

Corringham Neighbourhood Plan Consultation Statement



Submission Version March 2021

Contents

1	Introduction.....	3
2	Legal Basis.....	3
3	The Consultation Statement	4
4	The Neighbourhood Area Designation.....	5
5	Post designation questionnaire and presentation evening.....	6
6	Community consultation on draft vision and objectives.....	6
7	External Consultee Notification.....	6
8	Housing sites identification, assessment and selection.....	7
9	The (Regulation 14) Consultation on the Draft Neighbourhood Plan..... (includes Table 1. Analysis of Comments on Submitted by External Consultees)	7 - 34

Appendices

Appendix 1	- Designation Statement (second version March 2020)	35
Appendix 2	- Post designation community survey and presentation evening.....	36 - 44
Appendix 3	- Vision & objectives, community consultation newsletter and drop-in.....	45 - 47
Appendix 4	- External Consultee Notification responses and listing.....	48 - 50
Appendix 5	- External Consultation on site assessment and selection.....	51 - 59
Appendix 6	- Community and landowner consultation on preferred housing sites.....	60 - 64
Appendix 7	- Draft Plan Newsletter/Questionnaire.....	65 - 66

1. Introduction

1.1 The Neighbourhood Plan Steering Group has been committed to undertaking consistent, transparent, effective and inclusive community consultation throughout the development of the Neighbourhood Plan and the associated evidence base.

1.2 The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan (NP) is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

1.3 People from our community have contributed to producing the plan. Everyone who offered their opinions, ideas or hands-on help contributed to the final Plan. At the time of writing the NP, the Steering Group consisted of people who have volunteered to work together to complete the process. They usually met once a month, or more if needed, to report on progress and to review comments and ideas, as well as look at new ways to engage with the community. The group reported back to the wider Parish Council when appropriate and the Parish Council has approved the Submission Documents.

1.4 The Neighbourhood Plan group has received direct support from officers at West Lindsey District Council (WLDC) and an independent planning consultant. This support was aimed at both guiding and directing the Neighbourhood Plan Steering Group.

1.5 The Steering Group engaged with the whole community in establishing our issues, opportunities, future vision and our objectives for the next 15-20 years. The benefits of involving a wide range of people within the process included:

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

1.6 The Neighbourhood Plan process had clear stages in which the steering group consulted the community, including events, surveys and presentations. Residents were updated on the process with newsletters, the Parish website: <https://corringham.parish.lincolnshire.gov.uk/>, the District Council website and Facebook. Regular updates were also given to the Parish Council on the progress of the Plan throughout the process.

2. Legal Basis

2.1 Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that a consultation statement should contain the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed.

2.2 The NP for Corringham will cover the period 2019 until 2036. The NP proposal 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.

3. The Consultation Statement

3.1 This Statement outlines the consultation stages leading to the production of the Corringham NP, including residents, businesses, stakeholders and statutory consultees. It also provides a summary and, in some cases, detailed descriptions of the consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices set out the activities that were undertaken by the Steering Group, including producing questionnaires and running consultation events. The consultation stages are summarised in the Figure 1 below.

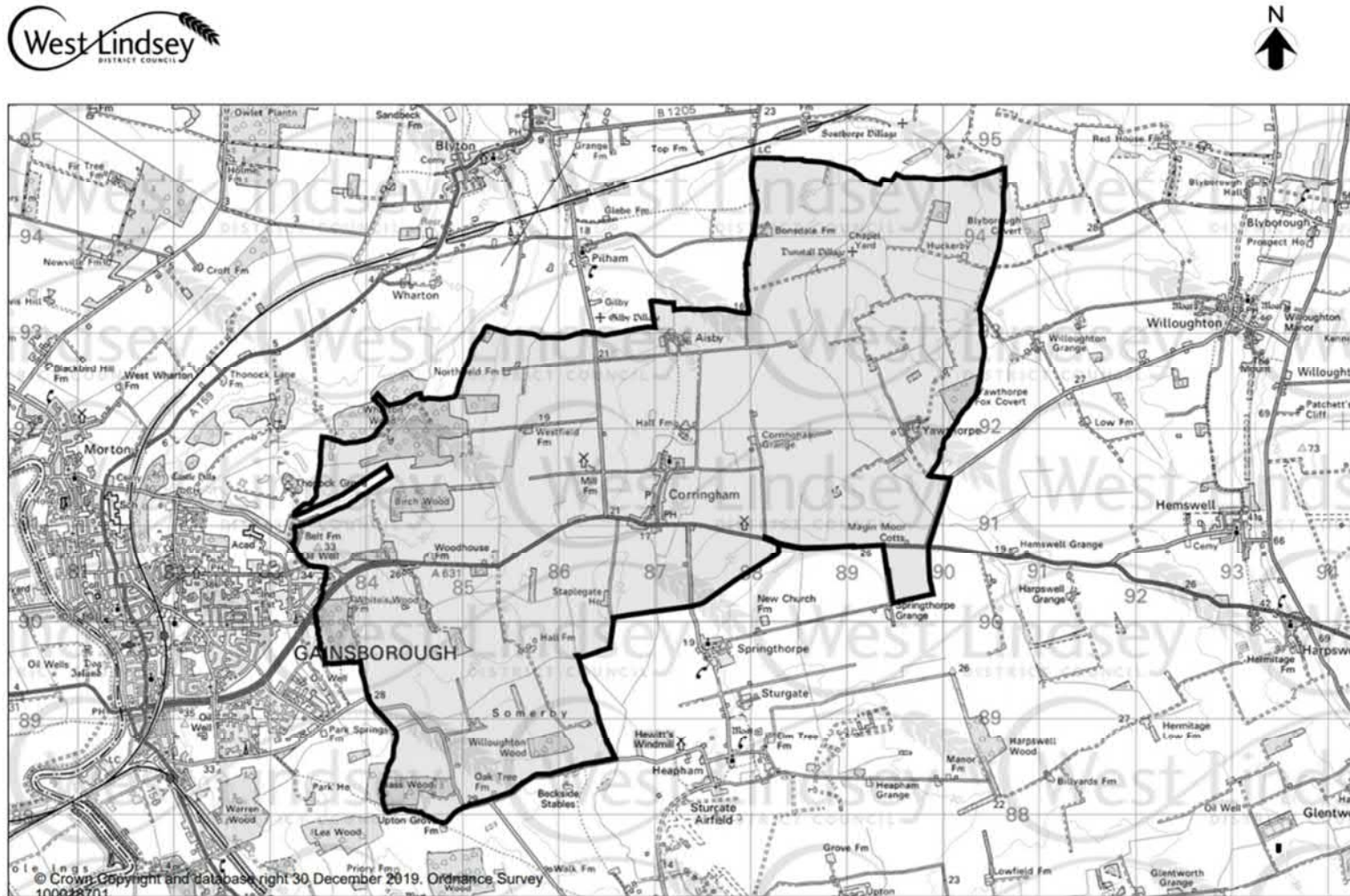
Figure 1. Consultation events and programme

Timing	Event	Attendance/Responses
4 th June 2016	Consultation event in Village Hall – on likes/dislikes about Corringham	12 (Meeting notes taken which led to decision to seek designation)
May/June 2016	West Lindsey DC formal consultation on the NP Designation	No comments (designation agreed in June 2016)
September to November 2016	Community Questionnaire Presentation evening	35 forms returned Around 20 attendees
27 th March 2019 to 17 th April 2019	Notification of NP preparation to (27) external consultees. Invitation to make provisional comments	7
Friday 29 th March 2019	Village Hall event and questionnaire on Draft Vision and Objectives	43 attendees 22 forms completed
January to March 2020	WLDC formal consultation on NP re-designation (to correct NP area)	No comment (re-designation agreed on March 9 th 2020)
Friday 12 th June to Friday 24 th July 2020	External Consultees (20) invited to comment on AECOM Sites Assessment and proposed site selection methodology	14 comments submitted
Friday 18 th and Saturday 19 th September 2020	Preferred housing sites consultation Public drop-in sessions Questionnaire Landowner meetings (Friday 18 th)	20 attendees 12 returns 4 landowner meetings (1 by telephone). 7 sites covered
Wed 18 th Nov. 2020 to Fri 8 th Jan. 2021.	Draft Plan Consultation (NB affected by Covid-19 restrictions which led to the cancellation of planned exhibitions).	18 questionnaires returned 47 external organisations consulted. 11 comments received (9 substantive)

4. The Neighbourhood Area Designation

4.1 The Neighbourhood Plan Area covers the entire Parish of Corringham which allowed the Parish Council to act as the qualifying body to lead and manage the NP process. The Corringham Neighbourhood Plan Area was designated by WLDC in June 2016. However, to correct a drafting error, it was re-designated on 9th March 2020, following advertisement and consultation by WLDC. Figure 2 (below) and Appendix 1 refer.

Figure 2. Corringham Neighbourhood Plan Area



Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701

5. Post designation community survey and presentation evening

5.1 A questionnaire survey was undertaken and the results summarised and presented at a public meeting. Full details are given in Appendix 2.

This was an important element in setting the direction for more detailed work on the Neighbourhood Plan in terms of:

- What residents enjoyed about living in the Parish and what they felt was not so good.
- Whether people wanted to see more housing and, if so, where should it be located and what form it should take.
- Where people felt that development should not occur and how they viewed local landscape, heritage and character, including features that are important.
- Village facilities and amenities and any issues related to traffic.

5.2 The outcomes of the survey and the discussion at the meeting helped to frame the Vision and Objectives of the Neighbourhood Plan. A hiatus then occurred pending the adoption of the Central Lincolnshire Local Plan (CLLP) in 2017 and a reconsideration of how best to produce a Plan. It was decided to re-establish the Steering Group, seeking funding and appointing professional support for a character study, evidence gathering, site selection and policy drafting.

6. Community consultation on draft vision and objectives

6.1 Work picked up again in March 2019 with a review of progress to date, evidence gathering and an invitation to the community to consider a draft Vision and Objectives. A drop-in session at the Village Hall on 29th March 2019 (2 to 7pm) was attended by 43 people. The session had been promoted through a newsletter. A short questionnaire on a draft vision and set of objectives was available on the day and 22 were completed. The event also resulted in an extensive and helpful body of local knowledge in support of the Character Study. Based on those responses, which were largely supportive, the Draft Vision and Objectives were approved for inclusion in the Draft Plan. A further important element of feedback received on the day was confirmation by three landowners that they wanted to be included in the Call for Sites. Full details are given in Appendix 3.

7. External Consultee Notification

7.1 In parallel with the community consultation an email was sent to 35 external/statutory consultees and other interested parties to notify them of the restart of work on the NP and to invite any comments at this stage. It was acknowledged that there would be more comments made in subsequent consultations (e.g. on the preferred sites and the Draft Plan) and the response was limited at this stage to comments from the following, none of which were considered to require substantive action:

- West Lindsey District Council
- Historic England
- Anglian Water
- Police
- Savills (for Thonock and Somerby Estates)
- Environment Agency (useful comments on watercourses, under the Water Frameworks Directive and impact on quality and development constraints).

Full details are given in Appendix 4.

8. Housing sites identification, assessment and selection

8.1 The independent sites assessment report, which was completed by AECOM, and a draft site selection methodology were the subject of a consultation with external agencies between Friday 12th June and Friday 24th July 2020. This was a precursor to confirming the methodology for site selection and identifying the preferred location for new housing to meet the requirements set out in the Central Lincolnshire Local Plan (CLLP). The outcome of the assessment was that there were no in principle implications to the proposed methodology and scoring system, but it was agreed that the extent to which comments on matters such as access, drainage, heritage, public rights of way and relationship to the built-up area may determine whether a site is considered suitable for allocation. References made by WLDC to the definition of what constitutes a brownfield or greenfield site were also reflected in scoring. In terms of site-specific implications, the nature of comments on sites CNP1 and CNP6 further suggested that allocation would not be appropriate. Similarly, the comments that only parts of sites CNP2 and CNP3 may be considered for allocation confirmed the conclusions reached in the AECOM Sites Assessment report. Details of the consultation are given in Appendix 5 and the site selection methodology and scoring outcomes are in a background paper.

8.2 The selection of the preferred sites for allocation was also the subject of a community consultation with an exhibition and drop-in session, under COVID-19 guidelines for social distancing, on Friday 18th and Saturday 19th September 2020. A questionnaire was issued on the site scores, indicating preferred sites and those not favoured, with a deadline for return of 2nd October. The event was publicised in the Parish newsletter, with posters, through the Parish Facebook page, and on the Parish Council website. It was attended by 22 people and 12 questionnaires were returned. Details are given in Appendix 6.

8.3 Four landowners were invited to attend meetings on Friday 18th September 2020 at the Village Hall, before the community drop-in session. Three landowners attended meetings with the Planning Consultant (Clive Keble) within specific time slots and notes were taken by the Parish Clerk. Savills, the agents for Thonock & Somerby estates, took part in a structured telephone meeting with the Planning Consultant, which was written up. (See Appendix 6).

8.4 The responses indicated community and landowner support for the preferred housing sites, and these were carried forward into the Draft Plan. The desire for additional sites to be allocated and an increased number of dwellings provide for, which was put forward by Savills (on behalf of Thonock and Somerby Estates), was noted. The Steering Group and Parish Council considered, however, that the preferred sites would come forward and that there was no justification for over provision because the NP is meeting the requirement stated in the Local Plan. It was agreed however, that the numbers of dwellings to be provided on Corner Farm (CNP5) and land north of East Lane (CNP7) should be approximate rather than precise figures. The indicative capacities of (CNP7) and (CNP9) respectively, as put forward in the site submissions, may be achievable subject to the overriding need for good design and for local character to be retained.

9. (Regulation 14) Consultation on the Draft Neighbourhood Plan

Public/Local community

9.1 A newsletter and questionnaire (see Appendix 6) was distributed to all properties in the Parish. The Draft Plan documents and information about the consultation was placed on the Parish Council website. Eighteen completed questionnaires were returned, the results are summarised below, and any other comments are recorded overleaf. In terms of the questions posed, the high levels of support given to each of the elements of the Draft Plan mean that there

is no need for any amendments to be made. Suggested amendments related to the comments are set out, *in italics*, following the comment in question.

9.2 Overall the limited response in terms of numbers and the lack of responses from younger resident was disappointing, but not unexpected given the impact of Covid-19 restrictions and constraints on the consultation. The majority of responses were positive and there were extensive consultations on community opinions/aspirations, draft Vision & Objectives and on the selection of preferred housing sites at earlier stages, which enjoyed higher levels of response. These exercises, coupled with external consultations, mean that the Draft Plan reflected what the community wants to see covered by their Neighbourhood Plan and there is a sound basis to proceed onto Submission and Examination. The responses are summarised below.

Neighbourhood Plan Objectives

Objective 1	Agree = 16 (84%)	Disagree = 1	Neutral = 2
Objective 2	Agree = 18 (95%)	Disagree = 0	Neutral = 1
Objective 3	Agree = 18 (95%)	Disagree = 0	Neutral = 1
Objective 4	Agree = 18 (95%)	Disagree = 0	Neutral = 1
Objective 5	Agree = 18 (95%)	Disagree = 0	Neutral = 1
Objective 6	Agree = 18 (95%)	Disagree = 0	Neutral = 1

Planning Policies

CNP 1	Agree = 17 (89%)	Disagree = 0	Neutral = 2
CNP2	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 3	Agree = 14 (79%)	Disagree = 1	Neutral = 3
CNP4	Agree = 17 (89%)	Disagree = 0	Neutral = 2
CNP 5	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 6	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 7	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 8	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 9	Agree = 17 (89%)	Disagree = 0	Neutral = 2
CNP 10	Agree = 18 (95%)	Disagree = 0	Neutral = 1

CNP 11	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 12	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 13	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 14	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 15	Agree = 18 (95%)	Disagree = 0	Neutral = 1
CNP 16	Agree = 18 (95%)	Disagree = 0	Neutral = 1

Community Aspirations

CA1	Agree = 19 (100%)	Disagree = 0	Neutral = 0
CA2	Agree = 19 (100%)	Disagree = 0	Neutral = 0
CA3	Agree = 18 (95%)	Disagree = 0	Neutral = 1

Responses by age group and post code

<18 = 0	18 – 24 = 0	25 – 64 = 6 (32%)	>65 = 11 (58%)	2 No reply (11%)	Postcode DN21 5QZ (5), DN21 5QU, DN21 5RF (2), DN21 5QS (2), DN21 5QT, DN21 5QN, & DN21 3PA. 6 No reply
-------------------	--------------------	--------------------------	--------------------------	-------------------------	---

Other comments made *(with responses in italics)*

- We do not feel that the houses under construction on East Lane fit the objectives in terms of whether in keeping with the design and materials used in the village & being affordable to first time buyers or suitable for the elderly. We would not support more houses of this style. *Noted and welcomed but already covered in the Draft Plan.*
- Would like to see retention of existing farm building, or at least the outer wall fronting onto the main road, as well as farmhouse at Corner Farm plot as this is the first thing that introduces Corringham from the east. The current 'High Street' street sign is located on this wall and it would be a shame to lose this quirky aspect. *Agreed, this mirrors comment made by WLDC and although the Draft NP makes reference to the farmhouse and trees the wording will be strengthened.*
- Think the character of each of the areas as defined in the character assessment, in particular Aisby, should be strongly defended. Any development in Corringham should be sympathetic to other dwellings in the surrounding area, to the overall look of the village and the openness of the surrounding countryside. We choose to live in a village and pay a premium so as not to have urban design surrounding us. *Property values are not a planning matter, but the desire for new development to be in character is noted and welcomed, and it is already covered in the Draft Plan.*
- As a lot of rural footpaths have been lost over time. Suggest as an alternative the use of pavements and cycle paths. Pavements to a 5 mile radius and cycle oaths to a 10 mile radius of town.
- Local character is a very broad brush from tied cottages to modern 3 story town houses and abandoned/derelict abandoned agricultural buildings. Local character should not be used to hinder good contemporary design.

- Litter picking around village! Blyton Road, Main Road etc. Street cleaning more often. Churchyard grass cut more often. Generally, keep it cleaner. Plot next to pub wants tidying up. *These are not planning matters but can be considered by the PC and WLDC as part of their respective environmental management roles and duties.*
- There are no footpaths or cycle ways around village. A footpath to Gainsborough would be extremelyly ??? (assume “useful the ink had got wet and was unreadable). Wide safe pedestrian access to & from Gainsborough. *Noted and welcomed and already covered in the Draft Plan.*
- The state of the roads around the village needs upgrading, not only to meet current demand/usage but to meet future demand/usage. Road surfaces deteriorating and too many soft verges. *Road maintenance is not a planning matter, but this concern will be referred to WLDC and, in particular LCC (the highway authority). Otherwise, the value of rural lanes as walking/cycling routes and the need for the impact of development on them to be considered is already covered in the Draft Plan.*
- Would strongly support and welcome a walking route around the village along the western boundary. *Noted and welcomed and already covered in the Draft Plan.*

External Consultation on the Draft Plan

9.1 An email notification was sent to 47 organisations and individuals on 18th November 2020 (see Appendix 1) with a deadline for comments of 5pm on Friday 8th January 2021. In accordance with the Regulations, the ongoing Covid-19 constraints and noting the Christmas/New Year break, just over seven weeks (i.e. longer than the mandatory 6 weeks) was allowed for comment with agreed extensions where organisations needed to refer comments to committees etc.

9.2 Eleven comments were received of which nine were substantive. Thirty-six organisations and individuals did not respond. Amongst the-non respondents, Lincolnshire County Council and Historic England had offered substantive comment during earlier consultations which were reflected in the Draft Plan. In date order, substantive comments received from: Severn Trent Water, Historic England*, Savills (for Thonock & Somerby Estates), Natural England*, Anglian Water, West Lindsey DC, Lincolnshire County Council (Archaeology), Avison Young* (for National Grid) and the Winter family (landowners). *The replies from these organisations were lengthy but constituted general guidance (which had been acted upon earlier in the NP process) rather than a focus on individual NP policies. Gainsborough Town Council and Springthorpe Parish Meeting offered brief comments, expressing interest in the NP, but no specific matters.

Substantive Comments

9.3 The support from **Savills** for the proposed housing sites, acting for **Thonock and Somerby Estates** (the landowners of two sites), is welcomed. However, their contention that additional sites should be allocated as part of a planned over-provision is not supported by the Strategic Planning context. There is some flexibility for the number of dwellings on the proposed sites at East Lane and at Corner Farm. Furthermore, subject to appropriate design, there is the potential for other (single unit) infill development in at least two locations, for example at Middle Street (close to the East Lane junction) and 29 High Street.

9.4 The comments by **Severn Trent** are accepted, and inserted reference is to be made to watercourse and sustainable drainage.

9.5 **LCC Archaeology** were very supportive of the approach taken in the NP and helpfully suggested points of clarification on the history of the Parish.

9.6 **West Lindsey District Council** (WLDC) offered extensive, constructive and helpful comments, as summarised below.

- Various minor wording changes to policies, making them positive, to reflect the NPPF.
- Increased cross referencing between policies and the Character Assessment, including the development of **proposed housing sites and in Aisby (CNP 3 & 4)**.
- Confirmation that the farmhouse is retained in the Corner Farm housing site and that development should incorporate existing outbuildings and trees (CNP3).
- Associated with the above, clarification of the respective positions/roles of Important Open Spaces and private gardens which contribute to the character of an area by amendments to the Character Assessment and the Policy Document.
- Give examples of providing for wildlife in extensions, for example bat and bird boxes.
- Include key views and rural lanes on Proposals Maps, (CNP6 & CNP16).

- Include more details of Unlisted Buildings of Positive Character (CNP8).
- Confirm boundaries of Open Spaces (CNP10) and Local Green Spaces (CNP11).
- Add reference table on the (NPPF) eligibility of proposed Local Green Spaces.
- Improve the Proposal Maps.

It is considered that some of the detailed mapping suggested by WLDC (e.g. with reference to archaeology, the curtilage of community buildings and sites of local wildlife interest) is not necessary based on the NPPF references for the need for approaches to plan-making to be proportionate. It is considered that, with additional cross references in policy wording, the maps (as amended) will be clear.

The responses are set out in full in the table that follows. The listing of consultees and the email sent are set out after this table.

Table 1. Analysis of Comments on submitted by External Consultees

Organisation	Response	Comments and recommended action
<p>Severn Trent 07/12/20</p>	<p>Thank you for the opportunity to comment on the Draft Corringham Neighbourhood Plan consultation.</p> <p>CNP4: Residential conversions and extensions. Severn Trent note that Policy CNP4 requires development to utilise SuDS features where possible and discourages the creation of impermeable drives. We are supportive of this approach and are pleased to see them included within policy CNP 4.</p> <p>CNP5: Local Character and Design Policies. Severn Trent feel that as a design principles policy, Policy CNP 5 is missing a number of key elements. Whilst the Severn Trent support the need to protect Trees and Hedges, we would also recommend that Watercourses (including Ditches) are detailed for protection and that they are retained as open features where possible. Watercourses are vital for conveying water safely through the landscape and provide an access to water for wildlife, as such the culverting or removal of watercourse and ditches can cause flooding or deterioration in biodiversity. Whilst Corringham is outside of the Severn Trent region, and for wording regarding water efficiency we would recommend that you obtain advise from Anglian Water. We would note that we are supportive of the implementation of water efficient design and technologies with the aim to delivering the optional water efficiency target as set out within Building Regulations part G. Severn Trent also notes that the Policy CNP5 does not reference the need to incorporate SuDS within new development and the principles of the Drainage Hierarchy. We would recommend that Policy CNP5 incorporates wording to highlight the need to apply these design principles. Some example wording is provided below to assist you in implementing this recommendation.</p>	<p>Noted and welcomed.</p> <p>Agreed, watercourses should be specified in the policy.</p> <p>Noted, advice from Anglian Water is considered in a later section of this report.</p>

Severn Trent
(Cont)

Drainage Hierarchy. *All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible. Reasons for including this wording within your policies include: Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: “Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:*

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.”*

Sustainable Drainage Systems. *All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.*

All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the landscape.

The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.

The supporting text for the policy should also include: Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Policy CNP10 Existing open spaces and recreation facilities. Severn Trent understand the need to protect open spaces and the need for it to be protected, however open spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation scheme can result in additional benefits to the open space in the form of enhanced Biodiversity or Amenity value. We would therefore

Agreed, SuDS to be incorporated into Policy CNP5 but not all of the detailed explanation can be included and across reference to STW will be made.

Noted and agreed, this text can be added to the justification of Policy CNP10.

Severn Trent
(Cont)

recommend that the following point is added to Policy CNP 10. *Development of flood resilience schemes within open spaces will be supported provided the schemes do not adversely impact the primary function of the green space.*

Policy CNP11 Proposed Local Green Spaces. Severn Trent Appreciate the value that local green spaces provide for communities and wildlife, we would encourage that where new local green spaces are provided that design consider making space for water, incorporating landscaping and localised depressions that can be used to deliver high quality biodiversity and amenity. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. For your information we have set out some general guidelines that may be useful to you.

Position Statement. As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy. Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding. We expect surface water to be managed in line with the Government’s Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system

Noted, but no amendment needed, the proposed “pond” LGS already includes a water area.

Severn Trent
(Cont)

and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website <https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/>

Water Quality. Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safeguarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply. When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency. Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.

<p>Severn Trent (Cont)</p>	<ul style="list-style-type: none"> • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website. https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/ We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day. Chris Bramley Strategic Catchment Planner</p>	
<p>Historic England 07/12/20</p>	<p>Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p>	<p>Noted, but no amendments needed. The preparation of the Draft Plan, including the Character Assessment, has taken account of heritage issues and has included consultation with outside bodies (including LCC).</p>

<p>Historic England (Cont)</p>	<p>You may also find the advice in <i>“Planning for the Environment at the Neighbourhood Level”</i> useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p> <p>Historic England – Midlands Region</p>	
<p>Savills for Thonock Est. 14/12/20</p>	<p>1. Introduction</p> <p>1.1. Savills are instructed by Thonock and Somerby Estate 'The Estate' to submit representations to the Corringham Neighbourhood Plan Steering Group regarding the emerging Corringham Neighbourhood Plan process with a specific focus on the Estate's land holdings within and immediately adjacent to the village of Corringham.</p> <p>1.2. The Estate have been an active participant in the plan making process so far. These latest comments follow representations made at various stages of the emerging Neighbourhood Plan process. We welcome this opportunity to comment on the Draft Plan Neighbourhood Plan.</p> <p>1.3. As a major landowner in the area, the Thonock and Somerby Estate have sought to work closely with the Neighbourhood Planning Group to ensure that the Village is able to grow sustainably, maximising links to Gainsborough whilst also supporting the viability of local shops and services and maintaining the vitality of the community.</p> <p>1.4. To this end, the Estate submitted a number of sites located around Corringham for consideration as part of the Neighbourhood Plan Call for Sites process. The sites submitted had been identified by the Estate as being suitable to accommodate residential development and meeting the identified growth objective.</p> <p>1.5. The sites submitted for consideration have been outlined below. Following submission, each site was allocated a reference number by the Neighbourhood Planning Group. These reference numbers have been</p>	<p>Noted, the active participation of Thonock and Somerby Estates (TSE), represented by Savills, has been welcomed and several meetings have been held.</p>

**Savills for
Thonock Est.
(Cont)**

included throughout this representation for consistency.
High Street Corringham South (NP ref CNP2);
High Street Corringham North (NP ref CNP3);
Land to the North of East Lane (NP ref CNP4 and Neighbourhood Plan allocation site A); and
Land East of Poplar Lane (NP ref CNP5. Neighbourhood Plan allocation site C).

1.6. In the interest of transparency, the Estate also submitted a site plan of its entire landholdings in Corringham, with a view to supporting any other sites within their ownership, which the Neighbourhood Plan Group might see as preferable options for accommodating residential development.

1.7. Comments within these representations are made in relation to The Draft Plan, with specific reference to both the site assessment methodology, and the outcome of the site selection process in relation to each site specifically, where relevant.

2. Draft Corringham Neighbourhood Plan

2.1. Generally, support is given for the Draft Neighbourhood Plan and its policies, and full support is given for the draft allocation of various sites within the ownership of Thonock and Somerby Estate.

Vision

2.2. The Draft Neighbourhood Plan for Corringham outlines the Vision and Objectives for the Settlement, as well as outlining a number of policies which outline how growth in the village will be managed.

2.3. The Vision outlines that Corringham Parish will be a small, attractive rural place to live, work or visit. New housing will meet the needs of local people and social and educational facilities and businesses will thrive. We support the Vision for Corringham outlined in Section 6 of the Draft Neighbourhood Plan, which aligns with the principles outlined within the NPPF.

2.4. The NPPF is clear that in rural areas, planning policies should be responsive to local needs and identify opportunities for villages to grow and thrive, especially where this will support local services.

Objective 1 Quantum of development sought through the Draft Neighbourhood Plan

2.5. Objective 1 of the Draft Neighbourhood Plan outlines that 24 dwellings should be accommodated within Corringham. The growth target of 15% (of total dwellings) for Corringham is based upon the adopted Central Lincolnshire Local Plan (2017) (CLLP) Policy LP4 'Growth in Villages'. This policy

The entire landholding plan was noted but it was not considered appropriate for the whole area to be assessed considering the level of the Local Plan housing requirement. Savills/TSE were requested to submit specific pieces of land through the Call for Sites. The request was fulfilled, and four TSE sites were assessed.

This support is welcomed.

**Savills for
Thonock Est.
(Cont)**

allows a rate of growth of 10% across the plan period, unless circumstances dictate otherwise. Corringham is identified within this policy as being capable of achieving a higher level of growth (15%) given it is relatively unconstrained and within 5km of Gainsborough.

2.6. Taking existing commitments into consideration, the remaining (net) requirement to be identified within the Neighbourhood Plan is 14 dwellings.

2.7. Policy LP4 clearly outlines that this is a minimum figure with communities able to deliver additional growth over the levels proposed in Policy LP4 where supported by the Neighbourhood Plan.

2.8. It is understood that the Corringham Neighbourhood Planning Group is seeking to allocate 14 dwellings, which accounts for a 15% increase on the existing village size (based upon the West Lindsey District Council (WLDC) Monitoring of Growth in Villages report (Feb. 2020)). Given the national push to increase significantly the supply of housing across the country, and the availability of sites across Corringham as evidenced by the sites assessed and identified as suitable for allocation, we would urge the Neighbourhood Plan Group to be more ambitious in their approach to site allocations. The Estate have put forward a number of sites which are available and suitable to accommodate a more ambitious level of growth.

2.9. An overriding aim outlined within the NPPF, is to ensure that Plans are 'prepared with the objective of contributing to the achievement of sustainable development' and are prepared in a way that is 'aspirational but deliverable'.

2.10. It can also be considered that the approach taken does not seek to achieve the objective of contributing to the achievement of sustainable development, given a number of sites which have been assessed as 'suitable' for development through the site assessment methodology have been discounted solely on the basis of the Neighbourhood Plan Group having met their minimum provision requirement.

2.11. The CLLP have provided the opportunity for Neighbourhood Plans to achieve the aims of the NPPF, by suggesting that Neighbourhood Plans might provide sites to accommodate in excess of the identified level of growth. The Corringham Neighbourhood Plan should plan to achieve in excess of 14 dwellings in order to meet the aims of National and Local Planning Policy, particularly given the proximity of Corringham to Gainsborough, which make the village a sustainable location for growth.

2.12. It is of fundamental importance that the strategies of both the Local Plan and Neighbourhood Plan work in tandem to promote growth in a sustainable and managed way and not accidentally restrict growth. It is important that

Noted, but planned over-provision is an option for local communities to consider and it is not a requirement.

Noted, but the Policy CNP2 (A) and (B) refer to “approximately 7 dwellings” and “approximately 5 dwellings.” Should design and residential amenity considerations permit, it is possible that these sites could be developed in accordance with the illustrative plans that have been provided, enabling up to 4 additional dwellings to be accommodated. In addition, it is likely that a small number of infill dwellings and conversions will come forward over the Plan Period. There is, therefore, no need or justification for an over provision of planned dwellings beyond the CLLP requirement.

**Savills for
Thonock Est.**
(Cont)

there is sufficient flexibility built into the Neighbourhood Plan to ensure that local circumstances and market requirements can be reflected in the location and quantum of development, and the plan remains up to date.

2.13. This approach is supported through Paragraph 11 of the NPPF: *'Plans should positively seek opportunities to meet the development needs of the area and be sufficiently flexible to adapt to rapid change'*

2.14. Incorporating flexibility also ensures that development will be market led. In addition, deliverability issues with allocated sites which results in fewer or no development being brought forward can be compensated on other sites, ensuring development meets the identified need of the settlement.

2.15. In summary, The Corringham Neighbourhood Plan should identify sufficient land to deliver in excess of the minimum requirement outlined within the CLLP. In addition, there should be no 'ceiling' to development, instead the identified need of 14 dwellings should be considered a minimum. This should be reflected by the wording of Draft Policy CNP2.

Policy CNP2 'Sites for new housing in Corringham Village'

2.16. Draft Policy CNP2 of the Neighbourhood Plan identifies sites for housing development within the village. We are supportive of the Neighbourhood Planning Groups approach of considering sites of varying sizes, which will allow for the delivery of an appropriate mix of dwellings, to meet the needs of the community whilst also contributing towards the identified need of the village.

2.17. Within Policy LP2: 'The Spatial Strategy and Settlement Hierarchy' of the Central Lincolnshire Local Plan (2017). Corringham is identified as a 'Small Village'. In relation to Small Villages, Policy LP2 reads: 'Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear Local Community support, the following applies in these settlements: - They will accommodate small scale development of a limited nature in appropriate locations - Proposals will be considered on their merits but would be limited to around 4 dwellings.'

2.18. Within this context, the inclusion of a site within the Neighbourhood Plan would allow sites larger than around 4 units to be identified to meet the housing need.

2.19. Utilising the site selection methodology, the Neighbourhood Plan group have identified three sites which are included within Draft Policy CNP2 as allocated sites to accommodate housing development. These sites have been included utilising the 'Methodology for Site Selection' and 'Draft Scores-Corryingham NP Sites Assessment and selection Summary of scores'

Should flexibility be required, it can be addressed through a review of the Neighbourhood Plan.

Disagree, see above.

**Savills for
Thonock Est.
(Cont)**

documents which outline the sites identified as ‘preferred’ and which are considered ‘unsuitable’ as well as the Site Options and Assessment report prepared by AECOM and consultation with statutory consultees.

2.20. The following comments are made in relation to the sites in the ownership of Thonock and Somerby Estate which have been assessed by the Neighbourhood Plan group during their development site selection process. Draft Neighbourhood Plan Policy CNP2 Site A- Land North of East Lane,

2.21. The land north of East Lane is located to the north east of Corringham and is located directly adjoining the site off East Lane, which is currently under development. The development of site reference CNP4 could form a natural extension to the development currently underway.

2.22. This site was identified as free from constraints / having resolvable constraints within the AECOM site assessment report and was identified as one of the most suitable sites for development.

2.23. The site has been identified to accommodate 7 dwellings. As per our site submission, TSE consider that the land would be most effectively used by a development of 9 dwellings and would encourage the Neighbourhood Plan group to increase the allocation within the Draft Neighbourhood Plan to reflect this. The reason for a reduced number of dwellings is outlined within the Draft Plan as the location of the site on the approach to the village. This is not a consistent position given that the site which fronts the road, and which would therefore be more sensitive to traffic entering Corringham from East Lane, has been approved to accommodate 9 dwellings (Planning application ref.138809). The site to the rear should be allocated to mirror this permission.

2.24. Again, we would encourage the Neighbourhood Plan Group to be more ambitious and plan positively to accommodate sufficient growth to meet the identified housing need and provide sufficient flexibility to suit the market

Draft Neighbourhood Plan Policy CNP2 Site C- Land east of Poplar Farm

2.25. We support the ‘preferred’ status of this site in the emerging Neighbourhood Plan.

2.26. The site extends to 0.25ha. It is bound to the north and west by Poplar Lane and to the west by Middle Street. Residential development is located adjacent to the north, east and south, with Poplar Farm located across Poplar Lane to the west. The site constitutes a mixture of brownfield and greenfield land with one existing dwelling on site and a small Butchers shop.

2.27. The site selection process has identified the site as suitable to accommodate an additional 2-3 dwellings. TSE support this allocation and

Noted and agreed.

This is a misrepresentation, the reference in the Policy is to “Approximately 7 dwellings,” see above.

This is not a correct statement.

The proposals for the site need to reflect its particular characteristics and not simply mirror an adjoining, recently developed, site.

Noted this support is welcomed.

**Savills for
Thonock Est.
(Cont)**

confirm the site is deliverable and developable, with suitable access which could be taken directly to each dwelling from Poplar Lane.

Additional/ non-allocated sites

2.28. As previously outlined, The Neighbourhood Plan must be ambitious in its approach to delivering housing development in order to be consistent with the principles outlined within the NPPF. Thonock and Somerby Estate have promoted a number of sites through the Neighbourhood Plan process which are developable and deliverable and should be considered appropriate and allocated within the NP to deliver an ambitious growth target.

2.29. Sites assessed as CNP2 and CNP3 were identified as 'unsuitable' within the Draft Scores following the sites assessment and selection summary of scores and as a result have not be identified as suitable.

2.30. TSE do not agree with this approach, both sites are deliverable and developable, as defined in the NPPF. The sites are located adjacent to the existing built development of the village and a sensitive development on one or both of the sites would ensure the settlement core shape and form was retained by mirroring development off East Lane and west of High Street.

CNP2- Land South of High Street, Corringham

2.31. The 1.02 Ha (gross) site is rectangular in shape and fronts onto High Street, Corringham. The site is located directly adjacent to the existing development footprint of the village.

2.32. A number of agricultural buildings neighbour the site to the west and to the north, with agricultural land to the south and east. The A631 bounds the site to the north with agricultural land extending beyond this to the north.

2.33. The AECOM report has highlighted that the site is relatively unconstrained, with any constraints identified not being insurmountable. The report summarises that development on the area of the site adjacent to the existing footprint of the village would be appropriate. For consistency, and in the interest of positive planning, we would therefore recommend that the Neighbourhood Plan Group includes site CNP2 within the Neighbourhood Plan, to accommodate up to 5 dwellings in this sustainable location.

CNP3 - Land North of High Street, Corringham

2.34. As submitted, The 1.31 Ha (gross) site is rectangular in shape and fronts onto High Street Corringham, as far as the junction with Springthorpe Road.

2.35. The site is located directly adjacent to the existing development

Disagree, the Neighbourhood Plan is balanced, reflecting strategic policies, local opinions and aspirations and is evidence based. As such, it will meet the Basic Conditions and it does not need to be "Ambitious" in order to do so.

They are, subject to the consideration of Drainage issues on the northern site, potentially deliverable and developable. However, NPs enable communities to make choice over the location of new housing and in this case, both sites fail to satisfy some key criteria.

This is open countryside. Landscape impact is considerable and accessibility for pedestrians and cyclists (especially to the school and village hall) is adversely affected by the need to cross the main road. There is a potential impact on the way that an existing business/local employer operates.

Other better/higher scoring sites exist, and further allocations are not necessary to meet the CLLP requirement.

This is open countryside, beyond the footprint of Corner Farm. Landscape impact is considerable, including views east to the windmill and the site is a gateway for the village

<p>Savills for Thonock Est. (Cont)</p>	<p>footprint of the village. Residential development neighbours the site to the west. The land to the north is currently in agricultural use. Corringham Beck marks the eastern boundary to the site. The development in this location would mirror the pattern along Mill Mere Road to the north of Corringham.</p> <p>2.36. As with site reference CNP2, the AECOM report has summarised that the site is potentially suitable for partial allocation, constituting a small area of development adjacent to the existing built footprint of the village, subject to mitigation of impact upon the views into and out of the village and consultation with the Highways Authority. TSE would support the allocation of the site as either a separate allocation, or as an appropriate extension to the Land at Corner Farm (CNP7).</p> <p>CNP3 ‘Consideration of new houses in the hamlet of Aisby and open countryside</p> <p>2.37. It is also important to recognise that the Corringham Local Plan area also includes the hamlets of Aisby, Bonsdale and Yawthorpe. Whilst these areas have not been specifically afforded growth through the CLLP, the NPPF is clear that in rural areas, planning policies should be responsive to local needs and identify opportunities for villages to grow and thrive, especially where this will support local services. The Framework also recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> <p>2.38. Whilst we recognise that these hamlets are unlikely to accommodate significant growth, the Neighbourhood Plan should take the number of dwellings within the Neighbourhood Plan area, as a whole, into consideration when calculating the amount of growth to be accommodated in the village.</p> <p>3. Summary</p> <p>3.1. TSE would like to once again thank the Corringham Neighbourhood Plan Group for the opportunity to comment on the Draft Neighbourhood Plan and the site selection process.</p> <p>3.2. We look forward to working closely with the Neighbourhood Plan Group and Parish Council to ensure that the aims of the Neighbourhood Plan can be achieved and required growth can be delivered within Corringham.</p> <p>3.3. Notwithstanding this, we have a number of comments which we feel should be addressed in the spirit of positive planning and to reflect the ambitious growth target of the Government.</p> <p>3.4. The Corringham Neighbourhood Plan should identify sufficient land to</p>	<p>to travellers on the A631. There are also potential drainage issues related to the impact of development on the course of a surface water drain.</p> <p>Other better/higher scoring sites exist, and further allocations are not necessary to meet the CLLP requirement.</p> <p>Disagree, no amendment needed. West Lindsey DC and the Central Lincs. Joint Planning Unit have been rigorous in the way that they have calculated the existing dwelling stock for Corringham and the new dwelling requirement, and there is an agreed position that planned residential development outside Corringham village is inappropriate. The LPAs were quite specific that the growth requirement should be allocated to Corringham settlement only. Policy CNP3 as worded, reflect the Strategic Policies of the Local Plan, but adds evidence based local criteria derived from the Corringham Character Assessment.</p> <p>Whilst the arguments for additional residential allocations are rejected, the offer of joint working to secure the implementation of the agreed, allocated sites is welcomed.</p> <p>Disagree, see above.</p>
---	--	--

	<p>deliver in excess of the minimum requirement outlined within the CLLP. In addition, there should be no 'ceiling' to development, instead the identified need of 14 dwellings should be considered a minimum. This should be reflected by the wording of any policy.</p> <p>3.5. TSE Consider that the identification of Site C 'East of Poplar Lane'; and Site A 'North of East Lane' as preferred sites to accommodate residential development is sound and based upon robust evidence. TSE support the proposed allocation of these sites and will continue to work alongside the community to promote the sites for development at future stages of the plan.</p> <p>3.6. On the basis that the Corringham Neighbourhood Plan should be sufficiently flexible, including allocations for sites to exceed the minimum requirement for the settlement as identified through the CLLP, TSE recommend the allocation of either the full or a reduced extent of sites referenced CNP2 and CNP3, located to the north and south of High Street.</p> <p>3.7. An initial assessment of both sites by both Savills and AECOM have identified that neither site has constraints which would be considered insurmountable. They are both therefore deliverable and developable as per the NPPF and should be identified within the Neighbourhood Plan as suitable to meet the future needs of the community.</p>	<p>Disagree, see above.</p> <p>Disagree, see above.</p> <p>Disagree, see above.</p>
<p>Natural England 15/12/20</p>	<p>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. NE is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans where they consider our interests would be affected by the proposals made.</p> <p>NE does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing an NP. For any further consultations, please contact: consultations@naturalengland.org.uk</p>	<p>Noted, no amendment needed.</p> <p>Confirmed that the information in the annex is helpful and that it, with other information from NE has been taken into account in the preparation of the Neighbourhood Plan, including the Character Assessment.</p>
<p>Anglian Water 15/12/20</p>	<p>Anglian Water, is the water undertaker for the parish and sewerage undertaker together with Severn Trent. In effect the properties located in the Severn Trent area drain to Anglian Water sewerage network and we serve the southern part of the Parish for sewerage.</p> <p>Policy CNP 2 - sites for new housing in Corringham village. Given the scale of the residential sites and their locations it is unlikely that there will be constraints to the water supply and foul water drainage subject to a detailed site assessment to establish specific connection points.</p>	<p>Noted, no amendment needed.</p>

<p>Anglian Water (Cont)</p>	<p>Policy CNP 12 – Countryside management We welcome the recognition that utility infrastructure including that provided by Anglian Water is an acceptable use in the designated countryside subject to meeting other policy requirements. [REDACTED]</p>	<p>Noted, no amendment needed.</p>
<p>Gainsborough Town Council 17/12/20</p>	<p>The Gainsborough Town Council Planning and Development Committee resolved not to submit a response to the consultation as a collective but agreed to submit individual comments if they had any.</p>	<p>Noted, no amendment needed.</p>
<p>West Lindsey District Council 30/12/2020</p>	<p>CNP1: Sustainable Development Principles (viii) This criterion should not be expected. Instead support/encouragement needs to be given to developments that demonstrate that..... Also, could this part of policy be more informative. What exactly are design and construction standards for sustainable development and minimising CO2 emissions? Two examples are offered but there must be others? Is guidance/lists available?</p> <p>CNP2: Sites for new housing in Corringham village <u>A - Land north of East Lane</u> This site is not identified as being in a character area. Should it be included in CA 2: Nicholas Way? The character area provides design guidance which could complement that provided by criteria A (i) to (iii). Past experience with NPs has found that it is helpful for new housing sites to be covered by a character area for design and layout purposes. An area just north of the site is high risk of surface water flooding. The map that this issue could run through the site to another area of high risk south of East Lane. Select Extent of flooding (flood risk from surface water) and enter location. https://flood-warning-information.service.gov.uk/long-term-flood-risk/map <u>B – Land at Corner Farm</u> Noted access not yet agreed with LCC. In the Character Assessment significant part of site identified as Important Green Space. Suggests that this should be retained in any development? Also three buildings on site identified as Unlisted Buildings of Positive Character. Suggests that these should also be retained as part of any development of site See page 62 of CA. Site lies within CA 6: High Street – see page 49 etc. There should be a cross reference in policy to Character Assessment.</p>	<p>Agreed. In effect national standards will apply, local aspirations can be addressed if developers are encouraged to be ambitious in the way that they address climate change. The criteria and be deleted and amended to a statement: <i>“Encouragement will be given to...”</i> Reference will be made to applying good practice and innovation as it applies at the time, rather than giving fixed examples.</p> <p>Agreed. Add the following after “...subject to:” <i>“the criteria, reflecting the elements of Character Area 2 as described in Character Assessment.”</i></p> <p>Agreed. Add <i>“in addition, account must be taken of the identified surface water flooding risk area just to the north of the site.”</i> after clause (iii).</p> <p>Noted. Add the following after “...subject to” <i>“the criteria, reflecting the elements of Character Area 6 as described in Character Assessment.”</i></p> <p>The farmhouse and trees on the Middle Street frontage are already required to be retained, but clarity may be improved by referring to the retention of the garden in which the trees sit, either as landscaping or garden. It is considered that the term <i>“Important Open Space”</i> in the Character Assessment (CA) for gardens is confusing related to Open Spaces in the CLLP and Local Green Spaces. The CS could be revised to reflect this. It is intended to amend the description of the private gardens</p>

West Lindsey District Council
(Cont)

C – Land off Poplar Lane

Noted access not yet agreed with LCC
Character Assessment identifies this site to within two CAs: CA 5: Poplar Lane and CA4: Middle Street. See pages 44&36. How would CA guidance apply/reconciled to the site? Needs cross reference to Character Assessment. Also one large building on site identified as Unlisted Building of Positive Character – see page 62 of CA - needs to be mentioned in criterion (ii) of policy. And also cross reference to policy CNP 8. The value of “Unlisted Buildings of Positive Character” must be not be adversely affected by proposed development.
(b) and (c) provision for electric charging points and home working would be supported rather than must/should be required.

CNP3: Consideration of new houses in the hamlet of Aisby and in open countryside

More specific reference should be made to the Character Assessment CA 8 : Aisby. The CA identifies small agricultural plots shaping Aisby’s settlement structure. Also, it shows undeveloped land providing Aisby with separation from the main road. Could these be used to define Aisby and direct development to appropriate places in Aisby and shown on a proposals map?

CNP4: Residential conversion and extensions

Would be helpful if more examples of sustainable design features could be provided. Does this policy apply to listed buildings and unlisted buildings of positive character? If so these need to be dealt with separately by the policy.

in the CA, replacing the term “*Important Green Space*” with “*Gardens contributing to the character of the area*”
The CS does identify the two outbuilding as “*Unlisted Buildings of Positive Character*” In indicative plans submitted, the smaller of the two is to be retained within the curtilage of the farmhouse. The larger outbuilding (and the boundary wall on the A631 could be retained within new development and reference to this can be made in an additional policy clause.

Noted. Add the following after “...subject to” “*the criteria, reflecting the elements of Character Areas 4 and 5 as described in Character Assessment.*”
Noted, but this is already largely covered by Clauses (ii) and (iii), however reference can also be made to the need for new development to respect the character of the retained buildings, hedges and orchard trees.

Disagree, this is a reasonable expectation in pursuit of sustainable development.

Agreed. Add “*for Aisby Character Area 8 applies*” after “*Assessment*” in line 5.
Agreed. Add wording to Clause (ii) referring to need to retain open areas identified in the Character Assessment.

Agreed. Add provision for wildlife e.g., bat and bird boxes. Encourage use of native species in associated landscaping. Noted add sentence. “*Where listed buildings and unlisted buildings of positive character are involved a balance between heritage and other interests will be required.*”
Noted add “*The local character of those rural areas not covered by the Character Assessment will also be taken*

West Lindsey District Council
(Cont)

CNP5: Local character and the design of new development
No Character Assessment guidance available for developments in open countryside/outside the 8 identified areas. Also CA does not cover new housing site A and for site B it is covered by two CA areas.
Best if most relevant parts of rural lanes were identified on map to show where policy applies, e.g. the CA identifies on map significant grass verges.

CNP6: Key views
The views shown on the maps should be identified by their policy numbers. NP should have a table/schedule/appendix listing all the views with their: names/numbering, photos, and description. This is not provided by the CA in a convenient format.

CNP7: Designated heritage assets
Would like to see the policy start as follows:
“Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets.”

CNP8: Protecting and enhancing unlisted buildings of positive character
Such assets are referred to in NPPF and CLLP as non-designated heritage assets. Why not use this established term rather than “..unlisted buildings of positive character..?” There is no table/schedule in the NP/or CA supporting the identification of the unlisted buildings of positive character. This needs to be provided giving details of each asset e.g., reference identification, description, photos. Also current maps do not provide reference numbers.

CNP9: Protecting and enhancing archaeological sites
It would be helpful if those of note could be shown on a map.

CNP 10 Existing open spaces and recreation facilities
Incorrect numbering on proposals map 2? Should school playing field be 4 rather than 3? The boundaries of open spaces should be shown on proposals

into account in the consideration of development proposals.” to the policy justification.
This matter is dealt with above (CNP2).

Agreed, this detail may be added to the Proposals Map or supporting maps. However other lanes may be important under Policy CNP14 (Transport & Active Travel) .

Agreed, the views can be shown in an appropriate map within the Plan.

Agreed replace “*Development involving or affecting Listed buildings...*” with “*Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets.*”

Agreed, an appendix may be inserted including a listing, summary and photographs of these buildings and structures.,

Reference is already made to the CA and the HER and a link can be provided. It is difficult to produce a map to show the extent of archaeology. Therefore, reference to source material is considered more appropriate and useful.

Noted, this will be corrected.

<p>West Lindsey District Council (Cont)</p>	<p>map 2.As well as identifying open spaces 1, 2, and 4 as important open spaces, the CLLP also identifies similar spaces off Poplar Lane and just south of St. Laurence Church. Why aren't these spaces identified as existing open spaces local green spaces by the NP. They still exist and are recognised by the CA. Furthermore, the CA identifies other important green spaces at: Middle Street/High Street junction, opposite NP open space 1 (picnic area), Nicholas Way, and the church grounds. Again, why doesn't the NP identify these too as either existing open spaces or local green spaces. From the NP it is not fully clear as to what is the difference between its existing open spaces and proposed local green spaces. A table/appendix should be included giving details for each site, photos and description of why sites are selected.</p> <p>CNP11: Proposed Local Green Spaces The boundaries of local green spaces should be shown on proposals map 2. Comments made to policy CNP 10 also apply here. Could more local green spaces be designated as identified by the supporting CA? A table/appendix should be included in NP giving details for each LGS, numbering, photos and description justifying proposed LGS designation.</p> <p>CNP12: Countryside management No justification/ explanation given for inclusion of criterion vi) "Dark Skies" in policy and how it would be applied.</p> <p>CNP13: Nature conservation and biodiversity It would have been helpful for proposals map to have shown some nature conservation areas of local value and for this policy to help protect/enhance them. For example, the woodland around Old Hall, village and field ponds and various watercourses all shown on CA maps.</p> <p>CNP14: Community buildings and facilities All of these facilities are also recognised as heritage assets - see policies CNP7 and 8. Need to ensure the aims of the policies complement one another, e.g.</p> <ul style="list-style-type: none"> (A) Village Hall - UBPC (B) Becketts PH - UBPC (C) Church - LB (D) Primary School - UBPC 	<p>Agreed in part. The Poplar Lane and St. Laurence areas can be added to the policy and the map, cross referenced to the CLLP, but noting that they are private gardens. Disagree, designation of Local Green Spaces could be problematic where it involves private land. As noted above (CNP2) It is intended to amend the description of three private gardens in the CA, replacing use of the term "<i>Important Green Space</i>" with "<i>Gardens contributing to the character of the area</i>" Noted and agreed an explanation will be added. Disagree. The points of reference are already provided in terms of the CLLP and the Character Assessment. However, more detail will be provided for proposed LGSs.</p> <p>Agreed</p> <p>Disagree, there is caution about adding more LGSs at this stage. Agreed this will be added either in the evidence summary or in the policy justification.</p> <p>Noted an explanation will be added based on CPRE guidance and other NP policies, (e.g. Osgodby), noting that a neighbourhood plan can introduce a dark sky policy where it has relevant evidence and community support.</p> <p>Disagree. It would be necessary to show all areas within the hierarchy which would result in a complex map. However, reference will be made to base data including the NE Magic System, the CLLP, LCC and LWT databases.</p> <p>Disagree. The final policy clause as written cross references the policy to all other NP Policies, it is not necessary to highlight just heritage policies.</p>
--	---	--

<p>West Lindsey District Council (Cont)</p>	<p>Proposals map 2 should really show the full extent/area/site of these facilities.</p> <p>CNP15: Local employment and businesses It may be worth making reference to CLLP policy LP 26 final paragraph to help justify including part (C) of this policy.</p> <p>CNP16: Transport and Active Travel in and around Corringham The NP appears to lack footpaths. Part (3) is therefore welcomed and should be a proposal shown on the proposals map. However, it may be physically difficult to provide footpaths on narrow verges on Pilham Lane and Mill Mere Road, nevertheless a worthy aspiration. Are there any other possible routes? E.g., along road to Aisby from East Lane to lessen pedestrian/vehicle conflict and encourage a circular walk between villages using a PROW as well.</p> <p>Proposals Map Both proposals maps 1 and 2 should really be positioned in the NP closer to their respective policies. The maps could potentially also show other features as mentioned in comments above and which were previously identified by the supporting Character Assessment which informs the NP. The area/boundaries/extents of open spaces/local green spaces and community facilities are best shown rather than just by spot markers. By only providing smaller inset type maps it is difficult to see designations in the context of Collingham and Aisby and the parish area in general. Overall, rather than using two separate maps with small insets it is considered that it would be better if a single large proposals map was created showing everything. Something like that shown on page 62 of CA.</p> <p>Clarification requested (31/12/20 email, Clive Keble Consulting to WLDC) <i>Thank you for these comments, they are helpful. Just a couple of questions (1) On CNP2 (B) Corner Farm, you state "In the Character Assessment significant part of site identified as Important Green Space." On p51 of the Character Assessment, reference is made to "Fig 254: Corner Farm's vernacular architecture is complemented by a lush garden setting, which features hedgerows along its boundaries and a cluster of mature trees at its western corner, which are a key feature at the entrance to Middle Street." and on the summary on p54, it states "...Corner Farm accommodates several mature trees that enhance this gateway..." However, there is not reference to the term "Important Green Space" until the overall summary map on p62.</i></p>	<p>Disagree. Listing and notating these buildings is sufficient, to show entire curtilages would result in an overly complex and potentially difficult to read map.</p> <p>Agreed. A cross reference will be added to the CLLP.</p> <p>This support is noted but the potential constraints on implementation are recognised.</p> <p>Agreed. This will be added to Clause (3) of the policy.</p> <p>Noted. The housing site allocations maps will be incorporated into the policy. A new Parish wide map and Corringham/Aisby insets will be produced.</p>
--	---	---

West Lindsey District Council
(Cont)

On CNP 10 you state "Furthermore the CA identifies other important green spaces at: Middle Street/High Street junction, opposite NP open space 1 (picnic area), Nicholas Way, and the church grounds. Again, why doesn't the NP identify these too as either existing open spaces or local green spaces." In the case of Corner Farm, with hindsight, that description/designation" in the Character Assessment which is capable of misunderstanding with reference to formal designations such as Open Spaces and Local Green Space, might have been better expressed as something like... "Private gardens which contribute to openness" or similar.

It is a requirement of the Draft NP policy that the farmhouse, with some of the garden and trees are retained and it will be possible to increase the read across between it and the Character Assessment, but it is not desirable for the suitability of Corner Farm as a residential development site to be undermined by any suggestion that it should be considered as a Local Green Space . I wonder, therefore, if you could re-consider this element of the comments?

(2) There are several references in your comments to increasing the level of detail on the Proposal Maps and possibly creating a single version. It will be possible to build in some of the suggestions, focusing on site allocations and land designations, but there is unlikely to be the capacity to include all of the items/features that you refer to. I hope that you understand that, given the high level of detail available in the Character Assessment, the intention is that the NP Maps should be proportionate and as simple as possible.

WLDC Response 04/01/20 – *Thank you for now providing your explanation/justification as to why the Corner Farm site is not identified as open space/local green space in your draft plan despite it being shown as important green space on the supporting character assessment's map. This is welcomed. As commented previously I think it would now benefit the plan greatly if a supporting schedule/appendix/table could be produced to cover all potential sites (character assessment/CLLP/NP group survey?) giving justification as to why they were selected or not by the draft plan. Great to hear that you are looking to produce a single proposals map. I appreciate the graphical difficulties this could pose. But something like that shown in the Character Assessment on page 62 would be excellent and further enhance the NP. How about having two proposals maps and split the designations/allocations between them? Just a suggestion. It would be a shame to lose a lot of detail as I consider virtually all of it is material to your plan and of course referred to in policies.*

This response is noted and considered above in relation to the relevant WLDC comments.

<p>Springthorpe PM 05/01/20</p>	<p>Thank you for your email regarding the Corringham Neighbourhood Plan. As Chairman of Springthorpe Parish Meeting, I am very interested in what the proposed plans are, even though they do not specifically affect Springthorpe and although I have no comment to make at the moment, I would be grateful if you could keep me updated. Thank you, [REDACTED]</p>	<p>The interest is noted and welcomed, and no amendments are needed.</p>
<p>LCC Archaeology 05/01/20</p>	<p>Thank you for consulting us on the Draft of the Corringham Neighbourhood Plan. We have already provided comments on the proposed site allocations, so I have not made any further comments on them below. We welcome the attention to the village's historic environment throughout the plan and the central role it plays in giving Corringham its sense of place. Whilst there are specific policies for issues like historic building and archaeology, landscape, nature and views, it is good to see that heritage has been integrated across different parts of the plan and not treated as a niche issue in isolation. As we haven't seen the Character Assessment I haven't been able to look at each of the unlisted buildings that are identified in much detail, but the summaries of the character areas sounds as if they are well thought out. I hope the material we provided from the Lincolnshire Historic Environment Record was useful, and it is good to see that it referred to in the draft plan. I have provided specific comments on particular sections below.</p> <p>2.1 Brief History of Corringham and Aisby There seems to have been some confusion here about the meaning of the place name. 'ing' is the reference to tribe/followers of and the first element is thought to be a reference to person called 'Cora'. The University of Nottingham's Key to English Place Names gives Corringham's etymology as "Homestead of the family or followers of Cora". http://kepn.nottingham.ac.uk/map/place/Lincolnshire/Corringham</p> <p>5.6 Local (non-designated) heritage assets I would recommend removing this reference to having decided not to create a list of local non-designated heritage assets and just say that the unlisted buildings of positive character are seen as locally important by the community. The policies CNP8 gives weight to protecting them in the same way that a community-led selection of assets would have. The fact that the character assessment identified them, but they now have the community's support doesn't make much real difference. So, there is no need to make it sound less important. WLDC and other Lincs districts are currently considering creating a local heritage list of such non-designated heritage assets. Buildings identified in NPs are more</p>	<p>The support and agreement are noted and welcomed.</p> <p>Noted this will be clarified.</p> <p>Noted, this will be clarified.</p>

<p>LCC Archaeology (Cont)</p>	<p>likely to be included. So, the assets chosen here may go on to form part of that, particularly if there is supporting information provided showing how they were chosen in the Character Assessment.</p> <p>6 Neighbourhood Plan Vision and Objectives We welcome the central place of local character and heritage in the community's vision and the desire to see new development reflect and respect this.</p> <p>CNP 8 Protecting and enhancing unlisted buildings of positive character. It is good to see the importance of non-designated heritage to the local character and sense of place raised and protected through this policy. It is often overlooked but the vast majority of our historic environment is non-designated, and these heritage assets are what gives our towns and villages their distinct character and identity. As noted in the character area summaries, unsympathetic alterations to heritage assets (particularly where not subject to additional scrutiny of listed building consent process) can harm the contribution they make to the attractiveness of the village. You could also add that the identification and protection of non-designated heritage is also supported by WLDC as well as County Council, as they do this through CLLP LP25 which places an onus on both designated and non-designated assets. We will also consider the buildings identified in the plans to be included within the Lincolnshire Historic Environment, enhancing our records for the village.</p> <p>CNP9 Protecting and enhancing archaeological sites. We also welcome the desire to protect archaeological sites in the plan and a specific policy to do this is useful. The reference to the HER and inclusion of current records as an Appendix will also help to raise the profile of the village's archaeological heritage to developers and residents and increase the likelihood of it being properly considered in future development proposals.</p> <p>Community Aspirations, CNPCA 2 Local history and heritage We support the community aspirations to better interpret and enhance the village's heritage. We would be happy to assist with any plans in this direction and provide advice on any potential projects or funding bids. WLDC also have small grant funds that can be very helpful for smaller projects such as trails, events or as match funding towards bigger projects. I would also note that just as it is suggested that the community could help record local biodiversity information, we would welcome any assistance Corringham residents can</p>	<p>Noted and support welcomed.</p> <p>Noted, this will be cross referenced.</p> <p>Noted and support welcomed.</p> <p>Noted and support welcomed.</p>
--------------------------------------	--	---

<p>LCC Archaeology (Cont)</p>	<p>provide in supplying information on the historic buildings and archaeological finds from the village in the same way. Such information will help us enhance the historic environment record, and hence inform future planning decisions affecting the village's heritage and make it more accessible to researchers. Please do contact me if you would like to pursue this.</p>	<p>This will be considered when circumstances permit.</p>
<p>Avison Young (Nat. Grid) 07/01/20</p>	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate/invest in energy projects, technologies, and partnerships to accelerate the development of a clean energy future in the UK, Europe & US.</p> <p>Proposed development sites crossed/close proximity to Nat. Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website. www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/ Please also see attached information/guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks Information on the electricity distribution network is available at the website: www.energynetworks.org.uk Information on the gas distribution network is available from: plantprotection@cadentgas.com</p>	<p>Noted, no NG assets in NP area. No amendments needed.</p>
<p>M Winter (Corner Farm) 08/01/20</p>	<p>Thank you for the opportunity to feedback and comment on neighbourhood plan. Found the consultation helpful and informative and welcomed the opportunity to answer questions and comment on our proposal and valued the feedback received. Planning applications can be controversial in villages such Corringham and so providing such a detailed framework for feedback and comment from the residents is an excellent way of ensuring the village</p>	<p>Supported noted, no need for amendment.</p>

M Winter (Corner Farm) (Cont)	continues to develop with residents support and approval. We welcomed the opportunity to submit our proposal for consideration at Corner Farm and we are very pleased that the initial plan listed it as a preferred site. This is a prominent location in the village and is probably the least aesthetically pleasing aspect. This Eastern approach to the village would be enhanced by developing this site as the farm buildings are rapidly approaching the end of their life and the site is no longer a viable farmyard given that none of the surrounding land is owned or farmed by us. The site is close to the bus stop and to the village amenities. We look forward to hearing on the outcome from this consultation. Matt Winter (representing the Winter family)	Clarification 03/03/2021 – A three acre site to the East of Corner Farm is farmed by Winters. This is farmed as a tenant and the tenancy can be terminated at any time. This has no bearing on the viability of the farmyard or farm buildings.
--------------------------------------	---	---

List of Consultees (47 organisations/individuals) and copy of email sent on 18th November 2020.

Local Authorities (District, County and Parishes) West Lindsey District Council - Central Lincs. Local Plan Unit - LCC Planning - LCC Highways - and LCC Archaeology - LCC Countryside & Access - LCC Education & Culture - LCC Public Health - Gainsborough TC - Blyton PC - Northorpe PC - Willoughton PC - Hemswell PC - Upton PC - Lea PC - Heapham PM - Harpswell PM - Springthorpe PM - Thonock PM - Pilham PM

Politicians MP Sir Edward Leigh - County Councillor (Scotter Rural) - District Councillor (Hemswell)

Government Departments and Agencies The Coal Authority - The Homes and Communities Agency - Natural England - Environment Agency - Historic England - Highways Agency - Marine Management Organisation - Sport England

Services National Grid – Sewerage, STW –Water, Anglian Water – Scunthorpe & Gainsborough Drainage Board - Police - NHS Foundation Trust

Landowners Savills (for Thonock & Somerby Estates) - Old Hall - Corner Farm - Church Lane

Others Lincolnshire Wildlife Trust - Greater Lincs. LEP - Corringham CE Primary School - Mobile Operators Association - Peacock & Binnington - The Becketts PH

Text of email sent on 18th November 2020: Good Morning, I am writing to you on behalf of the Corringham Neighbourhood Plan Steering Group and the Parish Council, to invite your comments on the Draft Corringham Neighbourhood Plan. This is a formal consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (Regulation 14). It will run for just over six weeks from midday today (Wednesday 18th Nov 2020) until 5:00pm on Friday 8th Jan. 2021. The Neighbourhood Plan Area is shown on the attached map.

The completion of the Draft Neighbourhood Plan follows two previous informal consultations with statutory bodies and other interested parties, in March 2019 (a general notification) and in June/July 2020 (on the independent AECOM housing sites Assessment Report). If you commented at either of these stages your views will have been considered as part of the preparation of the Draft Plan. However, if you did not comment at those stages, that **does not** affect your rights to comment at this formal stage. I attach a PDF version of the Draft Plan but it can also be viewed on the Parish Council website, along with a series of background/evidence documents: <http://parishes.lincolnshire.gov.uk/Corringham/>

The external consultation is running in parallel with a local community consultation, including a newsletter/questionnaire and a possible exhibition/drop-in session, (but this will be dependent on COVID-19 restrictions). You may use the questionnaire to respond if you wish, **but a written email response (addressed to**

me) is preferred [REDACTED] Please do not hesitate to contact me with any general questions or technical queries, either by email or phone on [REDACTED]. Please note that this email has been sent to over 40 organisations and individuals, but under GDPR email addresses have not been shared. I look forward to hearing from you. Clive Keble (MRTPI) for the Corringham Neighbourhood Plan Steering Group and Parish Council.

Appendix 1. WLDC (re)designation statement (March 2020) – extracts

Introduction

The purpose of this document

1. This document provides a record of the publication that took place regarding the revised Corringham Neighbourhood Development Plan Area and related Neighbourhood Planning Body. The main methods used to promote the publication process are also documented, along with the main findings from the publication. As this was only a publication process and not a more open consultation, the response rate is not expected to be high.
2. This formal publication period provided members of the public and other key stakeholders an opportunity to submit comments on the proposed revised neighbourhood plan area and also the proposed neighbourhood planning body for Corringham. The proposed neighbourhood planning body is the parish council of Corringham and the proposed revised neighbourhood planning area is shown in Appendix 1 along with the rest of the parish council's application.

Regulations and government guidance

3. The regulations associated with this first stage of neighbourhood planning provide guidance on the criteria to be included for this phase. Within this publication, we as the local planning authority must publicise on our website:
 - a copy of the area application
 - details of how to make representations; and
 - the date by which those representations must be received, being:
 - (i) in the case of an application to which paragraph (2)(b) of regulation 6A applies, not less than four weeks from the date on which the area application is first publicised;
 - (i) in all other cases, not less than six weeks from the date on which the area application is first publicised.

Publication timescales

4. The proposed publication period is from 6 January to 2 March 2020. Site notices publicising the consultation were displayed in the parish area.

Timescales break down as follows:

Publication period	06. 01. 20 – 02. 03. 20
Cabinet meeting date or delegation	09. 03. 20

Previous consultation

5. The matter of designating the whole Corringham parish area for the purposes of preparing a Neighbourhood Plan has not been the subject of a previous consultation. The parish council are at the draft stage of their neighbourhood plan development process.

Publication responses

6. We received 0 responses to the publication. This is generally in keeping with the low response rate that we receive with neighbourhood plan area consultations. The breakdown of responses received are:

Email	0
Web consultation system	0
Letter	0
Total	0

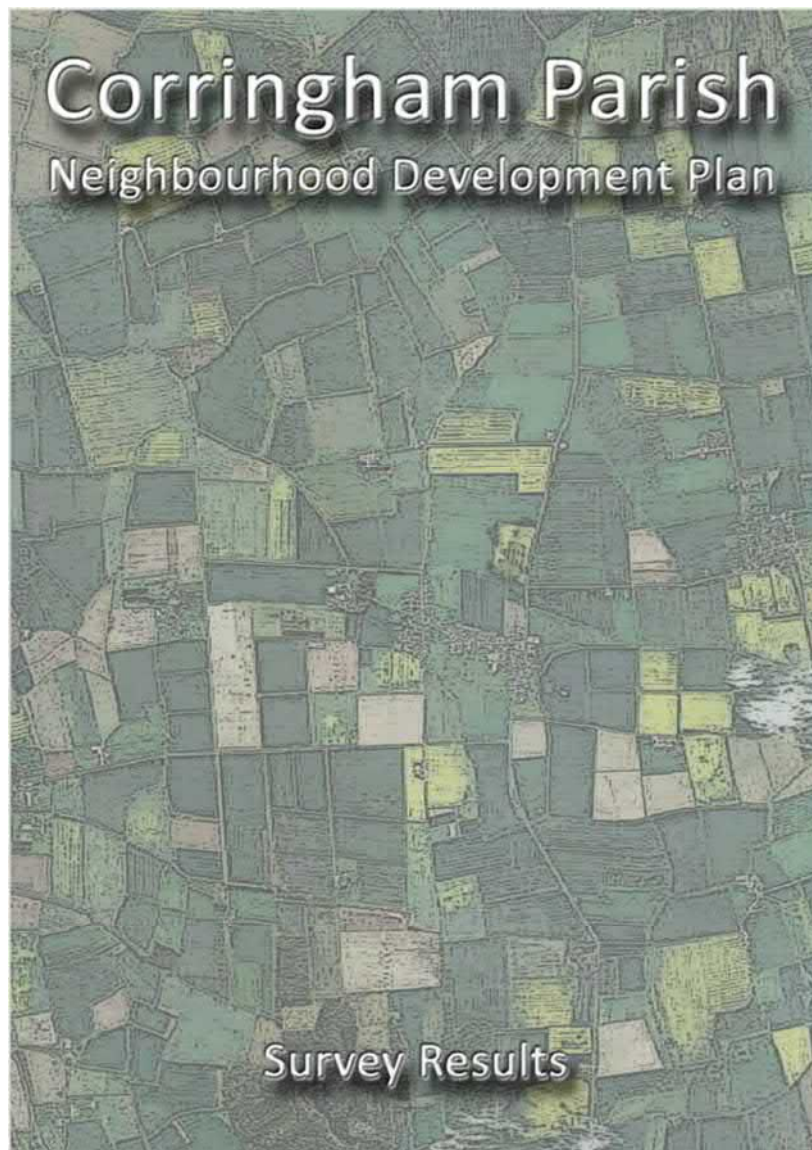
Outcomes

7. The results of this publication will be used by West Lindsey District Council to decide whether or not to approve the revised Corringham Neighbourhood Planning Area and also the body for the neighbourhood planning process to be undertaken by Corringham Parish Council.

Decision

8. West Lindsey District Council has approved the application by **Corringham Parish Council** to have the whole parish of Corringham designated as a neighbourhood area, for the purposes of producing a neighbourhood plan (see Appendix 2).

Appendix 2. Post designation community survey and presentation evening (September 2016)



Corringham Parish
Including Aisby, Yawthorpe, Somerby, Huckerby, White's Wood and Bonsdale
Neighbourhood Development Plan

Survey Results

In total 35 surveys were returned, providing a good number of responses to the questions asked which will help greatly in ascertaining the direction of Corringham's Neighbourhood Development Plan.

A breakdown of those responses as a guide to the general themes found is set out below.

Please note that not all respondents completed the whole survey or whole questions.

Comments written anywhere other than in the allocated comments sections have not been collated.

As a guide to the demographic of respondents, age and sex responses have been set out below.

Age

15 respondents answered with a tick to indicate they were 16+.

A further 15 respondents wrote their age in the box and those responses were as follows:

29, 30's, 30-40, 43, 47, 52, 54, 57, 59, 64, 65+, 73, 74, 84, 85.

Sex

31 people responded to this question, 8 were male, 18 were female, and 5 people answered both and indicated that they were completing the survey as a couple.

1. What do you enjoy about living in Corringham Parish?			
Easy access to the countryside	27	Village hall	15
Historic setting	12	Quiet village	25
Rural atmosphere	33	Village activities / community groups	9

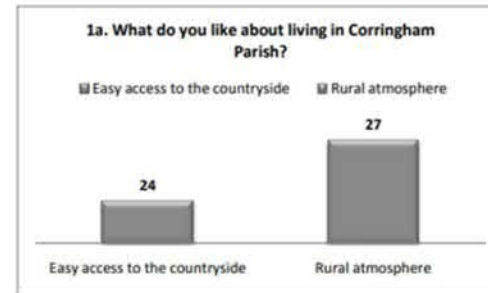
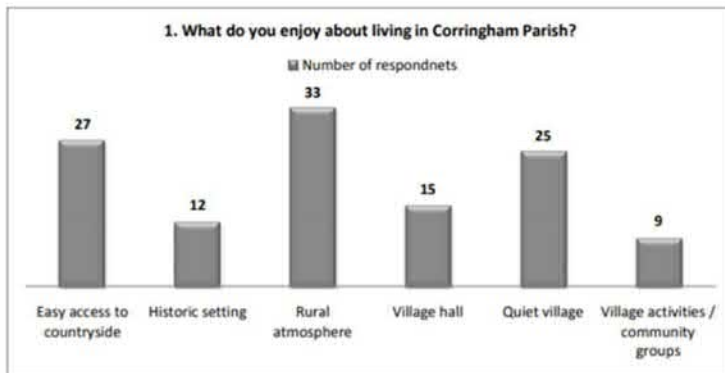
1a. What do you like about living in Corringham Parish?			
Easy access to the countryside	24	Rural atmosphere	27

When asked what they enjoyed about living in Corringham, respondents said that the 'rural atmosphere' was what they most enjoyed the most, with 33 people selecting this, followed by 'easy access to the countryside' with 27 respondent selections, 'quiet village' with 25 selections, 'village hall' with 15, 'historic setting' with 12 and 'village activities / community groups' which had 9 selections.

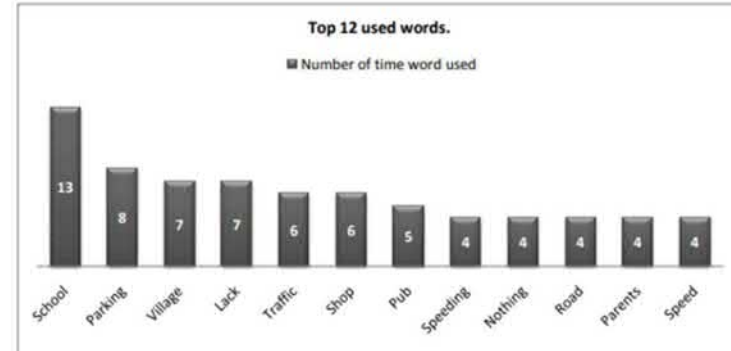
When asked what they liked about living in Corringham, respondents again said the 'rural atmosphere' was top with 27 selections and 'easy access to the countryside' had 24 selections.

Other:

- Community spirit.
- Friendly neighbours, being new to the village it's nice people take time to talk. Love the quietness as well.
- Friendly residents. No dog foul. Village hall events.
- Rural setting.
- I came in 1950 for 11 years and returned to live in Somerby 38 years ago, therefore I have lived in the parish almost 50 years. The first time was my husband's work and the second was the ideal location of the lodge.
- Knowing a great number of residents (if only by name in many cases) makes for a friendly community and gives a sense of security.
- See above.
- The people, open countryside. Proximity to town.
- Long term residents (50 yrs +) have an infinity with village.
- We moved up from London to live in the country and chose our house for the situation – next to a field, which we call 'our field' – at the moment I am objecting very strongly to the council's plans to build houses here, it will ruin our view over the countryside.
- The peace and quiet a village location provides.
- Friendly natives.



1b. What do you dislike about living in Corringham Parish?



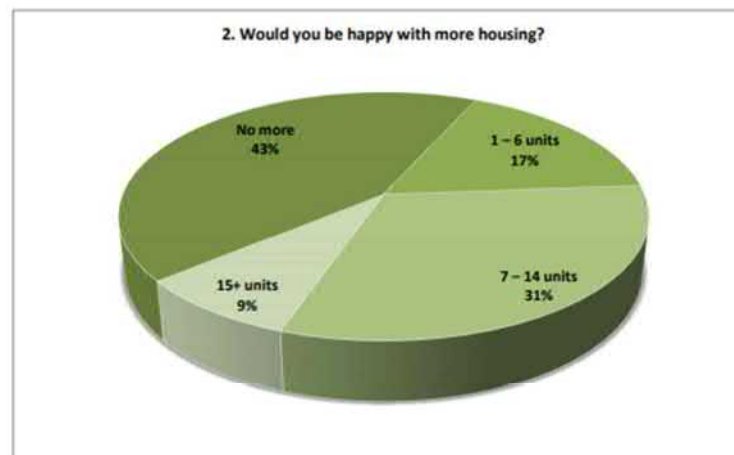
A comprehensive list of responses to this question is as follows:

- Speeding on the High Street and Middle Street. Parking around school and the ignorance of parents from outside the village. Newcomers who do not understand our rural way of life.
- Speeding traffic. Busy main road. Inconsiderate and ignorant parking around school. No pub.
- Nothing. Would be handy to have a little village shop but this is not important.
- Amount of rubbish thrown from cars onto grass verges. No gritting of village roads in the winter (we pay the same as towns). General lack of upkeep of hedges and grass verges on approach roads. Potholes not filled, or not suitable materials used. Kerbside by roads, never (or rarely) swept.
- No shop.

- Lack of shop and village pub would be nice, other than that nothing.
- Parking on pavements especially when have designated driveways. School parents parking illegally on junction and across private driveways. No shop. No pub.
- The traffic at school times blocking driveways.
- School traffic and parking. Lack of local pub.
- Bus access and no local facilities such as park and shop. Not very good internet services.
- Ignorant parking at village school, it's virtually impossible to get through as school run times.
- The lack of consideration shown to residents by parents on the school run.
- Unacceptably poor broadband speed at Aisby and seemingly no likely improvement in the foreseeable future despite improvements to broadband speed in Corringham. Not good enough, just because there are only four of us at Aisby.
- The lack of consideration shown to the residents of Corringham by parents on the school run. The constant expansion of the village school.
- Speeding motorist.
- Lack of social amenities e.g. pub / social club, community green space e.g. play area, fitness area.
- Fly tipping in the rural lanes, poor road surfaces.
- School traffic and parking.
- Speed of traffic in and around the parish. Busy main road with heavy goods traffic.
- The community atmosphere is seriously lacking for some reason.
- Nothing.
- Lack of amenities, shop, public house, proper street lighting, no decent bus service.
- The amount of cars and speeding through the village for access to the school. No speed signs to help the situation and amount of children at the school from outside the area.
- Nothing.
- No cycle path to Gainsborough. No park / skate park for children. Not enough off road parking.

2. Would you be happy with more housing?			
No more	15	1 – 6 units	6
7 – 14 units	11	15+ units	3

When asked if they would be happy with more housing, 15 respondents (43%) answered 'no more', 11 respondents (31%) said 7 – 14 units, 6 respondents (17%) said 1 – 6 units, and a further 3 respondents (9%) said 15+ units.



2a. Where do you think this should be located?

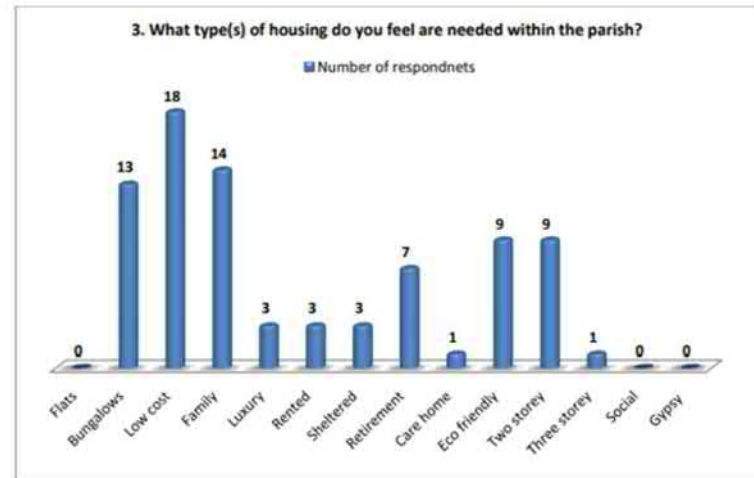
A comprehensive list of responses to this question is as follows:

- Infill sites. Brownfield sites.
- N/A.
- N/A.
- There is new housing proposed in Gainsborough, on the edge of the parish, I think there are hundreds of houses proposed so a few more would not be noticed and there would be no affect on the village, no one would be upset.
- The village of Corringham.
- Land opposite end of Church Lane (Mere Mill Lane).
- Not just in one concentration in the village, small pockets of housing.
- East Lane / infill.
- North and south of Gainsborough on Brownfield sites, not Greenfield.
- East Lane, Corringham.
- Adjacent to already developed sites.
- High St, Corringham.
- Village outskirts – East Lane and Millmere Road – disused land opposite Church Lane.
- Infill.
- Infilling.
- In the current areas designated already.

- Brownfield sites.
- Fill Gainsborough up!
- Not in 'our field'.
- N.E end of East Lane and site of demolished bungalows in Mill Mere Road. From my knowledge of the sewerage of the village the only developable land is at the east end of East Lane.
- Outside the boundary of the village so as it doesn't impact on the community.
- East Lane.

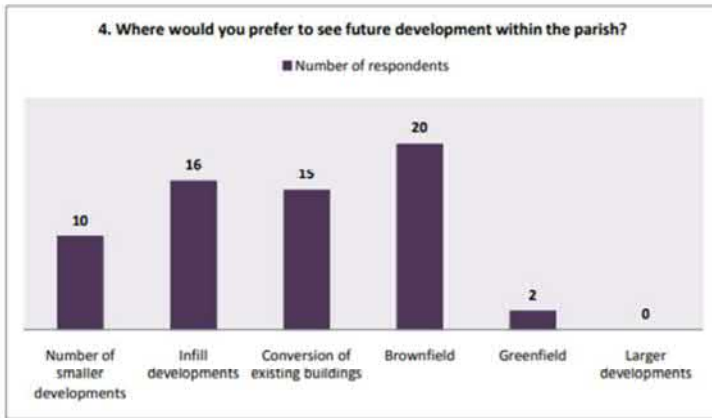
3. What type(s) of housing do you feel are needed within the parish?			
Flats	0	Retirement housing / apartments	7
Bungalows	13	Care home	1
Low cost / affordable / starter homes	18	Eco friendly housing	9
Family housing	14	Two storey houses	9
Luxury housing	3	Three storey houses	1
Rented accommodation	3	Social housing	0
Sheltered housing	3	Gypsy and Traveller sites	0

When asked what types of housing they felt were needed within the parish, 18 respondents said 'low cost / affordable / starter homes', followed in descending order of the number of times selected by, 'family housing' which was selected by 14 people, 'bungalows' with 13 people, 'eco friendly housing' and 'two storey houses' were each selected by 9 respondents, and 'retirement housing / apartments' had 7 respondent selections. 'Luxury housing', 'rented accommodation' and 'sheltered housing' were each selected by 3 respondents, while 'care home' and 'three storey houses' were each selected once. 0 respondents selected 'flats', 'social housing' or 'Gypsy and Traveller sites'.



4. Where would you prefer to see future development within the parish?			
A number of smaller developments	10	Brownfield (land previously developed)	20
Infill developments	16	Greenfield (land previously undeveloped)	2
Conversion of existing buildings	15	Larger developments	0

When asked where they would prefer to see future development within the parish, 20 people selected 'Brownfield', followed in descending order of the number of times selected by respondents, with 'infill developments' which had 16 respondent selections, 'conversion of existing buildings' with 15 selections, 'a number of smaller developments' with 10 selections, 'Greenfield' with 2 and 'Larger developments' which received 0 respondent selections.



4a. What areas would you like to see remain free from developments?

A comprehensive list of responses to this question is as follows:

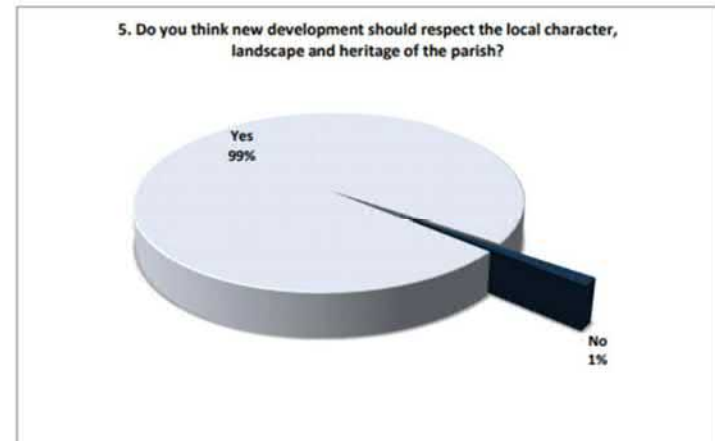
- The space between Corringham village and Gainsborough.
- All currently undeveloped areas.
- All.
- Don't want to join up with Gainsborough or other village. Keep existing identity.
- Unless there are obvious infill locations without upsetting anyone, there should be no extra houses. Add development to the existing Gainsborough proposal for hundreds of houses at the edge of the parish.
- Greenfield scheduled 1 & 2.
- Greenfield.
- Greenfield.
- Agricultural land and Greenfield sites.
- All the meadows and good agricultural land surrounding Corringham and other villages and hamlets in the parish.
- Not so much areas as size. I would not like to see a large scale development that destroys a village atmosphere.
- All.
- Existing farmland, pond and sports field area.
- Pond area and surrounding land.
- Greenfield sites.
- Agricultural and pasture land.
- Our field.

- All areas except infill and East Lane.
- Farmers land should not be developed.
- Middle Street / Mill Mere Road – narrow potentially dangerous roads.
- Farm land in-between Corringham and Aisby.

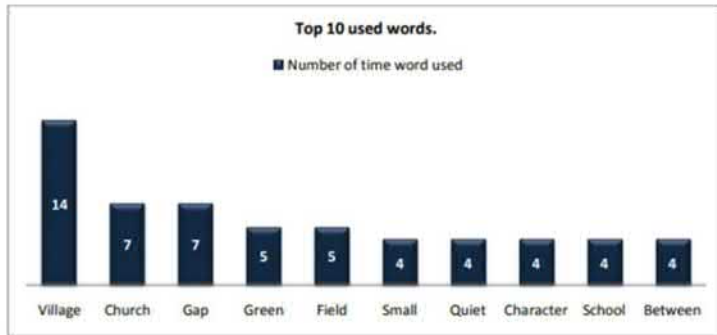
5. Do you think new development should respect the local character, landscape and heritage of the parish?

Yes	No
31	1

When asked if they thought new development should respect the local character, landscape and heritage of the parish, 31 respondents (99%) said 'yes' and 1 respondents (1%) said 'no'.



5a. What local features are particularly important to you?



A comprehensive list of responses to this question is as follows:

- The church. Green gap.
- Church. Old buildings. Village hall. Playing fields. Pond.
- Church. Gap between Gainsborough. Ensuring that Corringham remains a small farming village and doesn't become any bigger. It is fine just how it is.
- Fields and farms. Church. School. Small village. Playing field.
- Farmed fields and all of above. Playing field and pond area. The old mill in the field east of Corringham village. Post box and post office. Surgery. School. Nice people.
- Green gaps encircling village. Church. Village hall. Open the pub. Small local shop.
- The green gap around the village.
- Open views on the edge of the village. The quietness.
- St. Laurence's Church. Infilling although attractive will spoil the character of the village. We should avoid making the village an 'urban' extension.
- Quiet lanes, access to walk with animals and children. Gap between Gainsborough and villages. Quiet evenings.
- Victorian school.
- The green gap.
- Keeping the character of the village, you lose this the bigger a village gets.
- Quiet lanes for walking.
- Churches, gap between Gainsborough and the villages.
- Quiet lanes for walking and cycling.
- Pond, sports field, views.
- Rural views.
- Village to maintain 'a rural atmosphere' i.e. maintaining older buildings to keep character of village.

- Churches. Small single roads that are traffic free. Footpaths.
- Keep the green gap between Corringham and Gainsborough as large as possible.
- Our field.
- Any building that shows heritage or was built pre 1900, church, school houses, refectories, mills.
- All above and character.

6. How much do you agree / disagree with the following statements?

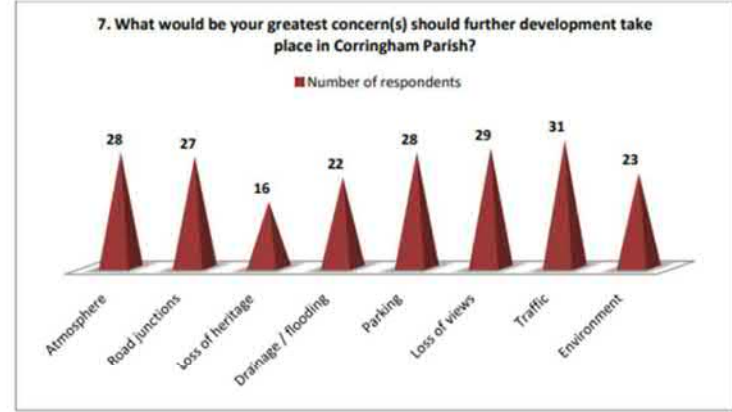
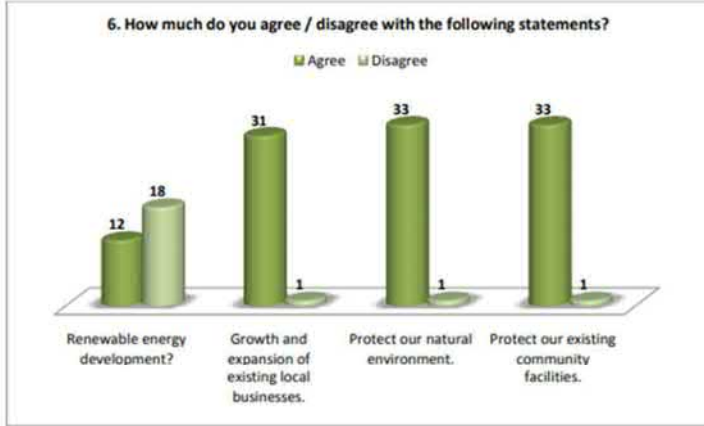
	Agree	Disagree
Should areas be developed for renewable energy development?	12	18
Support the growth and expansion of existing local businesses within the Parish such as existing farms, the shops.	31	1
Protect our natural environment such as important trees, hedgerows, verges, local habitats and wildlife.	33	1
Protect our existing community facilities and green spaces like the village Hall, the pond and playing fields.	33	1

When asked if they agreed or disagreed with the statement: 'should areas be developed for renewable energy development?' 12 respondents said 'agree' and 18 said 'disagree'.

When asked if they agreed or disagreed with: 'support the growth and expansion of existing local businesses within the Parish such as existing farms, the shops', 31 respondents said they 'agree' and 1 said they 'disagree'.

When asked if they agreed or disagreed with: 'protect our natural environment such as important trees, hedgerows, verges, local habitats and wildlife', 33 people said 'agree', and 1 respondent said 'disagree'.

When asked if they agreed or disagreed with: 'protect our existing community facilities and green spaces like the village Hall, the pond and playing fields', 33 respondents said 'agree', and 1 person said 'disagree'.



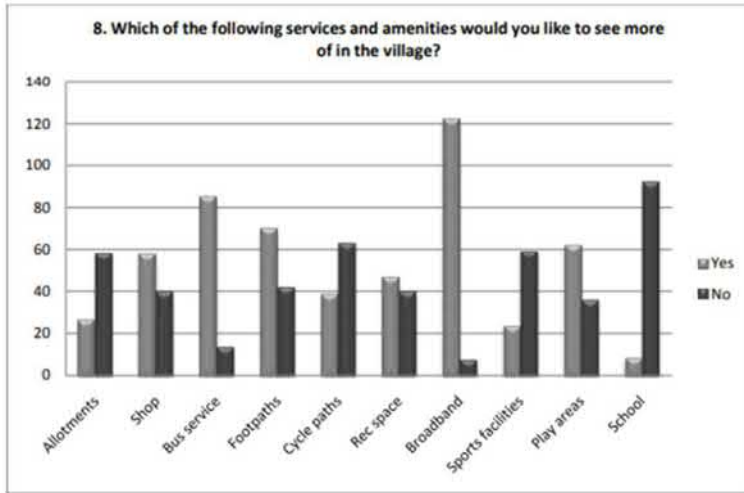
7. What would be your greatest concern(s) should further development take place in Corringham Parish?			
Change to village atmosphere	28	Effect on parking	28
Effect on road junctions	27	Loss of views / green spaces	29
Potential loss of heritage features	16	Effect on traffic	31
Impact on drainage and flooding	22	Impact on the natural environment	23

When asked what their greatest concerns would be, should further development take place in Corringham Parish, 31 people selected 'effect on traffic', followed in descending order of the number of times selected by respondents, with 'loss of views / green spaces' which had 29 selections, 'change to village atmosphere' and 'effect on parking' each had 28 respondent selections, 'effect on road junctions' with 27, 'impact on the natural environment' was selected by 23 people, while 'impact on drainage and flooding' was selected by 22 people, finally, the 'potential loss of heritage features' had 16 respondent selections.

8. Which of the following services and amenities would you like to see more of in the village?					
	Yes	No		Yes	No
Allotments	9	12	Recreational space	12	7
Shop /Pub	27	3	Improved broadband	22	1
Improved bus services	23	3	Sports facilities	6	9
Public footpaths	17	6	Children's play area	20	6
Cycle paths	13	7	Health care	18	5

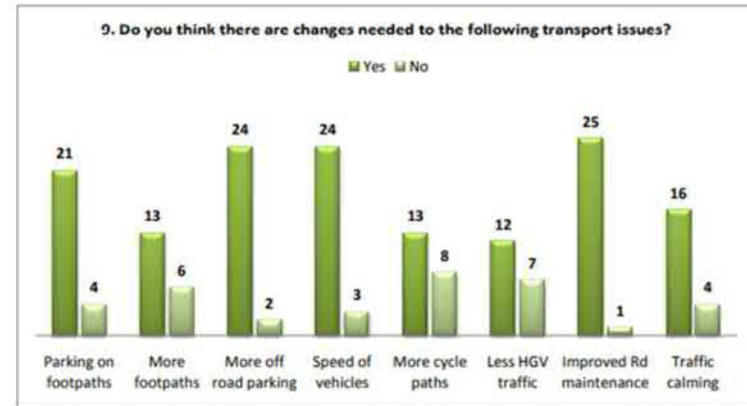
When asked what amenities they would like to see more of in the village, of 'allotments', 9 respondents said 'yes' they would like to see more and 12 said 'no'. For 'shop / pub', 27 people said 'yes' while 3 said 'no'. 23 respondents said 'yes' they would like to see 'improved bus services', and a further 3 said 'no' to this. With regard to 'public footpaths', 17 respondents said 'yes', they would like more, while 6 said 'no'. 13 respondents said 'yes' they would like more 'cycle paths', while 7 said

'no' to more. With regard to 'recreational space', 12 people said 'yes' for more and 7 people said 'no'. 22 respondents said 'yes' they would like to see 'improved broadband' and 1 said 'no'. For 'sports facilities', 6 people said 'yes' for more, while 9 said 'no'. With regard to 'children's play areas', 20 respondents said 'yes' they would like to see more and 6 selected 'no'. Finally, when asked about 'health care', 18 people answered 'yes' they would like more, while 5 people said 'no' to this.



9. Do you think there are changes needed to the following transport issues?					
	Yes	No		Yes	No
Less parking on public footpaths	21	4	More cycle paths	13	8
More public footpaths	13	6	Less HGV traffic	12	7
More off road parking	24	2	Improved road maintenance	25	1
Speed of vehicles through the parish	24	3	Traffic calming	16	4

When asked if they thought changes were needed to certain transport issues, 21 respondents said 'yes' to 'less parking on public footpaths', while 4 said 'no' to this. For 'more public footpaths', 13 respondents said 'yes' and 6 said 'no'. For 'more off road parking', 24 people said 'yes' and 2 said 'no'. About 'the speed of vehicles through the parish', 24 respondents said 'yes' and 3 said 'no'. For 'more cycle paths', 13 respondents said 'yes' while 8 said 'no'. To 'less HGV traffic', 12 people said 'yes' and 7 said 'no'. For 'improved road maintenance', 25 people said 'yes' and 1 said 'no'. Finally, of 'traffic calming', 16 respondents said 'yes' while 4 said 'no'.



Other comments:

A comprehensive list of responses to this question is as follows:

- No fracking! If the plot of land on High Street, next to the pub is to be built on, then only a building the height of the original bungalow which was pulled down to be built.
- Only put bungalow on plot on High Street as it was. No fracking, but wind and solar no issue with.
- Due to potential development and Corringham is becoming less of a rural farming village and more of a 'town' village. It is losing the countryside authenticity which has made it special since I was a child.
- Relatively new to the village so just getting settled, only real thing that is a little strange to us is lack of a shop but not really an issue, it's a lovely village and we look forward to spending many years here.

- Parking enforcement system. Re-open Beckett Arms public house. Volunteer groups to tidy village areas, i.e. church grounds, entrances to the village (roadside), unused land on Millmere Road (ex council bungalows). More village hall events i.e. table top / jumble sales, fitness sessions.
- More information about public transport. Reliable public transport.
- The views of the many should not impose its will on the few. Any development should be agreed by 100% of neighbours or anyone directly affected. Only obvious infill spaces should be considered and then only if people in the area agree.
- The school is challenging twice a day and that comes down to the lack of thought on the drivers. A631 runs through High St and the 30 limit is respected by the majority of motorists. The village could develop into a 'community' village.
- No big developments on High Street near pub. No fracking. Wind turbines OK, not too many though.
- Heavy goods traffic disturbing sleep from 04.00 AM going to Old Hall farm grain silos is this within the farmers operating license?
- The greatest need is for decent broadband for all residents plus improved road maintenance.
- No big houses to be built. Too many already. Wind / solar energy acceptable but no fracking.
- Would like to see the Beckett Arms re-open.
- West Lindsey District Council should be taken to task as properties in Corringham on the same community tax band do not get half of the services as a similar property in town i.e. street lighting, bus service, gulley emptying, surface water drainage, broadband is disgusting, street sweeping, policing traffic control especially at school opening and closing.
- I moved here to have a quiet lifestyle, with less motoring issues with less interruption of my quiet time when away from a stressful job.

Appendix 3. Vision and objectives, community consultation newsletter and drop in session

We would like to hear your views on a Draft Vision and Objectives for the Neighbourhood Plan.

<p>The Vision - Corringham Parish will be a small, attractive rural place to live, work in or to visit. New housing will have met the needs of local people, especially the elderly and young families. Its design and appearance will have respected local character. The green gap separating Gainsborough and Corringham will have been preserved. Other open spaces and rights of way will have been improved to enable local residents to use them to the full. Social and educational facilities and businesses will thrive, supporting community cohesion.</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 1 – To accommodate around 23 (net) new homes in Corringham village, by reusing brownfield sites, converting buildings and limited greenfield development on a variety of sites.</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 2 – To ensure that the mix of new housing meets local needs, in terms of size, cost and tenure.</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 3 - To ensure that the design and materials used in new housing and other developments respect local character.</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 4 – To enable local businesses to thrive in the Parish whilst still respecting the environment</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 5 – To protect and enhance open spaces and the valued wider landscapes in the Parish.</p>	<p>Agree/Disagree and any comments</p>
<p>Objective 6 – To protect and enhance local community, social and educational facilities</p>	<p>Agree/Disagree and any comments</p>

Any Other Comments.....

And if you could? Postcode: Age: up to 18, 19 – 59, 60 years and over. Male/Female

Just to let you know our Steering group includes local people and our consultants are:

Clive Keble - A Neighbourhood Plan specialist is helping use with evidence and writing the Plan.

Darren Carroll - A design and landscape specialist is preparing a Character Study for us.

AECOM - National consultancy, part of the government programme, will help on site allocations

And finally....Thank you for your time and your interest in the future of our community. Do contact the Parish Council if you would like to be more involved in preparing the Neighbourhood Plan.

Questionnaire Responses (22 responses) Age: (up to 18) 0, (19 – 59) 9, (60+) 11 (2 not completed). Male (9) Female (10) - 3 not completed

<p>The Vision - Corringham Parish will be a small, attractive rural place to live, work in or to visit. New housing will have met the needs of local people, especially the elderly and young families. Its design and appearance will have respected local character.</p> <p>The green gap separating Gainsborough and Corringham will have been preserved. Other open spaces and rights of way will have been improved to enable local residents to use them to the full.</p> <p>Social and educational facilities and businesses will thrive, supporting community cohesion.</p>	<p>20 Agree, None Disagree, 2 Undecided</p> <p>Comments:</p> <p>Any new buildings need to be in keeping</p> <p>Old public rights of way which appear on maps (1905) need to be reinstated before they are lost, e.g. across to Dunstall and end of Bonsdale Lane to opposite entrance to Riddles farm.</p> <p>Within the sympathy of buildings already here.</p> <p>Needs to stay small and attractive</p> <p>Keep the gap from Gainsborough</p> <p>Hoping that the money men will not buy these properties and rent them out.</p> <p>This is not helping the young ones get on the property ladder.</p>
<p>Objective 1 – To accommodate 14 (net) new homes in Corringham village, by reusing brownfield sites, converting buildings and limited greenfield development on a variety of sites.</p>	<p>16 Agree, 3 Disagree, 3 Undecided</p> <p>Comments:</p> <p>No too many</p> <p>Size of house?</p> <p>Variety?</p> <p>1 bed – elderly</p> <p>4/5 bed – executive/young family</p> <p>I would not like to see the village overpopulate, I came here for peace/quiet.</p>
<p>Objective 2 – To ensure that the mix of new housing meets local needs, in terms of size, cost and tenure.</p>	<p>22 Agree, None Disagree</p> <p>Comments:</p> <p>Important to accommodate locals.</p> <p>Agree to a few.</p> <p>Tenure? Leasehold? Rentals? Freehold?</p> <p>Small affordable houses are needed</p>
<p>Objective 3 - To ensure that the design and materials used in new housing and other developments respect local character.</p>	<p>22 Agree, None Disagree</p> <p>Comments:</p> <p>Fit in with existing character</p> <p>Re use of materials when removing old buildings</p> <p>No more library style buildings in the village!!!!</p>

<p>Objective 4 – To enable local businesses to thrive in the Parish whilst still respecting the environment</p>	<p>22 Agree, None Disagree Comments: Hardly any businesses left Local businesses need improvement now the butchers has closed. i.e. small convenience store</p>
<p>Objective 5 – To protect and enhance open spaces and the valued wider landscapes in the Parish.</p>	<p>22 Agree, None Disagree Comments: Keep the green areas. Open spaces are always built on.</p>
<p>Objective 6 – To protect and enhance local community, social and educational facilities</p>	<p>22 Agree, None Disagree Comments: Keep the school and local shops. Enhancement is needed School parking manner of driving needs addressing before there is a death.</p>
<p>Any other comments:</p> <ul style="list-style-type: none"> - Keep the doctors in the village please - To improve the feel and true character of the area I would ask all farmers and landowners to maintain their hedgerows and verges and clean the lanes when they have ploughed wet fields etc. - Please no more houses in my back garden – field by side of 12 Nicholas Way - Resurface Mill Mere Road and widen it a bit - We could do with another right of way off road access to pedestrians. I would disagree that the rural roads are pedestrian friendly. - Access and minor road networks, i.e. passing bays need to be improved to allow for expansion. - Need to stop building on arable & pasture land 	

Additional comments from the display boards:

Development must be in keeping with the vernacular nature of the village – not all the same style – higgledy-piggledy as if they have always been there.
Infill sites only.

Don't want to see existing properties demolished, use brownfield sites or infill. New development must have off road parking for at least 2 cars and footpaths

Appendix 4. March 2019 (External) Consultation/Notification – Responses and listing

Organisation & email	Response
West Lindsey District Council	27/3 Thank you for your invitation for us to make general comments to help the preparation of the Corringham NP. I think this is a really good approach with the intention of getting many aspects out in the open to inform the draft plan. Just so you know I'm going to have a look round the parish next week and will speak with colleagues to see what their thoughts are too. I'll get something back to you before your deadline which I hope you/your group will find useful. I had hoped to attend the event on Friday but afraid I can't now. I hope it goes well and all the best with the plan.
Central Lincs. Local Plan Unit	Acknowledgement
Lincolnshire County Council	
Gainsborough TC	
Lea PC	
Blyton PC	
Hemswell PC	
Glentworth PC	
Upton PC	
The Coal Authority	
The Homes and Communities Agency	27/3 If your email is for Homes England, please re-send it to: enquiries@homesengland.gov.uk
Natural England	
The Environment Agency	<p>Thank you for notifying us that Corringham Parish Council is preparing a Neighbourhood Plan and inviting us to comment.</p> <p>We have identified that the neighbourhood plan area is affected by the following environmental constraints within our remit. However, these do not affect the village itself. When we have an idea of the objectives of the plan and the sites being considered for development, it will be possible to comment in more detail.</p> <p><i>Watercourses monitored under the Water Framework Directive - The following watercourses run through the plan area:</i></p> <ul style="list-style-type: none"> - The River Till (tributary of the Witham) is classified within the Anglian River Basin Management Plan as having moderate status/potential (waterbody ID GB105030062500).

	<p>- The Eau to Northorpe Beck is classified within the Humber River Basin Management Plan as having moderate status (ID GB104028057970).</p> <p>- The Loughton Drain (tributary of the Trent) is classified within the Humber River Basin Management Plan as having moderate status (ID GB104028058120)</p> <p>Any development within or adjacent to these watercourses should not cause further deterioration and should seek to improve the water quality based on the recommendations of the River Basin Management Plan. There is potential for water vole to be present in these watercourses.</p> <p><i>Main rivers</i> Part of the Eau is also a 'main river' i.e. managed by the Environment Agency. We should be consulted if any works or development are being considered within 20m of the banks: a permit may be needed. <i>Flood risk: Flood Map for Planning</i> There are narrow floodplains (Flood Zones 2 and 3) associated with the above watercourses. In accordance with the National Planning Policy Framework (NPPF) paragraphs 155-160, we remind you that the Sequential and Exception Tests should be undertaken if the plan is proposing new development in these areas.</p> <p>We do not anticipate that the neighbourhood plan will cause us any significant concerns. However, given the above constraints please do consult us with the draft plan or potential site allocations. If any ideas come forward related to the watercourses, we would also like to be contacted at an early stage.</p> <p>Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.</p>
Historic England	04/04 -Thank you for your email regarding Corringham Neighbourhood Plan. At this early stage, Historic England does not have any comments to make, however we would like to be consulted on formal proposals.
The Highways Agency	Acknowledgement
The Marine Management Organisation	
Mobile Operators Ass.	
Gas providers National Grid	
Sewerage & Water Anglian Water	27/3. Thank you for your e-mail relating to the Corringham Neighbourhood Plan. The following response is submitted on behalf of Anglian Water as water and sewerage company for Corringham Parish. I would suggest reviewing Anglian Water's guidance relating to the preparation of neighbourhood plans which provides some further information to inform the preparation of plans in our company area. See; https://www.anglianwater.co.uk/assets/media/HR2-S_1159_AW_Neighbourhood_Plan_guide_SP.pdf
Lincolnshire Wildlife Trust	
Gtr. Lincs. Local Enterprise Partnership	
Sport England	

Police	29/3 - Standard response - Thank you for contacting Hemswell & Welton Neighbourhood Policing Team. We are keen to hear from you and a member of the team will be in touch.....
Health Authority	
Somerby & Thonock Estate (Savills)	09/4 - Thank you for your email and invitation to attend however I'm afraid nobody was available to attend at such short notice. As such, will you be hosting an additional consultation event? If not, please can you issue us a copy of any information published at this event, so we are kept informed. The Estate would very much welcome the opportunity to work with yourself and the Parish Council on the Neighbourhood Plan.
Landowner - The Old Hall, Corringham, Gainsborough, DN21 5QX	We met at Corringham on Friday and mentioned that we would like to put forward potential land for development.
Primary School – Business Manager, Head Teacher and Chair of Governors	

Email sent at 09:05 on Wednesday 27th March 2019 Good morning, Corringham Parish Council is preparing the Corringham Neighbourhood Plan, covering all of the Parish Area (see attached plan). Corringham Parish lies east of, and separate to, Gainsborough in West Lindsey in Lincolnshire. The work is being managed by a Steering Group (SG) comprising Parish Councillors and local residents. As a planning consultant who specialises in Neighbourhood Plans, I have been appointed to provide professional support for this process.

The SG has undertaken initial awareness raising and consultation with the local community and is now in the process of evidence gathering. However, in addition to finding out the opinions and aspirations of local people, the SG wishes to obtain the views of statutory bodies and other interested organisations at each stage of plan making. I am, therefore, contacting you to make your organisation aware of the process and to invite any input that you wish to make at this stage.

The SG will then be undertaking a Call for Sites and Site Allocations in Spring/early Summer, moving towards a Draft Plan for full consultation later in 2019. In the meantime, your organisation is invited to make any general comments. If do not wish to make any comments at present but want to be included in formal consultation on the Draft Plan later in 2019, please let us know. Alternatively, if you do not wish to be contacted again concerning the Corringham Neighbourhood Plan, an email or telephone call to that effect would be appreciated.

If you wish to discuss technical aspects of the Neighbourhood Plan, you can contact me on [REDACTED] or by email at [REDACTED]. Otherwise, I hope to hear from you within 3 weeks of the date of this email, but if you need to consult colleagues or take any comments through committees or boards, I understand and would be happy to receive comments at your convenience.

In the meantime, although I appreciate that this is short notice, there is a drop-in session about the Neighbourhood Plan at the Village Hall in Corringham this Friday (29th March) between 2pm and 7pm and you would be welcome to attend.

Kind Regards,

Clive Keble (MRTPI), On behalf of the Corringham Neighbourhood Plan Steering Group.

Appendix 5. Housing sites assessment and selection

External Consultation – Email, list of organisations, comments made and suggested responses.

Consultation email sent on 12/06/20 - I am contacting you on behalf of the Corringham Neighbourhood Plan (NP) Steering Group (SG) and Corringham Parish Council (CPC). I am a planning consultant retained, by the SG/PC to support the process. You may recall an earlier (general and informal) consultation in March 2019, but this exercise is more specific and targeted. It is a fundamental part of the NP to plan for the level of housing growth in Corringham set out by the Central Lincolnshire Local Plan. The NP is seeking to allocate several small areas of land for limited new housing to meet the addressed need. These allocations will effectively accept the principle of residential development on the specific sites. It is therefore crucial to the process that statutory agencies are provided with the earliest opportunity to comment on the potential residential allocations and methodology.

Comments are, therefore, invited on the attached Housing Sites Assessment Report. This was undertaken independently, in late 2019 and early 2020 by AECOM in accordance with the nationally recommended methodology. It has been intended to undertake consultation earlier this year, but the process has been affected by the Covid-19 situation. However, the report remains up to date. **The consultation period will run for a 6 week period from today (Friday 12th June 2020 and concludes on Friday 24th July.** Please send comments to me by email, within that period.

Following this technical consultation, the next stage of the NP will be to undertake the site selection process, taking into account local factors (e.g., landscape and built environment character), community consultation and landowner/developer engagement. The Sites Assessment Report will form part of the evidence base supporting the residential allocation policies in the NP. The current consultation is important to ensure that the assessment is practically based, recognising any concerns of statutory agencies and other interested parties, prior to the more selective process of site selection.

Please be aware that the NP as a whole will be consulted on with statutory bodies as part of the Regulation 14 and 16 stages, later in 2020, subject to Covid-19. The PC and SG believe that active public engagement will be essential for both site selection and consultation on the Draft NP and it is hoped that these consultations will be possible during the summer and Autumn. Any comment that you make at this stage will be without prejudice to any further input which you have at those, formal, stages of the NP. I look forward to hearing from you within the specified consultation period but, in the meantime, please contact me if you have any questions or require any further information. Please note, that a number of organisations are included in this consultation but in order to comply with GDPR, email addresses have not been shared. Clive Keble (MRTPI) for the Corringham NP Steering Group & Corringham Parish Council

List of organisations, comments and responses

Organization & Contact	Submission	Response
West Lindsey District Council	<p>General Comments focus on the principle of housing development on sites in terms of locational criteria only as for example given by CLLP policy LP2. Support for a site's allocation does not guarantee that planning permission would be granted. There could be other factors at the time of a planning application which could influence the outcome of the decision.</p> <p>CNP1 Whole site not suitable for allocation, contrary to CLLP Policy LP2. Whole site outside the core form, and shape of Corringham. But a single dwelling at the end of Church Lane on its west side opposite No.10 may possibly be acceptable.</p>	Clear implication that an allocation is not appropriate, especially when taken

<p>West Lindsey District Council (Cont)</p>	<p>CNP2 Whole site not suitable for allocation. Partial development of site adjoining Corringham built area has these issues to consider:- -needs to adjoin Corringham’s built area. -would it be outside the core, shape, and form of Corringham and thus contrary to CLLP LP2? -it would be adjacent to the large commercial use. -would it create conflicting land uses? Commercial versus residential. -would it be a drift from nearby residential properties. -access might not be acceptable directly on to A631 but no alternative access available?</p> <p>CNP3 Whole site not suitable for allocation. Partial development of site would pose these issues:- -need to adjoin Corringham’s built area. -is it outside the core, shape, and form of Corringham, contrary to CLLP LP2? -access on A631 may be unacceptable. -sharing an access with CNP7 on to Middle Street might not be acceptable. -the site might have to be developed with CNP3 with the latter built first. -if developed in isolation or before CNP3 it would possibly leave an unacceptable gap between it and Corringham’s built up area.</p> <p>CNP4 Suitable allocation. Best if access taken from adjacent housing site under construction.</p> <p>CNP5 What was the site’s previous use? Horticulture, agricultural, or garden? If any of these then site greenfield not previously developed land (see NPPF definition) Suitable allocation. But for two dwellings only. One fronting Middle Street and another Poplar Lane. Retain existing house and associated buildings/barns of heritage asset value.</p> <p>CNP6 Site not suitable for allocation. Would be contrary to Policy LP2 of CLLP. Site is outside the core, shape, and form of Corringham. It is in open countryside.</p>	<p>alongside comments from LCC Highways and LCC Archaeology The considerations set out in terms of a reduced development mirror the outcomes of the draft scoring and suggest that the site, even in part, is unsuitable for allocation.</p> <p>The issues identified are real, but a partial development, linked with/at the same time as CNP 7 may be possible.</p> <p>This is a clear conclusion, but the concentration of new housing in this part of the village may need to be taken into account?</p> <p>Noted, it not strictly brownfield, other than the shop/yard and butchery. Depending on design and scale, 3 new units may be possible, including conversion of outbuildings.</p> <p>Agreed.</p>
--	---	---

<p>West Lindsey District Council (Cont)</p>	<p>CNP7 What was the previous use? Agricultural? If so it is greenfield not previously developed land (see NPPF). Site unlikely to have room for 7 units. Is access with Middle Street acceptable? Or is it to be from current access on A631. Is this acceptable? Need to avoid mature trees on site.</p>	<p>Current use is agricultural . Agree with analysis of constraints to be taken into account but overall, it is appropriate for allocation</p>
<p>CLLP JPU</p>	<p>No comments made.</p>	
<p>LCC Planning</p>	<p>No comments made.</p>	
<p>LCC Highways</p>	<p>30/7 Highway and surface water risk related comments are set out below using a 'traffic light' rating but, from a highways perspective only. Surface water risk would require mitigation.</p> <p>CNP1 Church lane is unsuitable to provide access to this size of development and would require significant improvement (carriageway widening, footways), which is most likely not achievable due to width constraints. For information, a major development such as this would require the estate roads serving it to be built to adoptable standards and have a drainage strategy in line with sustainable drainage principles. Site is at risk of surface water flooding. Traffic light system rating of red.</p> <p>CNP2 Site is suitable for development proposals subject to highway improvements in the form of extension of the existing footway infrastructure and achieving a safe access in line with the highway authorities minimum visibility requirements. Potential access conflict with the existing lay-by on the A631. Site is at risk of surface water flooding. Development is acceptable with mitigation. Traffic light rating of amber</p> <p>CNP3 Acceptable in principle subject to a safe access meeting the highway authority minimum visibility requirements. Has an existing footway to serve the development. Site is at risk of surface water flooding. Traffic light rating of green.</p> <p>CNP4 Acceptable subject to achieving safe access in line with the minimum visibility requirements. May require improvements to the existing highway network (footway links). Consideration to the sites risk of surface water flooding will be required. Traffic light rating of amber.</p>	<p>Noted. This confirms concern about development from WLDC, LCC and the draft scoring.</p> <p>Noted, access and drainage are of some concern, but are not absolute barriers to allocation.</p> <p>Noted, access and drainage arrangements could be made. Accords with outcomes of draft scoring.</p> <p>Noted, access, drainage and footway connectivity are of some concern, but not absolute barriers to allocation.</p>

<p>LCC Highways (Cont)</p>	<p>CNP5 Acceptable subject to achieving safe access in line with the highway authorities minimum visibility requirements, existing access is sub-standard and unsuitable for further increase in vehicle use. Traffic light rating of amber.</p> <p>CNP6 Potential issue of lack of footway to village. Safe vehicle access is achievable. Potentially acceptable with mitigation/highway improvements. Traffic light rating of amber.</p> <p>CNP7 Acceptable development subject to access meeting the highway authority minimum requirements. Traffic light rating of green.</p>	<p>Noted, but full attention to access and design will needed to reflect character</p> <p>Noted, access is not an absolute barrier, but remote and WLDC, LCC and draft scoring area mean that allocation is not appropriate.</p> <p>Noted, suitable for allocation.</p>
<p>LCC Archaeology</p>	<p>15/7 I have taken a look at the sites considered in the allocation report and have provided comments on each one.</p> <p>CNP1 This site is located (<i>near the ?</i>) Grade II Listed medieval Corringham Old Hall. The Historic Environment Record has evidence of earthworks of medieval settlement, as well as fishponds just outside, associated with the hall. It could potentially be developed, but any application would need to include a thorough assessment of the archaeological potential and care taken to demonstrate how it had been designed to preserve the setting of the Listed Building, (NPPF paragraph 189).</p> <p>CNP2 This site is outside of the area of known medieval settlement, and there are no known archaeological issues associated with it being developed.</p> <p>CNP3 This site is outside of the area of known medieval settlement and there are no known archaeological issues associated with it being developed.</p> <p>CNP4 This site is outside of the area of known medieval settlement, and at the time of writing there would be no known archaeological issues associated with it being developed.</p> <p>CNP5 We have previously been consulted on proposals for this site and reiterate that advice. It is located in the known medieval settlement. Any application to develop this site would need to include an assessment of the archaeological potential as required by NPPF paragraph 189. We have previously recommended that a programme of archaeological monitoring and recording would likely be required in</p>	<p>This adds heritage concerns to those (remote and active travel) which mean that allocation is not appropriate.</p> <p>Noted, but other concerns (e.g. access and neighbour uses) mean that allocation is not appropriate.</p> <p>Noted</p> <p>Noted, taken alongside other comments, the site may be suitable for allocation</p>

<p>LCC Archaeology (Cont)</p>	<p>mitigation, but this would also depend on the proposed impact and archaeological potential identified in the assessment.</p> <p>CNP6 This site is located within the setting of the Grade II Listed medieval Corringham Old Hall, and in an area where former earthworks are recorded in the Lincolnshire HER. As noted in the AECOM site assessment it is unlikely that development on this would be permitted because of the impacts on the designated heritage asset.</p> <p>CPN7 This site is partly in the known medieval settlement. Applications to develop this site would need to include an assessment of archaeological potential as required by NPPF para 189. Follow up 16/7 For CNP1, I mean 'next to' in a landscape sense as the hall is not just the physical building but its environs, which includes moats trees etc, and formerly seems to have included fish ponds that come right up to this allocation site. I was not saying that this site couldn't be developed, but it is definitely one where we'd be looking for careful assessment of the historic environment, quite possibly including fieldwork evaluation to understand any remains on the site. I would expect the conservation officer and Historic England to take an interest in the design they would have concerns about suburbanizing it if there was dense development from the village right up to the curtilage of the hall.</p> <p>For CNP5, this was as part of a pre-application enquiry, which may still be confidential. But I can confirm what our advice was, "The site between Poplar Lane and Middle Street is within an area of Medieval settlement and therefore it is likely that archaeological remains could be encountered during any development on this site. The size of the proposed development site suggests that this will be a small development and therefore the archaeological requirement would be able to be dealt with by a scheme of works condition."</p>	<p>Noted</p> <p>Noted, archaeological requirements would need to be taken into account if the site is allocated. This adds to heritage concerns to other constraints concerning location and access, confirming that allocation would not be appropriate</p> <p>Noted, archaeological requirements would need to be taken into account if the site is allocated. Noted</p>
<p>LCC Minerals and waste</p>	<p>29/6 The County Council, as Mineral and Waste Planning Authority, is responsible for producing the Minerals and Waste Local Plan for the County. It comprised two parts, the "Core Strategy and Development Management Policies" (CSDMP June 2016) and the "Site Locations Document" (SLD December 2017) and forms part of the Development Plan for the county. It is a statutory requirement that Neighbourhood Plans must be in general conformity with the strategic policies of the Development</p>	<p>Noted, consideration of the Minerals and Waste Local plan will be added to the Policy context and any implications applied to the consideration of sites and policies.</p>

<p>LCC Minerals and waste (Cont)</p>	<p>Plan, including the minerals and waste policies. The consultation document has not taken these policies into consideration when assessing sites suitability for development. You should have particular regard to proposals and policies in the CSDMP and SLD that:</p> <ul style="list-style-type: none"> •Safeguard minerals and waste sites from incompatible development; •Safeguard Mineral Resources to prevent unnecessary sterilisation by development; and •Identify the locational criteria and allocations for future minerals and waste development. <p>It is noted that the sites proposed for allocation are located within a sand and gravel safeguarding area and subject to Policy M11 (Safeguarding of Mineral Resources) of the CSDMP. There is also a safeguarded sewage treatment site located to the south of Corringham which may fall within the scope of Policy W8: Safeguarding of Waste Management Sites. I would therefore ask that you assess your proposals against the adopted CSDMP and SLD.</p>	
<p>LCC Countryside & Access</p>	<p>16/6 The only comment I would make is that CNP1 is affected by a public right of way (Corringham – Public Footpath No. 22) which is the only undeveloped right of way in the Parish and the only access to the countryside for some distance. Any development of the area would require the public footpath to be accounted for and incorporated into any planned layout, preferably within a green corridor, distanced from housing. In all likelihood an order to divert the PROW will be required to have been confirmed prior to any development taking place that may affect it.</p>	<p>Noted, these concerns add to the unsuitability of site CNP1 (North of Church Lane) and may have applicability to possible footpaths links through Site CNP4 (North of East Lane), if that site is selected.</p>
<p>LCC Education & Culture</p>	<p>No comments</p>	
<p>LCC Public Health</p>	<p>No comments</p>	
<p>Internal Drainage Board (Scunthorpe & Gainsborough)</p>	<p>No comments</p>	
<p>Upper Witham IDB</p>	<p>17/6 Advised out of area, suggested Trent Valley IDB. Forwarded on 17/6 however, on 18/6 they advised it is solely within Scun./G'borough IDB.</p>	<p>Noted</p>
<p>Environment Agency</p>	<p>16/7 - I've had a look at the sites and, as stated in the report, all of them are in Flood Zone 1. Some are shown on the Surface Water Flood Map to have a level of surface water flood risk; however the map is high level and indicative only, and this should not be a reason to reject or downgrade sites, at least not without further investigation or local knowledge.</p> <p>None of the sites appear to be on land likely to be contaminated or to contain an EA managed main river.</p>	<p>Noted, no constraints to allocation identified.</p>

Environment Agency (Cont)	The other criteria used for assessment are outside our specific remit.	
Natural England	15/06 - Natural England has no comments to make on the Corringham Neighbourhood Plan – Independent Assessment of Proposed Development Sites (AECOM Report)	Noted, the wider NE advice has/will be taken into account in the preparation of the plan, as part of consultation and the evidence base
Historic England	20/7 Thank you for your email consulting us on the Corringham Neighbourhood Plan Site Assessment Report. On the basis of the information supplied it would appear that the proposed allocations CNP1 and CNP6 is likely to affect the settings of the Church of St Lawrence, listed at grade I, and The Old Hall, listed at grade II. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” In advance of detailed assessment of impacts, the allocations could place the Neighbourhood Plan at risk on the basis of environmental sustainability. We refer you to advice on <i>The Historic Environment and Site Allocations in Local Plans</i> .	Noted, this needs to be taken account in relation to sites CNP1 and CNP6 and could be regarded as confirmation of a potential constraint
Anglian Water	23/7 Thank you for the opportunity to comment on the Neighbourhood Plan Site Assessment. The following response is submitted on behalf of Anglian Water, which is the water undertaker for the parish and sewerage undertaker together with Severn Trent. In effect the properties located in the Severn Trent area drain to Anglian Water sewerage network and we serve the southern part of the Parish for sewerage. Site CNP1 - this site is identified as being potentially suitable for development subject to a reduced number of houses being developed. However, the reduced housing figure given in the report is not given. <i>We would welcome confirmation of the scale of housing envisaged.</i> As this could raise issues for downstream foul sewerage network and receiving water recycling centre in our operational area so that we together with Severn Trent could provide further comments. Sites CNP2, CNP3, CNP5 & CNP7 - given the scale of the proposed allocations we have no concerns relating to the allocation of sites in relation to the capacity of water supply and foul sewerage networks.	Email sent on 29/07 to Anglian and STW, see response received from STW overleaf. Noted, no constraints to allocation identified. Noted, no constraints to allocation identified.

<p>Anglian Water (Cont)</p>	<p>Site CNP4 - given the scale of the proposed allocation we have no concerns relating to the allocation of this sites in relation to the capacity of water supply network. We would expect all housing sites to incorporate SuDS to manage surface water run-off which will address surface water and sewer flooding and which have wider benefits including water quality enhancement.</p>	<p>Noted, no constraints to allocation identified.</p>
<p>Severn Trent Water</p>	<p>23/7 Thank you for the opportunity to comment on your consultation regarding the potential housing site allocations for Corringham. We would note that Severn Trent only provide sewerage for the northern part of Corringham, the Severn Trent sewerage network flows into the Anglian Water Sewerage network before being treated at an Anglian Water 'Water Recycling Works'. We would therefore also recommend that Anglian Water is consulted on the proposed site allocations. All of Corringham is outside of the Severn Trent water supply region we would recommend that you consult with Anglian water for any water supply comments too. The sewerage network within Corringham is a foul only sewer therefore it is important that sites allocated follow the Drainage Hierarchy as outlined within Planning Practice Guidance Paragraph 80, discharging either via infiltration or to a watercourse. To assist with this process, it may be worth assessing the viability of the sites against available sustainable surface water outfalls. Based on the scale of most of the proposed sites we would not anticipate any significant issues to arise through development, provided surface water is discharged to a sustainable outfall. However Site CNP1 N of Church Lane is indicated to have the potential for 142 dwellings, whilst we note that the NP does not recommend development of all the site, a development of this scale would need to be assessed due to the anticipated flows that would be produced.</p> <p>The Site assessment details that sites CNP4, CNP5 & CNP7 are identified as suitable for development</p> <p>CNP4 North of East Lane, Site is adjacent to a watercourse therefore no surface water shall be connected to the sewerage system. There are no known network constraints within this part of the network and the scale of development is small as such there are concerns regarding this allocation</p> <p>CNP5 & CNP7 are outside of the Severn Trent operational boundary, we have no comments on these sites. The site assessment details that CNP1, CNP2 and CNP3 are potentially suitable.</p>	<p>Noted.</p> <p>Noted, no constraints to allocation identified.</p> <p>Noted</p>

Severn Trent Water (Cont)	<p>CNP1 as detailed above the potential scale of this development site is of concern and it is recommended that further consultation is undertaken with Severn Trent and Anglian Water to understand the impact on the sewerage network as plans develop.</p> <p>CNP2 and CNP3 are outside of the Severn Trent operational boundary, we therefore have no comments on these sites. We also set out some general guidelines that may be useful to you.</p>	<p>Noted, no constraints to allocation identified.</p> <p>Noted, but there are other constraints which mean that allocation is not appropriate</p>
National Grid	<p>24/6 (See Letter on file)...An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. Please add NG to your consultation list</p>	<p>Noted, the presence of any on site infrastructure will be taken into account in site selection.</p>
Sport England	<p>12/6 No site specific advice but extensive SE general NP requirements.</p>	<p>Noted, SE advice has/will be taken into account in the plan.</p>
Lincs. Wildlife Trust	<p>No comments</p>	
NHS Foundation Trust	<p>No comments</p>	

Appendix 6. Community and landowner consultation on preferred housing sites

A community exhibition and drop-in session, under COVID-19 guidelines for social distancing, was held on the afternoon and early evening of Friday 18th September 2020 and between 10:00am to 2:00pm on Saturday 19th September. A questionnaire was issued on the site scores, indicating preferred sites and those not favoured, with a deadline for return of 2nd Oct. The event was publicised in the Parish newsletter, with posters (see below) and on the Parish Council website.

Corringham Neighbourhood Plan

Have Your Say

Presentation of reports and assessments on the sites submitted for consideration for inclusion in the Corringham Neighbourhood Plan.

An opportunity for you to comment on each site and the outcomes from the assessments.

Development Site Selection Community Consultation

Friday 18th September 2020
3.30pm to 7pm

Saturday 19th September 2020
10am to 2pm

Corringham Village Hall

The consultation will take place under Covid 19 safety guidelines. Numbers may be limited, so please do not be offended if we ask you to wait or come back later.

A one way system will be in place at the Village Hall so please do look out for the signs to guide you.

We ask that everyone attending wear a face covering, unless exempt.

Hand sanitiser will be available and displays will be cleaned between visits.

For more information:
If you are unable to attend, but would like to take part, or for more information, please contact Diane Semley d. [redacted]

AROUND CORRINGHAM

2020

The Newsletter for Corringham Parish

Welcome.....

The Neighbourhood Plan will be used by planners and developers when looking to develop housing in the settlement of Corringham. It will cover development in the village for the next 20+ years so it is important that all age groups, and in particular the younger members of the community, have their say. So please don't think your voice doesn't matter. Mums and Dads please encourage the younger members of your household to come along and tell us what they think. Let's make the future of Corringham their future.

lockdown and the next big item on the agenda is the Neighbourhood Plan. There has been a lot of background work done on this through the spring and summer and we are now ready for you have your say before we move on to the next stage. So please read on.....

Community Consultation on Development Site Selection

Presentation of reports and assessments on the sites submitted for consideration for inclusion in the Corringham Neighbourhood Plan, and the opportunity for you to comment on each site and the outcomes from the assessments.

Friday 18th September 2020 3.30pm to 7pm
Saturday 19th September 2020 10am to 2pm

Corringham Village Hall

If you are unable to attend a summary of the site selection information and a copy of the questionnaire can be obtained from The Parish website at www.parishes.lincolnshire.gov.uk/Corringham or please contact Diane Semley for more information (contact details on back page)

Corringham Neighbourhood Plan

Having your say

One of the key things that a Neighbourhood Plan can achieve is to enable the community to have a say on where new housing should be located and the design and types of dwellings that are provided.

Over the last 12 months we have consulted with yourselves on what your ideals would be, and have conducted a 'Call for sites' where we asked local landowners to submit potential sites for consideration for inclusion in the plan.

These sites have been assessed and rated by an external agency, AECOM, have been scored against the criteria formulated from those earlier Community consultations, and considered by outside agencies such as Highways, English Heritage & WLDC.

It's now time for you to have your input into the process and tell us what you think about each of the sites and the outcomes from the assessments.

In a few months' time we will be producing the full draft version of the Corringham Neighbourhood Plan.

In it we will confirm locations for new housing together with policies on design, local character, heritage, community facilities, environment, open spaces, transport and local employment.

Corringham has a requirement, from the Central Lincolnshire Local Plan, to allocate sites for up to 24 houses. And we need your input to help us decide on these sites.

Please note: The consultation will take place under Covid 19 safety guidelines. Numbers may be limited, so please do not be offended if we ask you to wait or come back later.

A one way system will be in place at the Village Hall so please do look out for the signs to guide you.

We ask that everyone attending wear a face covering, unless exempt. Hand sanitiser will be available and displays will be cleaned between visits.

Text and questionnaire

In the Central Lincolnshire Local Plan (2012-36), Corringham has a "Target for Growth" of 15% of the existing dwelling stock. There are 163 dwellings within the 'Defined Area of the Settlement of Corringham' which gives gross requirement for 24 new dwellings. West Lindsey District Council has recorded 10 commitments which go towards the requirement (a single dwelling and a site of 9 houses). **The net requirement (in the current CLLP) is therefore, 14 dwellings.**

The Neighbourhood Plan (NP) enables the requirement to be met on specific sites and increases local influence over the types of houses built. This is why we wish to undertake site allocations in the NP. Seven sites have been submitted through the 'Call for Sites' (July to November 2019) and these sites were then subjected to independent assessment and consultation by a number of external bodies. The major assessment body, AECOM, undertook an independent assessment of these sites and concluded that: one site was unsuitable, three others may be suitable but only in part (i.e., the area submitted was either too large and/or was constrained) and that the three others would be potentially appropriate for allocation in the Neighbourhood Plan. Reflecting the recommendations of the AECOM report, and following good practice, the Parish Council and the NP Steering Group wanted to apply local criteria to selecting sites and enable community input through a detailed methodology for the selection of preferred sites. The outcome of the assessments and the 3 preferred locations are explained in the exhibition.

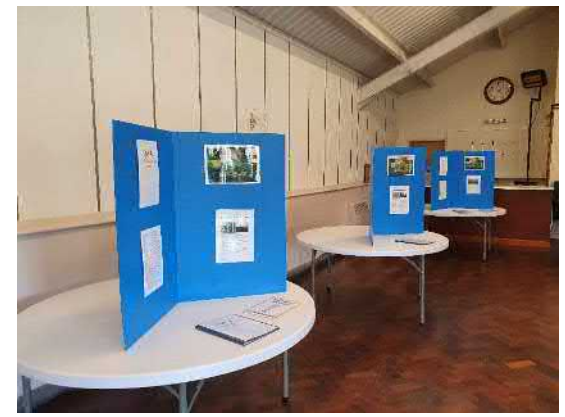
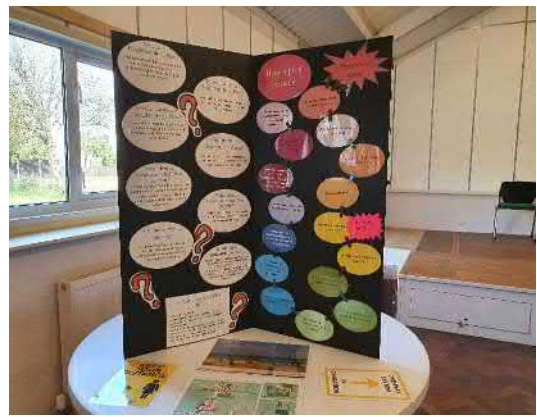
This questionnaire is intended to allow you comment on the outcomes of the site assessments and selection, and make your views known on the sites which should be included in the NP. Your comments and views will be in complete confidence unless you advise otherwise.

Site Ref. & location	AECOM Assessment	Local Score	Local Conclusion	Agree/Disagree & Any Comments?
CNP7 Corner Farm	Suitable (7 units)	90	Preferred (5 units)	
CNP5 East of Poplar Lane	Suitable (2 units)	84	Preferred (2 units)	
CNP4 North of East Lane	Suitable (9 units)	73	Preferred (7 units)	
CNP2 South of High Street	Possible (West part)	48	Unsuitable (even in part)	
CNP3 North of High Street	Possible (West part)	48	Unsuitable (even in part)	
CNP6 Old Hall	Unsuitable	33	Unsuitable	
CNP1 North of Church Lane	Possible (South part)	21	Unsuitable	

Any other comments?.....

Age Group (tick as appropriate) (up to 18yrs) (19 to 65 years) (over 65 years) *Thank for your interest. After this stage we will prepare a full draft Neighbourhood Plan, with sites and policies on design, character, countryside, open spaces, community facilities etc. There will be a 6-week consultation on this before the Plan is finalised and submitted to the District Council. **Either complete your questionnaire today or drop it off at the Village Hall by 5pm on Friday 2nd Oct.***

Exhibition Photos



Summary of responses/outcomes 22 people attended the session, and 12 questionnaires were returned, and the results are summarised below.

Site Ref. and location	Agree	Disagree	No Opinion	Comments?
CNP1 North of Church Lane	9		3	Vehicle access? (2) Agree if access could be made a bit better and probably a few less dwellings (3) Vehicle access would be an issue for a large-scale development. Would like to see two or three houses at the end of Church Lane to finish off the street and make a cul-de-sac.
CNP2 South of High Street	7		5	Extend speed limit to 30mph (2) 50/50 if access could be made safer coming off main road could be a good site Disagree with this as a development site. This is a busy main road and access would be an issue. It also extends the village beyond its current form and would create a precedence for linear development.
CNP3 North of High Street	8		4	Extend speed limit to 30mph (2) 50/50 if access could be made safer coming off main road could be a good site. This site would have access issues coming off the main road as it is on the wide bend and visibility would be poor. The introduction to the village from the west is a subtle view of old farm buildings hidden amongst trees. New properties on this site would create a hard edge of modern buildings and extends the village footprint.
CNP4 North of East Lane	10		2	Obvious choice behind new properties (2) Perfect Need for investment in the road Obvious choice to complete the village on that corner. Would not like to see any more development behind it.
CNP5 East of Poplar Lane	9		3	Obvious choice to tidy up Middle Street (2) Perfect for two dwellings Poplar Lane not suitable for any more vehicles – they drive too fast. It is not wide enough for vehicle access (2) Road surface needs lots of work doing to it. Children walk to school round here strong likelihood of accident. Access needs careful consideration because of Poplar Lane. Existing buildings to be retained for character.
CNP6 Old Hall	9		2	No- Outside village Unsuitable woodland area (2) Disagree with this site (2) Absolutely disagree with development. It is detached from the village, in the curtilage of an historically important listed building and should be respected. It is also the only remaining historic woodland in the village.
CNP7 Corner Farm	8		3	Extend speed limit to 30mph (2) Could probably have access off Middle Street Investment in road? 7 dwellings would seem too intense for this site. Would like to see the existing farm buildings kept with others in keeping, to retain the character of what is the first thing seen when entering the village from the west.

Notes of meetings held with landowners

The four landowners were invited to attend meetings on the morning/early afternoon of Friday 18th September 2020 at the Village Hall, before the community drop-in session. Three landowners attended meetings with the Planning Consultant (Clive Keble) within specific time slots, and notes were taken by the Parish Clerk. Savills, the agents for Thonock & Somerby estates too part in a structured telephone meeting with the Planning Consultant, which was written up (see below).

Ref. CNP 6 (Old Hall) The Landowners queried why this site had been assessed as 'red', i.e., not suitable for development.

The NP Consultant ran through the site allocations and independent assessment process as well as the findings of the [Site Assessment report compiled](#) by AECOM. Consultees were wide ranging including Highways and various other authorities. Each site had been assessed against a number of criteria including the policies laid down in the Central Lincs. Plan. The main objections were: the site was dislocated from the village, access and conservation and heritage concerns. The detailed findings could be found on the PC website including the methodology used, scoring sheet and supporting reports.

The Landowner felt some of the assessments made were unfair/inaccurate. They questioned whether or not AECOM had visited the site. Given that there was already a haulage company close by they felt that the impact on the rural setting did not adversely affect the character.

The consultant advised that there are several opportunities to comment on the findings and they had a democratic right to objection if they wished to do so. In his opinion, however, the assessment is unlikely to change. There was a two-week deadline to put an objection in at this stage. They will, however, be able to comment/object again once the draft Plan goes out for consultation. Clive concluded by outlining the next steps and likely timescales to complete the Plan.

Ref. CNP 1 (North of Church Lane) The Consultant gave the same introduction and explanation to the Landowner as before. In this case the site had been rejected mainly due to its size, however other concerns/issues identified included safe access, footpath links, risk of surface water flooding and archaeology. Had just a proportion of the site been put forward it might have scored better but would of course be subject to same [site assessment](#) etc. In summary the 3 sites chosen are stronger candidates. The Consultant explained that the NP would be reviewed in 5 years so there may be the opportunity to resubmit a new scheme at that time which could be more focused/targeted and address some of the issues raised. Again, the Consultant concluded by explaining the rights to object and what the next steps would be.

Ref. CNP 7 (Corner Farm) The Consultant gave the same introduction and explanation as above. This site in summary was a stronger site in terms of suitability. The concern was that the site might be too small for 7 dwellings. There were some mature trees which would need to be retained and possible issue with some powerlines. It was suggested by the Consultant to engage with the Parish Council about the detailed proposals when appropriate to do so. Also obtain some Highways input re. the access arrangements. Again, the Consultant concluded by explaining the rights to object and what the next steps would be.

Notes of telephone conversation with Savills on behalf of Thonock and Somerby Estates (Sites CNP 2, CNP 3, CNP 4 and CNP 5). Lucy Stephenson (Savills) & Clive Keble (Neighbourhood Planning Adviser to Corringham PC). Friday 18th Sept. 2020 – 14:15 to 14:40

Clive provided the context to the consultation, referring to: the July to November 2019 Call for Sites, the AECOM Sites assessment and the development of the methodology to select the preferred sites, including consultation with outside agencies. It was noted that, in addition to the current informal consultations, landowners can also engage at the Draft Plan (Reg. 14) and Submission (Reg16) stages of the Neighbourhood Plan (NP)

In response to a question from Lucy, Clive outlined the intended programme for the NP:

- Early October 2020: confirm the preferred locations for new housing.
- October 2020: prepare Draft (consultation version) of Neighbourhood Plan.
- Early November to Mid-December – 6 week consultation on Draft Plan.

- Later Dec./early Jan. 2021 – Consider consultation outcomes and prepare Submission Version (with Consultation and Basic Conditions Statements).
- Submit NP to WLDC by the end of January 2021.
- Spring 2021 anticipate NP Examination.
- Summer 2021 anticipate NP Referendum.

It was noted that these timings may be subject to external influences, including Covid-19.

Lucy noted that the NP was likely to include provision for 14 dwellings, effectively the minimum necessary to meet CLLP requirements, but that Thonock may well wish to comment that a more proactive approach should be taken, with additional provision to take account of sites not coming forward in full.

Lucy supported the inclusion of Site CNP 5 (East of Poplar Lane) for 2 dwellings and site CNP 4 (North of East Lane) for 7 dwellings. With respect to CNP 4, it was noted that the potential reduction from 9 to 7 dwellings could be reasonable based on the location next to open countryside and nature of the adjoining housing. However, noting the contents of the AECOM report, Thonock Estates may comment that smaller areas of Sites CNP 2 (South of High Street) and CNP 3 (North of High Street) should be allocated to achieve the higher level of provision that they consider to be necessary. Clive explained that this could be presented to the NP Steering Group and the PC but that it is unlikely that they will wish to over-provide in relation to the CLLP housing requirement.

Lucy noted that it is likely that Thonock Estates will promote this idea through the opportunity provided by the current informal consultation, with further comments and representations on the NP at the formal Draft Plan and post Submission stages. It was noted that these matters may ultimately need to be resolved through the examination.

Corringham Draft Neighbourhood Plan

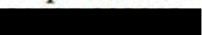
You can return this questionnaire to us by one of the following methods:

- ⇒ Post in the Village Hall post box
- ⇒ Post to 22 Middle Street, Corringham
- ⇒ Send to the **Clerk to The Council:**
Mrs A Hayward



Or via e-mail: 

Deadline for returning the completed questionnaire and any comments is 5pm on Friday 8th January 2021

For further information, additional copies of the questionnaire, to tell us you are attending the drop in session, or would like to take part in a Zoom meeting please contact Diane Semley on 

Documents and an electronic copy of the questionnaire can be viewed on The Parish website :
www.parishes.lincolnshire.gov.uk/Corringham

Thank you for taking the time to comment on the Draft Neighbourhood Plan and for your interest in the future of our community

Corringham Draft Neighbourhood Plan

We have formulated a Draft Neighbourhood Plan and it now your chance to comment on it!

The Corringham Neighbourhood Plan

A Neighbourhood Plan is a new type of policy document for a local area (i.e. a Parish). Once adopted it forms part of The Development Plan and will be used to consider all planning applications in that area, with policies such as:

- The location, type and design of new houses
- Protecting local character and heritage
- Protecting open spaces and playing fields
- Protecting important landscapes and views
- Supporting local businesses.

The Plan must reflect the views of local people so the more who participate, the greater the influence we all have on the outcome.

At the outset, we asked for your views on the issues for the Neighbourhood Plan and your response was invaluable.

In addition we recently held open days where everyone had the chance to find out about, and comment on, the preferred locations of the 14 new houses which need to be accommodated in the village.

We have also talked to other organisations, including the District Council and completed other evidence gathering including businesses, landowners and local organisations.

Neighbourhood Plans must be land use and planning related. Other matters such as litter, anti-social behaviour, open space management and housing management cannot be included. In addition, the Neighbourhood Plan must conform with other strategic policies in the adopted Local Plan, in this case, The Central Lincolnshire Local Plan.

The Big Picture

We have now completed a full Draft Plan and the "Big Picture" is summarised overleaf.

The Draft Plan is published for consultation from Wednesday 11th November to Friday 8th January 2021. This newsletter (under Reg. 14: Neighbourhood Planning Regulations 2012) gives details of where and when the Draft Plan may be inspected and how to comment.

Please get involved!

There is a questionnaire on page three of this newsletter for you to complete, an e-copy of which is also available on The Parish website.

The Draft Plan, the Character Assessment, the Housing Sites Assessment, Site Selection report and the other evidence documents can be viewed on the Parish Council website.

Hard copies are available, subject to COVID-19 restrictions and safeguards, please call Diane Semley for more information.

Drop in session

We are hoping to run a drop in session in the Village Hall on Saturday 19th December (10:00 am to 2:00pm) where you will be able to view the draft plan, and talk to our consultant or one of the steering group representatives. **This will be subject to COVID-19 restrictions and safeguards.**

If you are intending to attend on the day please could you call Diane Semley so we can maximise Covid-19 safeguarding.

If we are unable to run this drop in session we are aiming to offer a remote question and answer session (using Zoom, Microsoft Teams or similar through pre booked phone calls) on the same day at the same time. Please let Diane Semley know if you wish to take part in a remote session.

Neighbourhood Plan Vision

Corringham Parish will be a small, attractive rural place to live, work in or to visit.

New housing will have met the needs of local people, especially the elderly and young families. Its design and appearance will have respected local character.

The green gap separating Gainsborough and Corringham will have been preserved. Other open spaces and rights of way will have been improved to enable local residents to use them to the full.

Social and educational facilities and businesses will thrive, supporting community cohesion.

Objective 1: To accommodate 24 (14 net) new homes in Corringham village, by re-using brownfield sites, converting buildings and limited greenfield development on a variety of small sites.

Objective 2: To ensure that the mix of new housing meets local needs, in terms of size, cost and tenure.

Objective 3: To ensure that the design and materials in any developments respect local character and heritage.

Objective 4: To enable local businesses to thrive in the Parish whilst still respecting the environment

Objective 5: To protect and enhance open spaces, habitats and the valued wider landscapes in the Parish, including the gaps in the built development form of Corringham village, providing views out

Objective 6: To protect and enhance local community, social & educational facilities and promote access to them through sustainable transport and active travel.

Corringham Neighbourhood Planning Policies

CNP 1	Sustainable Development Principles	Overall sustainability of any new development.
CNP2	Sites for new housing in Corringham village	The location, design and character of new housing
CNP 3	Consideration of new houses in Aisby and in the open countryside	Criteria to consider new houses, but only in very limited circumstances
CNP4	Residential extensions and conversions	Materials, scale, layout, parking and character
CNP 5	Local character and the design of new development	Recognise & complement local character
CNP 6	Key views	Criteria to protect locally important key views
CNP 7	Designated heritage assets	Need to take account of character & setting
CNP 8	Protecting and enhancing unlisted buildings of positive character	Identify and protect locally important buildings
CNP 9	Protecting and enhancing archaeological sites	Protect known and potential archaeology
CNP 10	Existing open spaces and recreation facilities	Protect open space and playing fields
CNP 11	Proposed Local Green Spaces	Identify and protect locally special open areas
CNP 12	Countryside and landscape	Protect/enhance landscape & countryside
CNP 13	Nature conservation and biodiversity	Protect & enhance local sites and habitats
CNP 14	Community buildings and facilities	Criteria to protect these valued local facilities
CNP 15	Local employment and businesses	Criteria to support the local economy
CNP 16	Transport and active travel in and around Corringham	Avoid increasing existing problems and improve pedestrian and cycling options across the Parish

Community Aspirations Listing and Summary

CA 1	Investment in Community Facilities	Work to improve existing facilities.
CA 2	Local heritage	Work with others on local heritage projects
CA 3	Countryside management	Encouraging practical work across the Parish

Questionnaire

Please tick the boxes to express your opinion

Neighbourhood Plan Vision

Objective 1	Agree	Disagree	Neutral
Objective 2	Agree	Disagree	Neutral
Objective 3	Agree	Disagree	Neutral
Objective 4	Agree	Disagree	Neutral
Objective 5	Agree	Disagree	Neutral
Objective 6	Agree	Disagree	Neutral

Planning Policies

CNP 1	Sustainable Development Principles	Agree	Disagree	Neutral
CNP2	Sites for new housing in Corringham village	Agree	Disagree	Neutral
CNP 3	Limits on new houses in Aisby and open countryside	Agree	Disagree	Neutral
CNP4	Residential extensions and conversions	Agree	Disagree	Neutral
CNP 5	Local character and the design of new development	Agree	Disagree	Neutral
CNP 6	Key views	Agree	Disagree	Neutral
CNP 7	Designated heritage assets	Agree	Disagree	Neutral
CNP 8	Protect/enhance unlisted assets of positive character	Agree	Disagree	Neutral
CNP 9	Protecting and enhancing archaeological sites	Agree	Disagree	Neutral
CNP 10	Existing open spaces and recreation facilities	Agree	Disagree	Neutral
CNP 11	Proposed Local Green Spaces	Agree	Disagree	Neutral
CNP 12	Countryside and landscape	Agree	Disagree	Neutral
CNP 13	Nature conservation and biodiversity	Agree	Disagree	Neutral
CNP 14	Community buildings and facilities	Agree	Disagree	Neutral
CNP 15	Local employment and businesses	Agree	Disagree	Neutral
CNP 16	Transport and active travel in and around Corringham	Agree	Disagree	Neutral

Community Aspirations

CA1	Investment in Community Facilities	Agree	Disagree	Neutral
CA2	Local heritage	Agree	Disagree	Neutral
CA3	Countryside management	Agree	Disagree	Neutral

Please feel free to add any further comments you may have

.....

.....

.....

.....

.....

If you have more, detailed comments, please send a letter or email to the Parish Clerk (see over for contact details)

Age group	<18	18 - 24	25 - 64	>65	Post Code
-----------	-----	---------	---------	-----	-----------