

3rd June 2019

Glentworth Neighbourhood Plan Clarification Note Responses

Thank you for your comments on Glentworth's Neighbourhood Plan, which we have noted and we were particularly pleased that it appeared to meet your expectations.

We have taken each of the Points of Clarification in order and our responses are in red.

Points for Clarification

Overall Approach

The Parish Council has chosen not to allocate sites for residential development in the submitted Plan. Instead it supports new development where it takes account of identified views (Policy 1) and design/character considerations (Policy 3). This approach contrasts with the approach taken in other recent neighbourhood plans in the District.

Based on existing commitments, to meet the minimum requirements in terms of residential development set in the Central Lincolnshire Local Plan, the target of 14 new dwellings is only 1 short of being reached (based on approved planning applications as at 30/5/19). The approach the Parish Council has taken is felt strongly to meet the needs of Glentworth and has been supported through public consultations.

On what basis has the Parish Council taken this approach? In particular how does it relate to the contents of paragraph 1.2.1 of the Plan itself?

Considering the growth of 14 new dwellings over 20 years to 2036, the Parish Council decided very early on not to allocate sites as part of the Neighbourhood Plan. We also reached the conclusion that a criteria-based policy in the Neighbourhood Plan would have added little to Policies LP2, LP4 and LP55 of the CLLP and so to avoid unnecessary duplication, the Plan does not contain a residential development policy. The Parish welcomes future development as long as it complies with the criteria of the CLLP.

By not applying a residential development policy more restrictive than the CLLP, it could be argued that the Neighbourhood Plan is actually facilitating and encouraging development.

To what extent is the Parish Council satisfied that the neighbourhood area will deliver its contribution to the strategic housing delivery included in the adopted Central Lincolnshire Local Plan?

Based on existing commitments, to meet the minimum requirements in terms of residential development set in the CLLP, the target of 14 new dwellings is only 1 short of being reached (based on approved applications). We have based our calculations on the following planning applications, which have been approved:-

- 1 x detached adjacent to Hillside Barn – PA 137130
- 1 x barn conversion – Hillside Barn – PA 136551
- 3 x on land at bottom of St Georges Hill - PA 138965
- 2 x conversion/renovation – 1 & 3 St Georges Hill – PA 137234

2 x detached on Chapel Lane – PA 137721
2 x detached on Church Street – PA 135838
1 x detached on Church Street – PA 136473
1 x detached on Church Street (built) – PA 133898

Monitoring and Review

I can see the approach to the monitoring and review of the Plan in Section 7.

How would the Plan address the specific issue of housing development within the Plan period falling short of the strategic housing delivery target for the neighbourhood area?

The natural growth of Glentworth to deliver the 1 additional dwelling to reach the target of 14 by 2036 is very likely.

However, if it appears that the growth target will not be reached by the time of the GNP interim review, the Parish Council will discuss amendments necessary to reach the housing allocation target.

Policy 2

The analysis of the proposed Local Green Spaces is excellent.

Policy 3

This is a very well-constructed and written policy.

Representations

Does the Parish Council have any comments on the representations made to the Plan by West Lindsey District Council?

The main comments of the WLDC relates to the fact that the Plan does not allocate sites. However we feel that this issue has been answered in the responses above.

Does the Parish Council have any comments on the other representations?

Any minor amendments in terms of numbering, labelling, spelling errors etc will be amended. It is likely that the comments made by LCC Places Team and Historic England will be looked at in more detail for inclusion into the Plan as this will add further depth with regard to Glentworth's historical background and narrative.

Wendy Annibal

Glentworth Parish Council

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