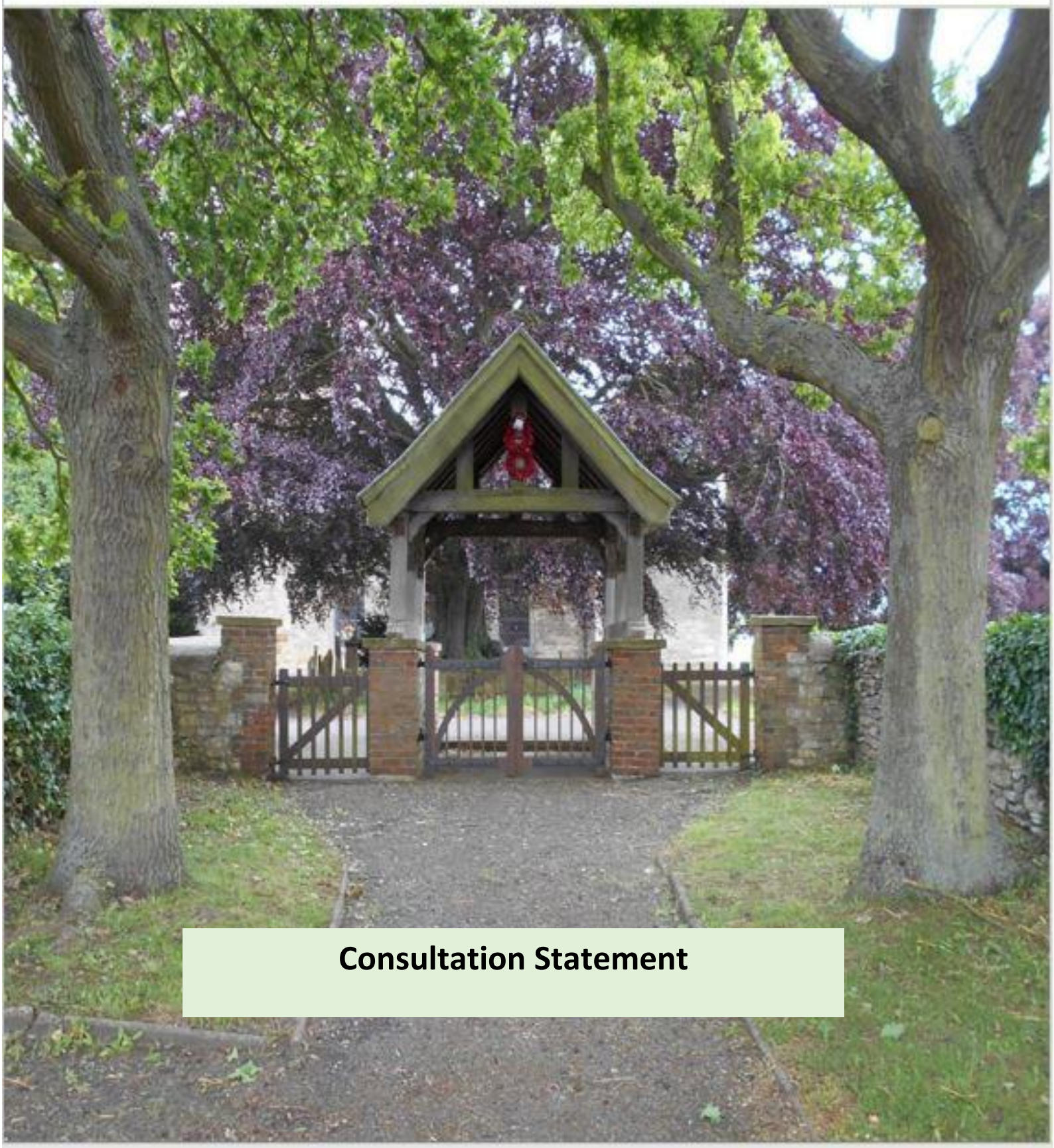


Bishop Norton and Atterby Neighbourhood Plan

2019-2036



Consultation Statement

Introduction

- 1.1 The Neighbourhood Plan steering group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Plan (NP) and associated evidence base.
- 1.2 The Neighbourhood Plan Regulations require that, when a Neighbourhood Development Plan 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.

Legal Basis:

- 1.3 Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a consultation statement should be a document containing 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 in the proposed NP.
- 1.4 The NP for Bishop Norton with Atterby 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.

Our Consultation Statement

- 1.5 This statement outlines the stages which have led to the production of the Bishop Norton with Atterby NP in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees.
- 1.6 In addition, this statement will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood development Plan Steering Group, including; producing questionnaires and running consultation events.

The Neighbourhood Development Plan designation

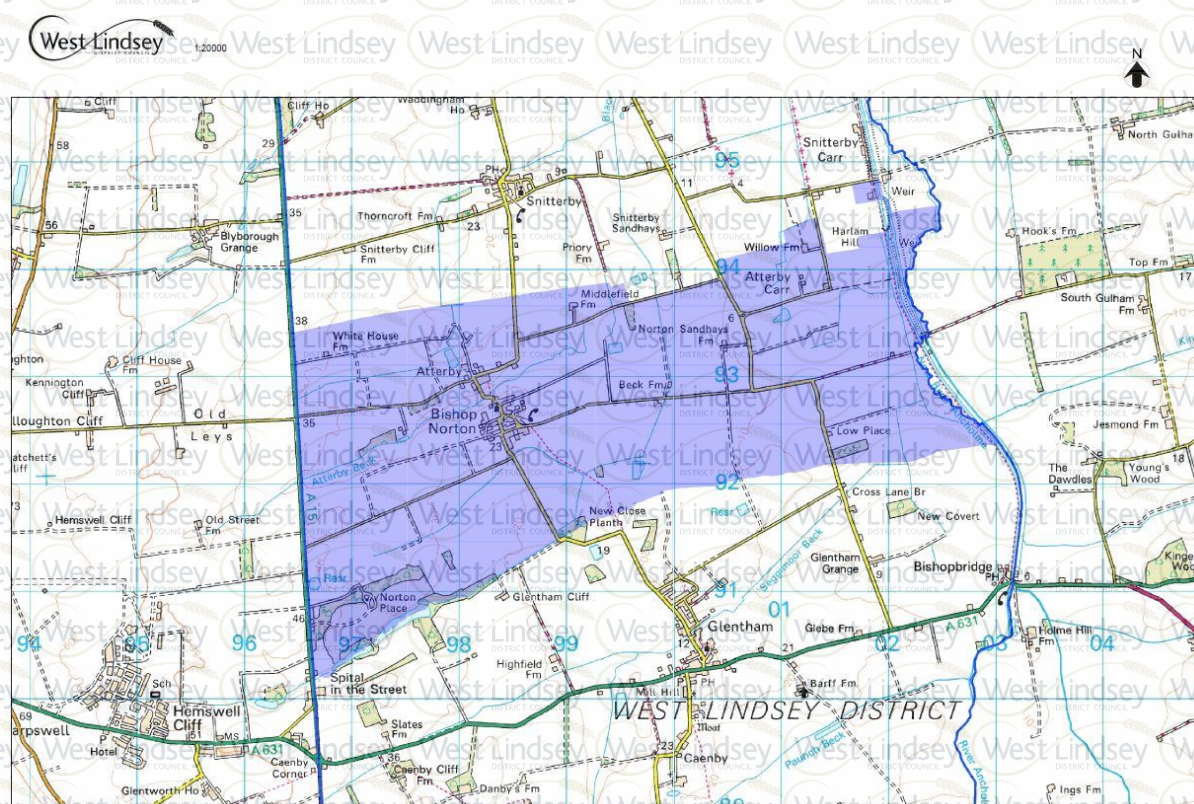
1.7 As part of the process, an NP area needs to be designated to allow a scope of work to be produced. The NP area covers the entire Parish of Bishop Norton with Atterby which allowed the Parish Council to act as the qualifying body to lead and manage the NP process.

1.8 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan area and Bishop Norton with Atterby Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan, by West Lindsey District Council, on the 16th May 2016.

1.9 Information on the designation can be found in the Designation Statement on West Lindsey District Council's webpage:

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/bishop-norton-and-atterby-neighbourhood-plan/>

Figure 1: Bishop Norton with Atterby Neighbourhood Plan Area



Establishing a Neighbourhood Development Plan steering group

1.10 People from our community have contributed to producing the plan. Everyone who offered their opinion, idea, argument or hands on has helped produce 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 regularly reported back to the wider Parish Council when appropriate.

Professional support and advice

- 1.11 The Neighbourhood Plan group received direct support from officers at West Lindsey District Council and independent planning consultants. This support was aimed at both guiding and directing the Neighbourhood Plan Steering group and to produce technical reports to support the evidence base.

The Consultation Process

- 1.12 The steering group engaged with the whole community in establishing our issues, opportunities, future vision and our objectives for the next 18 years.

The benefits of involving a wide range of people within the process, included:

- 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.

- 1.13 The Neighbourhood Plan process has clear stages in which the steering group has directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys and presentations. Residents were updated on the process through local newsletters, the website: <http://www.bishopnortonandatterby.org.uk/> and the District Council Website. Regular updates were also given to the Parish Council on the progress of the Plan throughout the process.

- 1.14 Page 6 within the Neighbourhood Plan details the consultation process and lists the events and publicity that were undertaken throughout the process.

- 1.1 The methods by which the residents have been engaged are:

- Open events in November 2016, March, April and December 2017
- Questionnaires in November 2016 and in March 2017. These were both hard copy delivered to every address, and using Survey Monkey® online via the website at www.bishopnortonandatterby.org.uk
- Ad hoc responses to questions raised during that period including at the Annual Meeting of the Parish in 2016.
- The neighbourhood plan is a permanent agenda item for the Parish Council, to which all residents are invited.
- Information via the Parish Council notice board and via the tri-parish magazine, The Triangle.

Regulation 14 Public Consultation

- 1.15 Regulation 14 consultation was advertised by a notice through a flyer that was delivered to all residents within the Neighbourhood Plan Area. Updates were also put on the Parish and District Council's websites.
- 1.16 The Regulation 14 consultation period commenced on the 13th August 2019 and closed on the 7th October 2019.



- 1.17 All residents were offered the opportunity to view for hard copies of the documents which were made available for on the evening of the 2nd September 2019 and Saturday the 7th September 2019 (at the Village Hall), at which members of the Steering Group would be available for any questions. 33 residents attended over the two events, and some provided comments on the draft Plan which are summarised in Table 1.
- 1.18 In addition, all relevant statutory consultees were also notified by email of the consultation period. Some minor amendments have been made to the Neighbourhood Plan based on the comments received from residents and the statutory consultees and these are summarised in Table 1.

BISHOP NORTON & ATTERBY **PARISH COUNCIL**

Following a couple of years of evidence gathering and consulting the community, the Bishop Norton & Atterby Parish Council Neighbourhood Plan is now ready for its formal six week public consultation period.

This is where the residents of the Parish and come and view the latest proposals, policies and aspirations within the plan. The consultation period will commence on the 12th August 2019 and end on the 22nd September 2019.

Within this period there will be two public open events where information will be available for you to view and make comment on.

These events will be:

**Monday evening of the
2nd September 7pm to 9.30pm**

and

**Saturday afternoon of the
7th September 2pm to 6pm.**

Information will also be available on the Parish Council website:

www.bishopnortonandatterby.org.uk

Banner advertising the events



Table 1: Responses received to the Regulation 14 Public Consultation period

Respondent	Response	Neighbourhood Plan Group Response
Anglian Water	<p>Thank you for the opportunity to comment on the Bishop Norton and Atterby Pre-submission Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>General comments</p> <p>The adopted Central Lincolnshire Local Plan includes a district wide policy relating to water supply and water recycling infrastructure (Policy LP14). As the development plan will be read as whole it is not considered necessary to include a similar policy in the Neighbourhood Plan.</p> <p>Policy N4: The Allocation of Land at Well Street (NP1)</p> <p>We note that the above site is allocated for 1 dwelling. Anglian Water has no objection to the principle of residential development on this site.</p> <p>Policy N3: The Allocation of Land at Archer Street (M1AS)</p> <p>We note that the above site is allocated for 3 dwellings. Anglian Water has no objection to the principle of residential development on this site.</p> <p>There is an existing sewer which crosses the frontage of the above site.</p> <p>Where this is the case, the site layout should be designed to take this into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing asset(s) should be located in highways or public open space. If it is not</p>	<p>Noted.</p> <p>Noted.</p> <p>It is allocated for a minimum of 4 dwellings.</p>


Respondent	Response	Neighbourhood Plan Group Response
	<p>possible to accommodate the existing asset(s) within the design then diversion may be possible under section 185 of the Water Industry Act 1991.</p> <p>We would therefore ask that the following wording or similar be included in relevant allocation policies:</p> <p>‘There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account’</p> <p>Policy N5: The Allocation of Land at Atterby (NP6)</p> <p>We note that the above site is allocated for 2 dwellings. Anglian Water has no objection to the principle of residential development on this site.</p> <p>There is an existing water main which crosses the frontage of the above site.</p> <p>Where this is the case, the site layout should be designed to take this into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing asset(s) should be located in highways or public open space. If it is not possible to accommodate the existing asset(s) within the design then diversion may be possible under section 185 of the Water Industry Act 1991.</p> <p>We would therefore ask that the following wording or similar be included in relevant allocation policies:</p> <p>‘There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account’</p> <p>Policy N6: The Allocation of Land at Glenthams Road (NP5)</p>	<p>Agreed. Sentence added to the relevant policy.</p> <p>Noted.</p> <p>Agreed. Sentence added to the relevant policy.</p>

Respondent	Response	Neighbourhood Plan Group Response
	<p>We note that the above site is allocated for 4 dwellings. Anglian Water has no objection to the principle of residential development on this site.</p> <p>Policy N8: Settlement Gap between Bishop Norton and Atterby</p> <p>Reference is made to development being permitted only where the benefits of the development proposals override any potential impacts on the settlement gap. It would be helpful to clarify that this would include essential infrastructure provided by Anglian Water for our customers.</p>	<p>Noted.</p> <p>Indeed. Required or necessary infrastructure will be permitted to support ant improvements or upgrades.</p>
Environment Agency	<p>Thank you for consulting us on the pre-submission Neighbourhood Plan for Bishop Norton and Atterby.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>Based on the environmental constraints within the area, we have no detailed comments to make in relation to your Plan at this stage.</p>	Noted.
Historic England	<p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>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.</p>	<p>Noted.</p> <p>WLDC were a consultee as part of the Regulation 14 consultation which includes the Conservation Team.</p>

Respondent	Response	Neighbourhood Plan Group Response
	<p>Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://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:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” 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 some useful further sources of information. This can be downloaded from:</p> <p><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>	
Resident 1	The site in question is currently made up of large sheds, some concrete bases of some now removed buildings and a farmyard. It is considered that the future of the	Noted. The site has been included within the Plan for a minimum of 4 dwellings. A

Respondent	Response	Neighbourhood Plan Group Response
	<p>operational farm could involve the relocation of many of the working aspects of this farm or at least a re-routing of the access which currently passes along Archer Street.</p> <p>Archer Street has, in the last 10-15 years, become a well-developed residential area and as such the farm traffic and residential traffic have to a degree become at odds with each other. The presence of foot traffic (to include children) and increased residential vehicle movements along Archer Street mean that there is often at best conflict with the farming traffic and at worst an increase in risk to both pedestrians and all vehicle movements. To this end it is envisaged that the relocation of the farm vehicle access and some of the functions of the farmyard would bring a wider community benefit.</p> <p>Cost is a consideration to these potential activities (undoubtedly the increase in land value would help offset the cost of relocation) along with the space that is left behind. If the sheds and concrete bases were to go, then an opportunity exists to link-up the developed footprints along Archer Street (namely 1-8 Archer Street & Archer House). The resulting development would concentrate housing in an already developed area of the settlement (brownfield) and on a site with frontage to an adopted highway. A development of 10 mixed sized dwellings is proposed on this site.</p> <p>As these proposed numbers (in this location) would be contra to the current CLLP then inclusion within the Neighbourhood Plan or a clear demonstration of local community support would be necessary. It is hoped that the benefits of this proposal would be felt community wide in the creation of a safer residential environment among other aspects.</p> <p>Furthermore, there is the potential that a re-purposing of this site to residential development will improve the setting of a listed building. Grade II listed Archer House currently sits beside large agricultural grain sheds which to an extent denude both the heritage assets character and it's immediate setting. Removal of these sheds would without a doubt improve the setting of this listed building. Consideration would need to be given to the pattern of proposed development however, it is considered that Archer</p>	<p>greater number will be supported if it is supported by the community and that it would not have a negative impact on the highway network, local character and on the Listed Building at Archer House.</p> <p>It is strongly advised that the landowner seek pre-application advice with WLDC on the principle of a greater number of dwellings and advice from the Conservation Officer about the potential impact to Archer House.</p>

Respondent	Response	Neighbourhood Plan Group Response
	<p>House would benefit from a buffer to the proposed new development in order to secure the benefits of the improved setting.</p> <p>A development of 10 dwellings would trigger a number of developer contributions to include Community Infrastructure Levy and the requirement for usable green space on site, this should also be seen as a community benefit.</p> <p>In summary, inclusion of this site into the Neighbourhood Plan for 10 new dwellings would result in a safer street for an already established residential area, help offset farm relocation costs, develop a brownfield site to a more suitable end use, provide further affordable entry level market dwellings, provide the potential for further usable green space for residents & contribute to an improvement to the setting of a Grade II listed building</p>	
Natural England	<p>Thank you for your consultation on the above dated 16 August 2019 and received by Natural England on 16 August 2019.</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. Natural England concurs with the conclusion of the Site Assessment Report that site allocations are on land of least environmental value and are consistent with the Central Lincolnshire Local Plan.</p> <p>Natural England formed part of a partnership that has produced a planning toolkit aimed at supporting neighbourhood planning groups developing neighbourhood plans which shape development and land use change in their community. The guide includes: opportunities to enhance the environment and how this can be achieved in plan-making; important issues to consider, including legislative requirements; where to find out more; good practice and real life examples and a checklist to use when developing a Neighbourhood Plan.</p>	<p>Noted.</p> <p>Noted and agreed.</p> <p>Noted.</p>
Canal and River Trust	No specific comments	Noted.
Resident 2	Could the area for site NP06 be reduced to reflect the attached map.	Agreed. Area changed.

Respondent	Response	Neighbourhood Plan Group Response
		
Resident 3	I support the inclusion of the playing field as a local green space. This is a community asset and is regularly used for walking dogs and informal sport for local children.	Noted.

Respondent	Response	Neighbourhood Plan Group Response
West Lindsey District Council	Reference to Chapter 11 - Allocation of land at Glentham Road is missing. Hence numbering onwards does not sync.	Agreed. Change made to the plan.
	NDP or NP?	NP – this has been changed throughout the document
prepare a...	Agreed. Changed.
	.2.4...	Revised to 2.4
	WLDC approved NP Area in May 2016	Agreed. This has been revised.
	Any events held/consultation run post November 2017+?	Yes. The list has been updated.
	Where is this assessment?	This was an error, so the reference has been removed.
	villages.. Bishop Norton and Atterby. Generally, would like to see more mention given to Norton Place and open countryside as the NP is for the whole parish area.	Agreed. More information provided about other areas within the Parish outside the settlements.
	.people's..	Revised.
	reword ?....To guide and manage new development and ensures it complements the character of the villages;	Revised.
	Good to see such a map included in NP. Retitle to Policies and Proposals Map. Are there other important views that could be shown and referenced in policies as done for the Archer Street allocation?	No. No other views were identified by the community during the consultation process.
	All references to Bishop Norton from WLDC's Monitoring Growth in Villages LP4 table need to be updated to show latest figures for the village. Please go to https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/ This could mean that growth level figures for Bishop Norton given throughout the chapter may need amending.	Agreed. Latest figures updated.
	Those committed or completed housing sites counting towards meeting the growth target for Bishop Norton must be only those listed in the latest available WLDC LP4 table. This must be made clear in list of sites provided in 7.28 and also shown on figure 10. Currently there are 5 applications which account for these sites which are:	Agreed. These have been identified. In addition, application site M03/P0330

Respondent	Response	Neighbourhood Plan Group Response
	<p>134851, 137716, M03/P/0330, 135557, 132769, and 135975.</p> <p>These must be distinguished from the other sites identified from a previous call for sites exercise.</p> <p>It is noted that extant planning application M03/P0330 does not appear in either the list or shown on figure 10. This needs to be included as application included in LP4 table. This has also been brought to our attention by Mr and Mrs Cooper the owner's of the site and it is understood they have raised this matter with the parish council too.</p>	has been included on figure 10.
	Welcome the inclusion of proposed residential allocations in plan to meet growth target.	Noted.
	<p>Welcome the setting of an individual growth level within the policy and providing the explanation within the supporting text.</p> <p>How would this policy deal with windfall residential proposals which would lead to the growth level being exceeded. Would they need to demonstrate local community support for their proposals in such instances?</p> <p>This policy needs to commit to those sites identified in growth table LP4 by allocating them as well. This would guarantee their future as housing sites and also enable them to continue to contribute to the NP's housing growth target.</p>	<p>Noted.</p> <p>Policy N7 deals with windfall developments and identifies an element of criteria for demonstrating community support. A more detailed version can be found in Appendix 1.</p> <p>There wasn't the support to allocate those sites that already have planning permission.</p>
	<p>Policy N3</p> <p>Much of site occupied by buildings and hardstanding. Close to Archer House a listed building and Grange Farm a working farm. Potentially suitable subject to causing no harm to the setting and curtilage of Archer House and would like to see high quality design with stone walls and pantile roofs. Proposal may also need to design out any potential constraints that could arise from being adjacent to Grange Farm e.g.</p>	Agreed. Any design of this site will need to carefully consider the impact on the nearby listed building. A reference to this has been made within the policy and a view towards

Respondent	Response	Neighbourhood Plan Group Response
	residential amenities and farm operations and from the site itself e.g. mature tree / land contamination.	Archer House has been protected.
	Policy N4 Potentially suitable for conversion subject to works being undertaken sympathetically to existing barn and causing no harm to nearby barns and their settings. The barns appear to be of non-designated heritage value and may be identified in Lincolnshire County Council's Historic Environment Records (HER).	Agreed. Any design of a scheme would need to be sensitively done. Adjacent parts of the barns have already been converted.
	Policy N5 Part 1 ...development of this site... Need to be aware that this site was refused planning permission for a pair of semi-detached cottages on 3/10/18 Ref L138146. Guided by Local Plan policy LP2 it was considered that this site came under category b) of the policy where such sites are regarded to be in the open countryside where such a development would be inappropriate. Category b) sites are defined as gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement.	This site is located within the recently identified "Hamlet" of Atterby. Policy PL2 supports single house developments in appropriate locations. This site is adjoining existing residential developments to its west and a utility building to the east and therefore it is considered that its impact on the open countryside would be minimal. There was no objection to the inclusion of this site by the community.
	Policy N6 1. In terms of Bishop Norton, a relatively large site. Appears to be mainly greenfield with well-defined hedge boundaries to east and south of site. Potentially suitable. There may be pressure to develop the site for more than 4 dwellings. The policy needs to have appropriate safeguards to avoid any such proposal causing harm to the village. c) could be difficult to implement. There are a variety of building heights surrounding the site. *is reference to Archer House intended?	This site has been reduced
	Local Plan policy LP2 has different policy guidance for developments in small villages and hamlets such as Bishop Norton and Atterby respectively. This distinction needs to be made clearer in the policy as currently there appears to be some overlap.	Agreed. Policy N7 has been made clearer and split into two parts.

Respondent	Response	Neighbourhood Plan Group Response
	<p>Policy N8</p> <p>The wording of this policy is similar to that used for the settlement break policy 8 in the Sudbrooke NP which the examiner supported.</p> <p>Would be better if boundary could follow physical boundaries/features on the ground.</p> <p>Are owners of properties and curtilages lying in or partly in the settlement gap aware of its potential development implications for them as set out in policy N8? Would it be possible for boundary to avoid such properties/curtilages yet still define a sizeable settlement gap?</p>	<p>Agreed. The boundary of the settlement gap has been revised and reduce to reflect the comments by WLDC and a few members of the public that attended the public events.</p>
	<p>prepared a landscape assessment in support of plan...where?</p>	<p>Reference to this has now been removed.</p>
	<p>Policy N9</p> <p>a) b) c) policy would benefit from cross references to good examples such as given in relevant chapter and also to any supporting character/landscape assessment work undertaken.</p> <p>Doesn't appear to be any policy reference to protecting the setting of listed buildings in Bishop Norton and also in Norton Place and to any in isolated places in the open countryside. Policy seems to rule out contemporary designs? Is that reasonable?</p> <p>What about the importance of views and the need to identify more on the policies and proposals map particularly looking on to the settlement gap, views of the church, and views in and out of the village from public places.</p>	<p>The design criteria has been developed to encourage good design, but also be flexible as there are a number of differing building types in both villages.</p> <p>No specific character types, views or non-designated heritage assets were identified by the community.</p>
	<p>The CLLP identifies this as important open space and shows it to be larger area than that shown as local green space NP's map. The CLLP's policy relating to this site needs to be mentioned and the site should be shown on the NP map.</p>	<p>Reference has been made in 15.2 about the CLLP important open space designation.</p>
	<p>Policy N10</p> <p>What about supporting development that is related and of benefit to the local green space?</p>	<p>The policy does provide a hook to support development that is required for the improvement for recreation purposes.</p>
	<p>Policy N12</p> <p>Would this policy benefit from having distinct parts. How about borrowing from the Sudbrooke NP policy on PROWs? This seems to have a similar purpose to that policy N12 and has been through examination</p>	<p>Noted. The policy has now been revised to reflect that of other Neighbourhood Plan</p>

Respondent	Response	Neighbourhood Plan Group Response
		policies that have gone through examination.
	It is not compulsory for a NP to be reviewed every 5 years. Perhaps better to say.... the Parish Council will undertake a review of the plan when considered necessary in consultation with WLDC. When a review is necessary it will be carried out in accordance with procedures for making minor or more substantial revisions to plans as set out in Schedule A2 to the Neighbourhood Planning Act 2017 and the National Planning Practice Guidance.	Noted. This section has been revised to reflect the wording from WLDC.