1 below.

**Figure 1: Grasby and Searby cum Owmbly Neighbourhood Plan Area**



- 1.7 The GSONP Plan covers the period from 2025 to 2040, matching the time frame of the adopted 2023 CLLP.
- 1.8 The Plan proposals do not deal with 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 as 'excluded development'.
- 1.9 There are no other Neighbourhood Plans in place for the either of these parishes.
- 1.10 The Pre-Submission Draft GSONP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 21<sup>st</sup> May to 6<sup>th</sup> July 2025. Amendments have been made to the document based on all the comments received and these are summarised in the document entitled 'Consultation Statement'.

### 3. Conformity with National and District Policy

- 1.11 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)<sup>2</sup>. Paragraphs 29 – 31 and footnote 17 of the NPPF refers to Neighbourhood Plans requiring them to
- have regard to the policies in the NPPF
  - and to be in general conformity with strategic policies in any Development Plan that covers the area, which is the Central Lincolnshire Local Plan adopted in April 2023.
- 1.12 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 (see paragraphs below relating to achieving sustainable development).
- 1.13 The policies in the GSONP have also been drafted to be in general conformity with the adopted policies and the evidence base in the CLLP prepared by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC).
- 1.14 The Neighbourhood Plan has been in preparation since 2023. In accordance with National Planning Guidance, documents commissioned by the CLJSPC that support the CLLP have also been used to guide the Neighbourhood Plan policies. These are;
- a) Open Space Provision Assessment Central Lincolnshire Buffers 2023
  - b) Housing and Economic Land Availability Assessment 2020 and Appendix E West Lindsey
  - c) Ecological Network and Opportunities Map 2019
  - d) The Policy Evidence Reports for the CLLP particularly S4, S5, S6, S7, S12, S20, S48, S53, S59, S60, S61, S64, S65, S66
  - e) National Character Area 43 Lincolnshire Wolds Natural England
  - f) Greater Lincolnshire Nature Partnership Green Infrastructure 2019
  - g) WLDC Landscape Character Assessment 1999
- 1.15 Plan area based studies have been commissioned and are available on the Neighbourhood Plan tab at <https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>.
- Grasby, Searby cum Owmbly Design Codes and Guidance AECOM 2024
  - Grasby and Searby cum Owmbly Housing Needs Assessment AECOM 2024
  - Site Assessment AECOM 2025
- 1.16 In addition, the NPG have done their own assessment of Local Green Spaces, Key Views and Significant Green Wedges. This involved numerous walkabouts and discussions including with the AECOM consultant as part of the Design Code work and the planning consultant supporting the group to write the Neighbourhood Plan. The NPG then met with maps to agree the Local Green Spaces, Key Views and Significant Green Wedges based on criteria agreed by the group.

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<sup>2</sup> All references are to the NPPF 2024

**Table 1: Assessment of how each policy in the GSONP conforms to the NPPF**

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
1	Sustainable Development Limited Infill and the Settlement Boundary	7,8,129	<p>The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of the Plan Area and establishes a Settlement Boundary for Grasby, Searby and Owmby.</p> <p>This provides certainty in respect of the suitable locations for development, the need to protect valued open spaces, the areas of nature conservation and open countryside in accordance with the NPPF. The NPPF para 129 notes that planning policies should take into account <i>‘the desirability of maintaining an area’s prevailing character and setting (including residential gardens)’</i>. Policy 1 is based on local analysis to provide a policy framework to ensure all development on allocated sites and infill is sensitive to the local character.</p>
2	Protecting the Landscape Character	135, 187	<p>The landscape character of the area is valued highly by the local community.</p> <p>The NPPF at para 135a requires planning policies to ensure that developments will <i>‘function well and add to the overall quality of the area not just in the short term but over the life time of the development’</i>.</p> <p>The NPPF at para 187 requires planning policies to <i>‘contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes’</i>.</p> <p>Taking as its starting point the green wedges identified in the CLLP, the GSONP has focused on identifying the location of Significant Green Wedges providing locally specific guidance.</p> <p>Policy 2 defines the overall approach to protecting landscape character and provides a framework to show how the allocated sites and any infill development should be designed to minimise the impact on the landscape. Policy</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>2 is based on an understanding and evaluation of the defining characteristics of the Plan Area undertaken for the Neighbourhood Plan. The Grasby Design Codes and Guidance combine an assessment of the surrounding built environment and landscape setting (in accordance with NPPF para 135c). The identification of the significant green wedges, the key views and local green spaces, contribute to this analysis, providing local input in establishing where the landscape is locally valuable.</p>
3	Protecting and Enhancing the Natural Environment	136,256,192	<p>At para 192 of the NPPF plans are required to <i>'map and safeguard components of local wildlife rich habitats'</i></p> <p>Policy 3 is based on a wealth of local data about the variety of flora and fauna in the Parish.</p> <p>The NPPF at para 125 states that planning policies should <i>'achieve net environmental gains such as developments that would enable new habitat creation....'</i>. Policy 3 provides a clear policy framework to show how the impact on biodiversity of development will be assessed, how the uplift will be measured and how it can be mitigated.</p> <p>The NPPF para 136 states that <i>'Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure new streets are tree lined and..... existing trees are retained wherever possible.'</i></p> <p>Policy 3 emphasises the importance of the trees and other planting in the Plan Area and that development proposals should protect the existing trees (where possible) and to include additional planting in landscape schemes.</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
4	Reducing the Risk of Flooding	162, 182	<p>Para 162 of the NPPF requires plans to '<i>Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk</i>'.</p> <p>Surface water flooding incidents are increasing in the Parish due to more intense rainfall. Policy 4 reflects the local concern about flood risk and provides a policy framework to set out clearly how it should be taken into account. The importance of SuDs, designed to provide an opportunity to achieve net biodiversity gains and multi benefits is supported in Policy 4 in accordance with best practice.</p>
5	Designation of Local Green Spaces	106,107	<p>The NPPF encourages communities to identify, for special protection, green areas of particular importance. Policy 5 identifies 11 areas of tranquillity and/or community value that will be protected from development.</p>
6	Improving Walking and Cycling Routes	96,109	<p>The NPPF supports the promotion of sustainable transport like cycling and walking in planning policies to achieve healthy inclusive and safe places (para 96) and requires policies to consider the location of development to encourage walking and cycling (para 109).</p> <p>There is potential to enhance the network of walking and cycling routes through the Parish and connect them to wider active travel routes. Policy 6 has identified these opportunities and encourages their enhancement. The NPPF sees the enhancement of walking and cycling routes as a way of encouraging healthy, inclusive and safe places.</p>
7a	Achieving Well Designed Places	131, 132, 134	<p>The NPPF sees good design as a key aspect of sustainable development (para 131) and para 132 notes that design policies should be developed with local communities.</p> <p>Para 134 supports the production of Design Guides for neighbourhood areas and Policy 7 is underpinned by the Grasby Design Codes and Guidance.</p>



NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			<p>In accordance with NPPF para 131 Policy 7 is clear about the design expectations and how these will be tested.</p> <p>Policy 7 is based on the robust local evidence, has involved the community in its preparation and sets out a framework for developers.</p>
7b, 11	<p>Energy Efficient Construction</p> <p>Renewable Energy, Energy Efficiency and Low Carbon Technologies</p>	155, 161, 164	<p>The NPPF para 161 sees the planning system as crucial in supporting the transition to a low carbon future to <i>'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience'</i>. New development should be planned in ways that <i>'can help to reduce greenhouse gas emissions, such as through its location, orientation and design'</i> (para 164). NPPF para 155 notes that <i>'Plans should provide a positive strategy for energy from [renewable ] sources.... While ensuring that adverse impacts are addressed satisfactorily including cumulative landscape and visual impacts'</i>.</p> <p>Policy 7b encourages the development of low carbon homes and the use of renewable energy reflect statements of government policy.</p>
8a, 8b	<p>A Mix of Housing Types</p> <p>Rural Exception Site</p>	62,63,64,65	<p>Para 62 supports the use of local housing needs assessments to inform policy. The GSONP is supported by a specific HNA. Policy 8a supports development that meets local housing need in accordance with CLLP Policy S23 and local analysis from the HNA identifies the housing size mix required. The use of up-to-date evidence is in accordance with the NPPF. This creates a policy framework that identifies different house sizes and types and encourages a range of development to meet this need - (see NPPF para 63).</p> <p>NPPF para 64 states that where a need is identified (including for affordable housing) this should be reflected in planning policy <i>'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'</i>.</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			Policy 8a and 8b is a response to the HNA findings.
18	Protecting and Enhancing Heritage Assets	202,203	<p>The NPPF places great importance on the protection and enhancement of heritage assets and that <i>'these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance'</i> (Para 202).</p> <p>The GSONP identifies the designated monuments, listed buildings and non-designated heritage assets in the Parish.</p> <p>Policy 9 sets out <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> in accordance with NPPF para 203.</p>
10	Protecting and Enhancing Facilities for the Community	88, 135	<p>The NPPF states that planning policies should <i>'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship).'</i></p> <p>The Parish has limited facilities which are well used and play an important role in fostering community cohesion and Policy 10 supports the need to protect and improve these community facilities in accordance with para 135 which requires development <i>'to create places that are safe, inclusive .. and with a high standard of amenity..'</i></p>
12	Supporting the Local Economy	88, 119	<p>The NPPF supports the growth and expansion of all types of businesses in rural areas to enable diversification and to enable access to local services. Policy 12 supports the expansion of existing businesses in the Parish where this does not harm the wider landscape. Policy 12 supports the location of new businesses in the Parish where it is in accordance with District policies. Policy 12 also supports the provision of ultra fast broadband recognising this is vital to economic growth, this is aligned with the NPPFs approach which</p>

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			notes that reliable communications infrastructure is essential for economic growth (para 119).
Policy 13a-13c	Allocation of small sites for housing	30, 73a, 74	The NPPF encourages Neighbourhood plan groups to give particular consideration to the opportunities for allocating small and medium size sites. The scale of development proposed is small (up to 10 across three sites) and in conformity with the strategic policies in the CLLP.

## 4. Contribution to the Achievement of Sustainable Development

- 1.37 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three overarching objectives *‘which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)’*.<sup>3</sup> The GSONP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.
- 1.38 The **economic** goals relate to the emphasis on supporting sustainable economic development. The GSONP supports the existing businesses in the Plan Area and encourages new businesses through economic diversification and the re use of existing buildings where this is in conformity with CLLP policies. The importance of communication technology to support a local economy is understood and Policy 12 promotes the improvement of 4G and 5G technology to enable residents to work from home and/or run businesses from home if they wish to do so. The GSONP recognises the contribution these businesses make, providing local employment and services to the community.
- 1.39 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. The GSONP supports the development of houses built to a high design quality and of a type and tenure to meet local needs and protects community facilities recognising the value of them to provide community cohesion.
- 1.40 The GSONP identifies areas of community value as Local Green Spaces (LGS). The LGSs in the Plan Area have a social value (for leisure and recreation) as well as for their tranquillity and environmental value. The identification of Significant Green Wedges and the policy to promote walking, cycling and horse riding reflects the value of the outdoors and the pleasure residents get from direct access to the countryside. This promotes healthy leisure activities.
- 1.41 The GSONP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see the Key Principle). By

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<sup>3</sup> NPPF para 8

enabling people to become more actively involved in the decision-making process<sup>4</sup> the Neighbourhood Plan has assisted in building social capacity.

- 1.42 The **environmental** goals are to protect the natural and built environment. The Neighbourhood Plan polices ensure that proposals protect and where possible enhance valued landscapes and the heritage of the Parish. The GSONP provides locally specific policies based on the Grasby Design Codes and Guidance to provide clarity to developers on what constitutes sustainable development. The identification of Key Views, Local Green Spaces and Significant Green Wedges are based on landscape analysis and are an important part of this process to provide clarity to decision makers and developers about which areas are more sensitive to development across the Plan Area.
- 1.43 The additional local data on the flora and fauna provided means there is a very clear understanding of the biodiversity of the Parishes and the actions required to protect and improve this.
- 1.44 The GSONP also sends a clear signal that the community supports low carbon development in design and construction and in the location of renewable energy technology.
- 1.45 A sustainability matrix of the policies in the GSONP has been produced to assess the GSONP policies against sustainability criteria - see Appendix A. The Sustainability Matrix concluded that the Neighbourhood Plan policies would mostly have a positive benefit and occasionally a neutral impact.
- 1.46 There is no legal requirement for neighbourhood plans to have a Sustainability Appraisal. The SEA Screening process identified that one was not required. It is considered that this Sustainability Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

## 5. Compatibility with EU Obligations

- 1.47 The European Withdrawal Act 2018 (EUWA) provides a new constitutional framework for the continuity of retained EU law in the UK, replacing the EU treaties that had until that point applied in the UK. Section 7 of the EUWA 2018 states that '*Anything which was immediately before exit day, primary legislation of a particular kind, subordinate legislation of a particular kind or another enactment of a particular kind and continues to be domestic law on and after exit day continues to be domestic law as an enactment of the same kind*'<sup>5</sup>.
- 1.48 The references below are to EU directives and regulations because '*there is no official record of which EU treaty rights were incorporated into UK law*'<sup>6</sup> but the EUWA accepts that the same environmental standards remain.

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<sup>4</sup> Supported by NPPF para 128

<sup>5</sup> See <https://www.legislation.gov.uk/ukpga/2018/16/section/7>

<sup>6</sup> See <https://www.pinsentmasons.com/out-law/guides/retained-eu-law-uk-after-brexit>

- 1.49 *'The EU (Withdrawal) Bill incorporates the existing body of EU environmental law into UK law, making sure the same protections have effect in the UK and laws still function effectively after the UK leaves the EU'*<sup>7</sup>.

### **Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening**

- 1.50 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive.
- 1.51 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects on protected European Sites as a result of the Plan's implementation<sup>8</sup>.
- 1.52 A Strategic Environmental Assessment (SEA) Screening Report<sup>9</sup> was undertaken in September 2025 to determine whether or not the GSONP (Submission Draft) required a SEA and HRA. In accordance with regulations Natural England, the Environment Agency and Historic England were consulted.
- 1.53 On the basis of the screening report and responses from statutory agencies, WLDC have determined that a SEA and/or HRA assessment are not required for the GSONP because the Neighbourhood Plan is not likely to have a significant impact on the environment subject to an additional reference being applied to the Site Allocation policies regarding the need for conformity with Policy 60 of the CLLP. The necessary amendment was made to the submission NP policies 13a,13b,13c. The screening determination is available on WLDCs web site and the responses to that screening report from the statutory consultees are at Appendix B.

### **Other EU obligations**

- 1.54 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the **European Convention on Human Rights**. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 1.55 The main issues for planning are the right to family life and in preventing discrimination. The GSONP makes positive contributions, such as protecting the heritage and landscape of the Plan Area, protecting the countryside, supporting the improvement of walking and cycling routes and promoting housing to meet local needs and protecting community facilities. The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.

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<sup>7</sup> EU Withdrawal Bill Fact sheet 8 Environmental Principles. EU Withdrawal Bill came into force in January 2020

<sup>8</sup> Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

- 1.56 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement<sup>9</sup>. There was consultation and engagement early on in the process and residents were encouraged to participate throughout. The draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012; responses have been recorded and changes have been made as per the schedule set out in the Statement of Consultation. The Consultation Statement has been prepared by the Neighbourhood Plan Working Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## 6. General Conformity with Strategic Local Policy

- 1.57 There has been a positive working relationship and useful meetings between West Lindsey District Council (WLDC) and the Neighbourhood Plan Group including meetings with the Neighbourhood Planning Officer at WLDC to provide input into the preparation of the Neighbourhood Plan.

### Central Lincolnshire Local Plan 2023

- 1.58 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan (here the adopted 2023 Central Lincolnshire Local Plan – hereafter the CLLP). The GSONP has been developed to be in general conformity with these strategic policies.
- 1.59 The CLLP strategic policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by WLDC when considering all proposals for development.
- 1.60 Table 2 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the strategic policies.

**Table 2: Assessment of how each policy in the GSONP is in general conformity with the Strategic Policies in the CLLP**

Strategic Policies CLLP	GSONP
S1 The Spatial Strategy and Settlement Hierarchy  S4 Housing Development in or Adjacent to Villages	The GSONP policies propose a scale of growth and in locations that are in conformity with the CLLP policies. Grasby and Searby are defined as small villages and Owmbly is a hamlet. The site allocations are around Grasby only and the settlement boundary is drawn in accordance with the CLLP definition. Development within the settlement boundary is also supported in accordance with Grasby and Searby (small villages) and Owmbly (a hamlet).
S5 Development in the Countryside	The GSONP does not propose any development in the countryside outside the scope of S5.

<sup>9</sup> See <https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>

Strategic Policies CLLP	GSONP
<p>S6 Design Principles for Efficient Buildings</p> <p>S7 Reducing Energy Consumption – Residential Development</p> <p>S8 Reducing Energy Consumption</p>	<p>The Grasby Design Code includes design codes on Energy Efficient Construction. Policy 7b uses this local assessment to require development to incorporate sustainable design features – this is in conformity with Policy S6, S7 and S8.</p> <p>Policy 1 is overarching and requires development to minimise the use of carbon.</p>
<p>S12 Water Efficiency and Sustainable Water Management</p>	<p>Policy 12 requires development to meet lower water usage targets as prescribed in S12.</p>
<p>S13 Reducing Energy Consumption in Existing Buildings</p>	<p>Policy 7b also supports the retrofitting of existing buildings to make them more energy efficient.</p>
<p>S14 Renewable Energy</p> <p>S9 Decentralised Energy Networks</p>	<p>Policy 11 provides a framework for assessing renewable energy projects in the Plan Area and particularly supports community owned projects.</p>
<p>S21 Flood Risk and Water Resources</p>	<p>Policy 4 aligns with S21 with the supporting section identifying where surface water run-off is a particular concern and requires the management of surface water to provide multi benefits.</p>
<p>S22 Affordable Housing</p> <p>S23 Meeting Accommodation Needs</p>	<p>Policy 8a is underpinned by the HNA commissioned for the GSONP and therefore uses the latest HNA data as required by Policy S23. Policy 8a requires a mix of house types based on local need and is aligned with S23. Policy 8b focuses on the support that exists for a rural exception site – in recognition of the shortfall of affordable housing in the Plan Area. Whilst a site has not been identified delivery of such a scheme would assist in the delivery of S22.</p>
<p>S33 Non-Designated Employment Proposals within Identified Settlements</p> <p>S34 Non designated Employment Proposals in the Countryside</p> <p>S43 Sustainable Rural Tourism</p>	<p>Policy 12 aligns and references S33 and S34. Existing and new businesses are supported where their location is in accordance with CLLP policies.</p> <p>In the context of supporting local businesses Policy 12 (5) recognises the role of tourism in making an important contribution to the local economy (particularly by providing visitor accommodation where it is compatible with CLLP policies. in Policy 12).</p>

<b>Strategic Policies CLLP</b>	<b>GSONP</b>
S48 Walking and Cycling Infrastructure	Policy 6 and the supporting text identifies local opportunities for expanding or improving walking and cycling. The GSONP identifies the multi benefits of promoting active leisure activity in the Plan Area for residents and visitors.
S50 Community Facilities	Policy 10 is locally specific in identifying and protecting the buildings and outdoor spaces that are valued by the community. The approach aligns with S50.
S53 Design and Amenity	S53 requires design to reinforce local distinctiveness and respect local character. This is central to the GSONP and Policy 7a uses up to date local analysis in the Grasby Design Code as evidence to provide locally specific design guidelines.
S54 Health and Wellbeing	S54 supports development that achieves positive mental and physical outcomes. The value of safe direct access to the countryside is well evidenced and Policy 6 seeks to protect and enhance active travel (mainly walking and cycling) in the countryside.
S57 The Historic Environment	S57 sets out the approach across Central Lincolnshire to protecting heritage assets. Policy 9 aligns with this approach but provides a local context especially in its list of non-designated heritage assets.
S59 Green and Blue Infrastructure  S60 Protecting Biodiversity and Geodiversity  Policy 61 Biodiversity Opportunity And Delivering Measurable Net Gains  Policy 66 Trees Woodland and Hedgerows	Policy 3 in the GSONP includes elements of all these policies. It is based on local landscape analysis, evidence of the local flora and fauna and work in the Grasby and Searby cum Owmbly Design Codes and Guidance. Policy 3 is locally specific but remains in conformity with the approach in the CLLP.
Policy S63 Green Wedges	Policy 2 builds on the approach in the CLLP in relation to the green wedges which are open spaces within and between settlements. Policy 2 is based and more locally specific landscape analysis undertaken by the NPG to



Strategic Policies CLLP	GSONP
	identify the Significant Green Wedges around the settlements. The approach is in conformity with the CLLP.
Policy S64 Local Green Space	S64 identifies Local Green Spaces on the Policies Map or within an adopted neighbourhood plan to be designated. S64 uses the national criteria set out in the NPPF. Policy 5 uses the NPPF criteria and identifies 11 areas as LGS's as such it is aligned with S64.

## 7. Conclusion

- 1.61 It is the view of Grasby Parish Council that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the GSONP and all the policies therein.
- 1.62 The GSONP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development and is in conformity with the
- strategic policies contained in the CLLP and
  - meets relevant EU obligations that have been transferred into UK Law.
- 1.63 On that basis, it is respectfully suggested to the Examiner that the GSONP complies with Paragraph 8(2) of Schedule 4B of the Act.

## Appendix A Sustainability Matrix

Policy	Environmental Impact	Economic Impact	Social Impact
<b>Policy 1 Sustainable Development, Limited Infill and the Settlement Boundary</b>	<b>Positive Impact</b> Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for the Plan Area. Defines the extent of the Settlement Boundary for Grasby Searby and Owmbly.	<b>Positive Impact</b> Sets out clear guidelines for the location of new development. Ensures that the impact of new development avoids harm to the local character of the Plan Area. Protecting the quality of the place will ensure the Plan Area remains a desirable and economically attractive place to live/work.	<b>Positive Impact</b> Sets out clear guidelines for sustainable development to provide assurance to existing and future generations that the attributes that make the area special will be protected and that the scale of growth is in accordance with what the community supports.
<b>Policy 2 Protecting the Landscape Character</b>	<b>Positive Impact</b> Requires development to protect the local landscape, provides a detailed understanding of the landscape and why it is important (the sense of openness and the contribution made by the Significant Green Wedges and key views are highlighted.)	<b>Positive Impact</b> The rurality of the Plan Area and yet its connectivity to the countryside is an attribute that attracts people to live and work in the Plan Area.	<b>Positive impact</b> The quality of the landscape is a valuable attribute. This policy provides assurance that the landscape around the settlements will remain largely unchanged for the duration of the Plan period.
<b>Policy 3 Protecting and Enhancing Biodiversity</b>	<b>Positive impact</b> Highlights the quality of the natural environment and requires development to make a net contribution to biodiversity. The policy identifies specific actions that would enhance biodiversity in the Plan Area. Requires development to retain existing trees and have a landscape plan that enhances the greenery along boundaries, along streets within the settlement and within development sites.	<b>Positive impact</b> The quality of the natural environment is an attribute that attracts people to living in the Plan Area.	<b>Positive impact</b> The undeveloped expanse of countryside in the Plan Area and the access to nature are valuable attributes; residents enjoy the quality and accessibility of nature. This policy provides assurance that the environment will not be eroded and may be enhanced over the Plan period.

<b>Policy 4 Reducing the Risk of Flooding</b>	<b>Positive Impact</b> Recognises the flood risk issues in the parish	<b>Positive Impact</b> Minimising the impact of flooding on a community is a cost saving to residents and businesses	<b>Positive Impact</b> Flooding causes significant anxiety – reducing its impact is a significant benefit to a community.
<b>Policy 5 Designation of Local Green Spaces</b>	<b>Positive impact</b> The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development.	<b>Neutral Impact</b>	<b>Positive impact</b> These Local Green Spaces have been put forward by local people and are very important to them; their designation provides assurance that they will be protected from development for the duration of the Plan period. The focus on them may enable improved maintenance of them to enhance their form and function.
<b>Policy 6 Improving Walking and Cycling Routes</b>	<b>Positive impact</b> Improving the footpaths and bridleways has multi benefits for the environment.	<b>Neutral Impact</b>	<b>Positive impact</b> Cycling and walking is good for health and will improve the well-being of residents. These routes provide important leisure and recreational opportunities linking to the wider area – they enable healthy active travel.
<b>Policy 7a Achieving Well Designed Places</b>	<b>Positive Impact</b> Minimises the impact of development on the environment by setting out design guidelines that ensure development will blend with the existing built form and landscape. Ensures that development will reinforce existing character.	<b>Positive Impact</b> Ensures a high-quality design that will have community support and that will increase the attractiveness of the area as somewhere to live and work.	<b>Positive Impact</b> Ensures that new development integrates with the existing, creating high-quality buildings. Provides existing and future residents with confidence that future development will be of the highest design quality.
<b>Policy 7b Energy Efficient Construction</b>	<b>Positive Impact</b> Low carbon development will reduce the use of fossil fuels and reduce the waste of finite resources.	<b>Positive Impact</b> In the long-term addressing climate change is an economic necessity.	<b>Positive Impact</b> The community want a lower carbon neighbourhood, in the long term this will enhance the quality of life.

<b>Policy 8a Housing Type</b>	<b>Neutral impact</b>	<b>Positive Impact</b> Seeks to address the need for 2-3 bed dwellings reflecting community feedback, findings from the HNA and an understanding of the existing housing stock.	<b>Positive impact</b> Seeks to provide new houses that will meet local needs and varying local income levels taking into account changes over time. Housing to meet local need will ensure local people can remain in the Plan Area.
<b>Policy 8b Rural Exception Site</b>	<b>Neutral impact</b>	<b>Positive Impact</b> Supports the provision of affordable housing potentially providing homes for workers who wouldn't otherwise be able to afford to live in the area	<b>Positive impact</b> Seeks to provide new houses that will meet local needs and varying local income levels.
<b>Policy 9 Protecting and Enhancing Heritage Assets</b>	<b>Positive Impact</b> Protecting the historic environment is an important tenet of sustainable development. Policy 9 provides a policy framework to protect heritage assets in accordance with NPPF guidelines	<b>Positive Impact</b> Protecting the historic environment maintains the quality of the Parishes— ensuring the Plan Area remains an attractive, economically vibrant place to live and work.	<b>Positive Impact</b> The community value the historic character of the Parish. Policy 9 is locally specific and reinforces this requirement to protect these assets.
<b>Policy 10 Protecting and Enhancing Community Facilities and Services</b>	<b>Neutral Impact</b>	<b>Positive Impact</b> A good range of community provision creates a more vibrant neighbourhood where people want to live and work.	<b>Positive Impact</b> Access to a range of indoor and outdoor community facilities is vital to foster a sense of community cohesion and well-being in the Plan Area.
<b>Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies</b>	<b>Positive Impact</b> Low carbon development and the use of renewable energy will reduce the use of fossil fuels, carbon emissions and reduce the waste of finite resources.	<b>Positive Impact</b> In the long-term addressing climate change is an economic necessity.	<b>Positive Impact</b> The community want a lower carbon neighbourhood and support the move to renewable energy; in the long term this will enhance the quality of life.

<b>Policy 12 Supporting the Local Economy</b>	<b>Positive Impact</b> Providing local employment can reduce car use	<b>Positive Impact</b> Nurturing local businesses (and supporting diversification) strengthens the local economy	<b>Positive Impact</b> Providing local employment opportunities is a benefit to local residents.
<b>Policies 13a,13b and 13c Site Allocations</b>	<b>Neutral Impact</b>	<b>Positive Impact</b> Providing some additional housing that meets local need enables people to stay in the village and use the local facilities	<b>Positive Impact</b> The housing proposed is to meet local need and should provide more opportunity for people to stay in the village keeping family and friendship connections.

## Appendix B Responses from Statutory Consultees on the SEA/HRA Screening Opinion produced by WLDC



Nev Brown  
West Lindsey District Council  
Development Policy  
Marshalls Yard  
Gainsborough  
Lincolnshire  
DN21 2NA

**Our ref:**  
AN/2007/101718/SE-18/SC1-L01

**Date:** 09 October 2025

Dear Nev

### **Grasby and Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report**

Thank you for consulting us on the Strategic Environmental Assessment screening report for the Grasby and Searby cum Owmbly Neighbourhood Plan.

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the Neighbourhood Plan area. In particular, we note that the boundary does extend into areas of flood zones 2 and 3 of the North Kelsey Beck, which is also a designated chalk river.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless we recommend the inclusion of relevant policies to cover the management of flood risk and the protection of the chalk river.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely

[Redacted signature]

### **Planning Adviser**

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



[Redacted phone number]

Team email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)



Historic England

Mr Nev Brown  
West Lindsey District Council  
Guildhall, Marshalls Yard  
Gainsborough  
Lincolnshire  
DN21 2NA

Direct Dial: 0121 625 6870

Our ref: PL00799909

24 September 2025

Dear Mr Brown

**GRASBY AND SEARBY CUM OWNBY NEIGHBOURHOOD PLAN SEA & HRA  
SCREENING OPINION CONSULTATION**

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://www.historicengland.org.uk/images-books/publications/sustainabilityappraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

[Redacted signature block]

Date: 14 October 2025  
Our ref: 526479  
Your ref: Grasby & Searby cum Owmbly Neighbourhood Plan



Mr Nev Brown  
West Lindsey District Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900

**BY EMAIL ONLY**

[Nev.Brown@west-lindsey.gov.uk](mailto:Nev.Brown@west-lindsey.gov.uk)

Dear Mr Brown

**Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation**

Thank you for your consultation on the above dated and received by Natural England on 15 September 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)**

**It is Natural England's advice, on the basis of the material supplied with the consultation, that:**

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites<sup>10</sup>, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

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<sup>10</sup> Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".



- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

A solid black rectangular box used to redact a signature.

email 15 October 2025 09:55

**From:** Nev Brown

**Sent:** 15 October 2025 09:55

**To:** [REDACTED]

**Subject:** RE: Consultations Response - Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Hello [REDACTED],

Thank you for your response to the screening report.

In your comments, you advise that the parishes seek expert help to identify and assess if their NP requires a SEA for those environmental assets, you do not hold information for.

As I mentioned previously, the parishes wish to advance their NP to submission stage as soon as possible.

Seeking such advice now would hold back that process.

To enable the NP to proceed, an alternative approach is put forward for your consideration.

It is proposed that appropriate safeguards be included in the text and policies of the NP.

Your advice would be added to the NP.

So, for any future planning application, the NP would alert developers and decision makers, particularly involving allocated housing sites, to the requirement for them to identify, assess, and safeguard those environmental assets you have highlighted. Cross references would also be made to relevant policy requirements made in the adopted Central Lincolnshire Local Plan policies which the NP should comply with. For example, Policy S60: Protecting Biodiversity and Geodiversity [Local Plan for adoption Approved by Committee.pdf](#)

The screening report would be updated to reflect the text and policy safeguards made.

I hope you find this approach acceptable.

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

**email 4 November 2025 12:47**

**From:** Nev Brown

**Sent:** 04 November 2025 12:47

**To:** [REDACTED]

**Subject:** FW: Consultations Response - Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Hello [REDACTED],

Further to my emails below, I wish you to also consider the latest working version of the neighbourhood plan which is attached.

This has been specifically updated by the parish councils to demonstrate how the proposed approach would be incorporated into the plan to safeguard those environmental assets you have highlighted. The approach would involve changes to the text and pages as follows and shown in the attached plan.

Page 84 - Added to section 205:

*As the sites are in addition to those allocated in the CLLP, and in accordance with the CLLP para 11.1.8, Policy 60 'Protecting Biodiversity and Geodiversity' will be applied to the sites as well as the locally specific GSONP Policy 3 'Protecting and Enhancing the Natural Environment' (Page 40 above). Planning applications will need to take into account and demonstrate that both these policies have been applied.*

Pages 87, 89 and 91 - Modified policies 13A, 13B and 13C to include:  
*Development should demonstrate it has protected biodiversity and geodiversity in accordance with Policy 60 of the CLLP and GSONP Policy 3 and, where applicable, provide at least 10% net biodiversity gain in accordance with national legislation.*

I hope the proposed approach as reflected by the above changes to the plan, have your support.

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

email 4 November 2025 16:35

**From:** [REDACTED]

**Sent:** 04 November 2025 16:35

**To:** Nev Brown <Nev.Brown@west-lindsey.gov.uk>

**Subject:** RE: Grasby & Searby cum Owmbly Neighbourhood Plan -  
SEA/HRA Screening Report Consultation

Hi Nev,

Thank you for sending over our previous response and related emails.

Our response letter of 14<sup>th</sup> October explains that it is unlikely that the Grasby & Searby cum Owmbly Neighbourhood Plan would be unlikely to result in significant environmental effects. We do however caveat our response with the need for additional safeguards that you have referred to. The additional paragraphs that you propose to include within the Neighbourhood Plan would address this issue and we would be supportive of the wording that you have set out.

I hope this clarifies the situation and that you are able to progress with the Neighbourhood Plan.

Kind regards

[REDACTED]

## **Determination Statement**

### **Grasby and Searby cum Owmbly Neighbourhood Plan Strategic Environmental Assessment and/or Habitats Regulations Assessment**

Grasby and Searby cum Owmbly Parish Councils undertook a Screening Report to help determine whether the joint Grasby and Searby cum Owmbly Neighbourhood Plan (NP) required:

- a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004, and/or
- a Habitats Regulations Assessment (HRA) to comply with the Habitats Directive (Directive 92/ 43/ECC) and Birds Directive (Directive 2009/147/EC)

These requirements are basic conditions under the Neighbourhood Planning Regulations 2012.

The screening assessments were undertaken by Grasby and Searby cum Owmbly Parish Councils and are covered in sections 1 to 7 of the Report.

As required by regulations and directives, West Lindsey District Council (WLDC) consulted on the Report with the Environment Agency, Historic England, and Natural England in the case of the SEA, and with Natural England on the HRA. Responses to the consultation from the Environment Agency, Historic England, and Natural England are in section 8 of the Report. These confirmed that the NP was unlikely to give rise to any significant environmental effects and/or have significant effects on a European site.

Natural England, in a follow-up consultation, has confirmed its support for the NP's proposed approach to safeguarding the area's local environment assets which it did not hold information for. This consultation is also included in Section 8, see emails dated 15 October 2025, 4 November 12:47, 2025, and 4 November 16.35, 2025.

The proposed approach addresses the comments made by Natural England in its original response dated 14 October 2025, given in Section 8, paragraphs 6, 7, and 8. The approach is detailed in the 4 November 12:47 email and is to be incorporated in the submission version of the NP.

This Determination Statement forms the final section 9 of the Screening Report and was made by West Lindsey District Council, as the responsible authority.

Based on the Screening Report's assessments and those responses from statutory agencies, WLDC determined that a SEA and/or HRA assessment was not required for the NP.