

James Newton

From: Simon Tucker [REDACTED]
Sent: 09 January 2019 09:15
To: WL - Neighbourhood Plans
Subject: Glentworth Neighbourhood Plan - Comments from the Canal & River Trust

FAO Mr Nev Brown

Thank you for your consultation with regards to the above neighbourhood plan.

Having reviewed the details of the plan, we can confirm that the Trust does not wish to make comments with respect to the plan.

Kind Regards

Simon Tucker MSc MRTPI
Area Planner North East, Canal and River Trust

[REDACTED]
[REDACTED]
Canal & River Trust
Fearn's Wharf; Neptune Street; Leeds; LS9 8PB

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From: Nev Brown [mailto:[REDACTED]]
Sent: 08 January 2019 16:27
Subject: Glentworth Neighbourhood Plan - Notification of Submission

NOTIFICATION OF SUBMISSION OF THE GLENTWORTH NEIGHBOURHOOD PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Dear Consultee,

The Glentworth Neighbourhood Plan and supporting documents have been submitted to West Lindsey District Council as required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

In accordance with Regulation 16 the Council, as the relevant local planning authority, is now required to publicise these documents prior to examination and referendum of the plan. They are available on the Council's website at:

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

Links are also provided on the consultation form attached. Paper copies can be viewed at the Council's offices at the Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

West Lindsey District Council would welcome your representations on the Glentworth Neighbourhood Plan which you can make by completing the consultation form attached. You can also make comments on the plan's supporting documents. Should you prefer not to use the consultation form, please make sure that when you make your comments, that you clearly state which document, page and/or policy your comment relates to.

You can return your representations by email to [REDACTED] or post them to the Neighbourhood Planning Team at the council's address as above. When making your representations please indicate if you wish to be notified of the Council's decision on the Glentworth NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Consultation begins Wednesday 9 January 2019 and ends Wednesday 6 March 2019.

If you have any questions please contact me.

Regards,

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer

[REDACTED]

Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA



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Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

James Newton

From: Farr, Nicola [REDACTED]
Sent: 11 February 2019 15:27
To: WL - Neighbourhood Plans
Subject: Glentworth Neighbourhood Plan - Notification of Submission - reg 16

Dear Nev

Thank you for consulting us regarding the Glentworth Neighbourhood Plan. I have looked through the plan and can confirm that as it does not raise any concerns for the Environment Agency we do not wish make any comments.

Kind regards

Nicola Farr

Sustainable Places - Planning Advisor

Environment Agency | Ceres House, Searby Road, Lincoln, LN2 4DW



From: Nev Brown [REDACTED]
Sent: 08 January 2019 16:27
Subject: Glentworth Neighbourhood Plan - Notification of Submission

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Consultation begins Wednesday 9 January 2019 and ends Wednesday 6 March 2019.

If you have any questions please contact me.

Regards,
Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA



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James Newton

From: Betterton, Teresa [REDACTED] > on behalf of East and East Midlands Forest Area Enquiries <[REDACTED]>
Sent: 21 January 2019 17:48
To: Nev Brown
Subject: RE: Glentworth Neighbourhood Plan - Notification of Submission

Thank you for consulting the Forestry Commission, unfortunately we do not have the resources to respond to Neighbourhood plans. If you have ancient woodland within your boundary to consider the Forestry Commission has prepared joint [standing advice](#) with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This advice is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees.

The Standing Advice website will provide you with links to [Natural England's Ancient Woodland Inventory, assessment guides](#) and other tools to assist you in assessing potential impacts. The assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

Please note change of email address below (formerly eandem@forestry.gsi.gov.uk):

Forestry Commission England
Santon Downham
Brandon
Suffolk
IP27 0TJ

[REDACTED]
[REDACTED]
[REDACTED] [ion](#)

For up-to-date information follow us on Twitter:

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<https://www.facebook.com/makingwoodlandswork/>

From: Nev Brown [REDACTED]
Sent: 08 January 2019 16:27
Subject: Glentworth Neighbourhood Plan - Notification of Submission

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If you have any questions please contact me.

Regards,
Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA



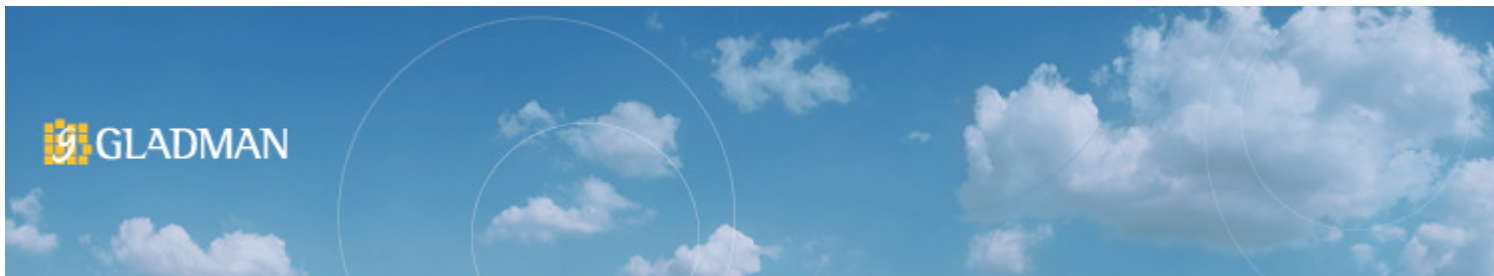
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James Newton

From: Andrew Collis [REDACTED] >
Sent: 28 February 2019 13:40
To: WL - Neighbourhood Plans
Subject: Glentworth Neighbourhood Plan
Attachments: Glentworth reg 16.pdf



Dear Sir / Madam

Please see attached Gladman Developments representation in regards to the Glentworth Neighbourhood Plan regulation 16 consultation.

Kind regards,
Andy.

Andrew Collis - Graduate Researcher | [REDACTED] | DDI: [REDACTED]

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB


T: 01260 288 800

www.gladmanland.co.uk

Neighbourhood Planning Team
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB


www.gladman.co.uk

Representations submitted by email only to: 

28th February 2019

Dear Sir/Madam,

This letter provides Gladman representations in response to the submission version of the Glentworth Neighbourhood Plan (GNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the GNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*
- (g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.*

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. On the 19th February 2019, MHCLG published a further revision to the Framework which contained some minor modifications to national policy.

Paragraph 214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Whilst the new NPPF is a material consideration when dealing with applications from this day forward, it is against the previous Framework that this response has been prepared.

National Planning Policy Framework (2012) and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the previous Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the previous Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the previous Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the previous Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the previous Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the GNP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

Adopted Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The Central Lincolnshire Local Plan 2012-2036 (CLLP) was adopted by the Central Lincolnshire Joint Strategic Planning Committee on 24 April 2017. The plan replaces the Local Plans of the City of Lincoln, West Lindsey and North Kesteven District Councils. Across the Central Lincolnshire region, the plan provides for 36,960 new dwellings over the plan period.

Within the adopted plan Glentworth is identified as a small village that will accommodate small scale development of a limited nature in appropriate locations. Policy LP4 of the CLLP gives a strategic steer as to what levels of growth are expected for all small and medium villages, for Glentworth this meant an anticipated level of growth of 15%.

Emerging Plan

Since the adoption of the CLLP, the Government have published two revised iterations of the National Planning Policy Framework (July 2018 & February 2019) and a suite of changes to the Planning Practice Guidance. In response to these changes, the Joint Strategic Planning Committee in January 2019 approved a review of the CLLP. It is anticipated that Regulation 18 consultation on the Review will begin in summer 2019 with an expected adoption date of September 2021.

Glentworth Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the GNP as currently presented. It is considered that some of the policies within the GNP do not reflect the requirements of national policy and guidance. As such Gladman have sought to recommend a series of alternative options that should be explored.

Policy 1: Views

Policy 1 seeks to maintain or enhance the identified key local views.

Gladman submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of the surrounding area to provide new vistas and views.

In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.

Opinions on landscape are highly subjective and therefore the Parish Council must ensure the evidence underpinning the policy is robust and proportionate.

Policy 3: Design and Character of Development

Whilst Gladman recognise the importance of high-quality design, planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 60 of the NPPF which states that: *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"*.

With regards to the reference to heritage assets in the policy, Gladman state further clarity is required to ensure that a decision maker can apply this policy efficiently. Regard should be had to paragraph 132-134 of the previous Framework which relates specifically to designated heritage assets and highlight that the more important the asset the greater the weight should be attached to it. The previous Framework states that if the harm to a designated heritage asset is deemed to be substantial then the proposal needs to achieve substantial public benefits to outweigh that harm. If the harm is less than substantial, then the harm should be weighed against the public benefits of the proposal. The policy needs to be clear on the two tests to be applied to designated heritage assets.

With regards to non-designated heritage assets, the policy should refer explicitly to paragraph 135 of the Framework which states that a balanced judgement should be reached having regard to the scale of any harm and significance of the heritage asset.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the GNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours Faithfully,



Andrew Collis



Gladman Developments Ltd.

James Newton

From: Griffiths, Scarlett <[REDACTED]>
Sent: 28 February 2019 08:44
To: WL - Neighbourhood Plans
Subject: Consultation on the Submission Version of the Glentworth Neighbourhood Plan
Attachments: Glentworth Neighbourhoos Plan Submission.pdf

Good morning,

Please see attached our response to the above named consultation.

Kind regards
Scarlett

Scarlett Griffiths

Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Tel: [REDACTED] 669

Web: <http://www.highways.gov.uk>

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Your ref: BMT07383 Glentworth Neighbourhood Plan

Neighbourhood Planning Team
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Scarlett Griffiths
Spatial Planning and Economic
Development Team
Highways England
The Cube
199 Wharfside Street
Birmingham B1 1RN

via Email: [REDACTED]

[REDACTED]
28 February 2019

Dear Sir / Madam

Consultation on the Submission Version of the Glentworth Neighbourhood Plan

We welcome the opportunity to comment on the Submission Version of the Glentworth Neighbourhood Plan which has been produced for public consultation and covers the Plan period 2018-2036. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Glentworth Neighbourhood Plan, our principal interest is in safeguarding the operation of the strategic section of the A46 routeing 8 miles to the south of the Neighbourhood Plan area.

We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for the parish of Glentworth is required to be in conformity with the adopted Central Lincolnshire Local Plan (2012-2036) and this is acknowledged within the document.

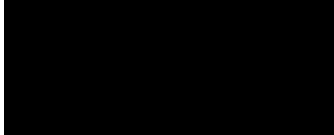
We note Glentworth is considered a 'Small Village' within the Central Lincolnshire Local Plan. The Local Plan allocates a 15% increase in housing provision for Glentworth over the Plan period to 2036, due to its proximity to a Strategic Employment Area (Hemswell Cliff Business Park). This equates to 14 new homes for Glentworth and since 2017, 7 dwellings have already been granted planning permission against that target.

We note that in March 2018 we were consulted on the Pre-Submission Version of the Glentworth Neighbourhood Plan, which identified the need for 19 new homes to be built within the Parish over the plan period. In our response we noted that, given the small-scale of planned development growth and the distance of the Plan area from the SRN, we considered that there would have been no impacts on the operation of the A46.

Due to the reduction in future housing provision now being proposed in the Submission Version of the Glentworth Neighbourhood Plan, we maintain the view that the planned development growth is not considered to have impacts on the operation of the SRN.

We have no further comments to provide and trust that the above is useful in the progression of the Glentworth Neighbourhood Plan.

Yours sincerely



Scarlett Griffiths
Spatial Planning & Economic Development Team



James Newton

From: [REDACTED]
Sent: 27 February 2019 12:15
To: WL - Neighbourhood Plans
Subject: Historic England advice on case PL00309384
Attachments: _HERef_PL00309384_L339352.doc

Dear Mr Brown

I am writing in relation to the following:

NDP: Neighbourhood Development Plan
GLENTWORTH NEIGHBOURHOOD PLAN
[Case Ref. PL00309384; HE File Ref. HD/P5315; Your Reference.]

Please find attached Historic England's response to your consultation.

Yours Sincerely

Siobhan Cadden on behalf of Clive Fletcher Business Officer
[REDACTED]
[REDACTED]

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Historic England

EAST MIDLANDS OFFICE

Mr Nev Brown
Senior Neighbourhood Planning Policy Officer
West Lindsey District Council
Guildhall, Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA

[REDACTED]

Our Ref: PL00309384

27 February 2019

Dear Mr Brown

re: Glentworth Neighbourhood Plan Submission

Thank you for consulting Historic England on this Neighbourhood Plan.

The area covered by the Neighbourhood Plan encompasses Glentworth Conservation Area and includes a number of important designated heritage assets including two Grade II* Listed Buildings and six Grade II Listed Buildings. 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.

If you have not already done so, we would recommend that you speak to the staff at Lincolnshire 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 <<http://www.heritagegateway.org.uk>>).

Historic England has produced advice which the community might find helpful in helping to identify what it is about the area which makes it distinctive and how they 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/>

You may also find the advice in *"Planning for the Environment at the Neighbourhood*



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

[REDACTED]
HistoricEngland.org.uk





Historic England

EAST MIDLANDS OFFICE

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:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely



Clive Fletcher
Principal Adviser, Historic Places



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Glentworth Neighbourhood Plan

Consultation Response Form (Regulation 16)

Glentworth Parish Council have formally submitted their Neighbourhood Plan to West Lindsey District Council and we would welcome your comments on its contents. The consultation period runs from **Wednesday 9 January 2019 until Wednesday 6 March 2019**.

The Neighbourhood Plan and supporting documents can be viewed on West Lindsey District Council's website and in paper form at the Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

To view it on the district council's website please use the following link:

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

In order for your comments to be taken into account at the Neighbourhood Plan's examination, and to keep you informed, should you wish, of the future progress of the Neighbourhood Plan your contact details are needed.

If you want to know more about how the district council uses your data, what your rights are and how to contact us if you have any concerns, please read our privacy notice:

www.west-lindsey.gov.uk/planning-privacy

Please return this form by **Wednesday 6 March 2019**. Either

By e-mail to:



Or by post to:

Neighbourhood Planning
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Please fill in the details below.

Full Name:

Organisation represented (where applicable):

Address and postcode:

E-Mail address:

If you would like to be notified of the council's decision about the adoption of the Neighbourhood Plan under Regulation 19 then please tick here: ☐

For each of your comments, can you please ensure that you specify the relevant chapter and section or policy number, and in each case, whether you support, support with recommendations, oppose, or have comments to make.

Further information

For further information, please contact the West Lindsey District Council Neighbourhood Planning team by e-mail at [REDACTED]

If you want to know more about how the district council uses your data, what your rights are and how to contact us if you have any concerns, please read our privacy notice: www.west-lindsey.gov.uk/planning-privacy

Comment 1

To which part of the plan does this comment relate?

Do you support, oppose, or wish to comment on this part of the plan? (Please tick one answer)

Support ☐ Support with modifications ☐ Oppose ☐ Have Comments ☐

Please give details of your reasons for support/opposition, or make other comments here:

(Continue on separate sheet if necessary)

Signature:

Date:

Comment 2

To which part of the plan does this comment relate?

Do you support, oppose, or wish to comment on this part of the plan? (Please tick one answer)

Support ☐ Support with modifications ☐ Oppose ☐ Have Comments ☐

Please give details of your reasons for support/opposition, or make other comments here:

(Continue on separate sheet if necessary)

Comment 3

To which part of the plan does this comment relate?

Do you support, oppose, or wish to comment on this part of the plan? (Please tick one answer)

Support ☐ Support with modifications ☐ Oppose ☐ Have Comments ☐

Please give details of your reasons for support/opposition, or make other comments here:

(Continue on separate sheet if necessary)

Comment 4

To which part of the plan does this comment relate?

Do you support, oppose, or wish to comment on this part of the plan? (Please tick one answer)

Support ☐ Support with modifications ☐ Oppose ☐ Have Comments ☐

Please give details of your reasons for support/opposition, or make other comments here:

(Continue on separate sheet if necessary)

Comment 5

To which part of the plan does this comment relate?

Do you support, oppose, or wish to comment on this part of the plan? (Please tick one answer)

Support ☐ Support with modifications ☐ Oppose ☐ Have Comments ☐

Please give details of your reasons for support/opposition, or make other comments here:

(Continue on separate sheet if necessary)

If you have additional representations, please feel free to include additional pages. Please make sure any additional pages are clearly labelled, addressed or attached.

James Newton

From: Phil Hughes
Sent: 12 March 2019 14:43
To: Nev Brown
Subject: Glentworth Neighbourhood Plan - Notification of Submission
Attachments: Reg 16 GNP Consultation Response Form.doc

Dear Nev,

Apologies for delay. LCC comments below:

Generally the Plan reflects well on the provision of existing public rights of way and seeks to protect and enhance the network within its policies. The only comments in this regard are as follows

- Throughout the Plan the document references "footpath" and "bridleway" – This should be amended to record "public footpath" and "public bridleway".
- In para 3.2.3 a "footpath" to Fillingham village is referenced – This is actually a "public bridleway" (Glentworth – Public Bridleway No. 88)
- In para 3.2.3 a "footpath" to Harpswell is recorded – This route is not recorded as a public right of way and can only be referenced as an "alleged public right of way" at present as the submitted evidence concerning the route has not been assessed and it is unclear as to whether a) a right of way can be shown to subsist or b) if it can, then what status (i.e. public footpath or public bridleway) the route is.
- In para 5.5.1 reference is made to routes appearing on the Ordnance Survey mapping – Whilst this is acceptable correctly it should state that the routes appear on the Definitive Map and Statement of public rights of way (where the OS derive their information from)
- Policy Map 5 – Omits to record the public right of way to the west of the Parish – Glentworth – Public Bridleway No 85 as depicted below:



LCC Places Team comments on the Glentworth Neighbourhood Plan

This office welcomes the community's ambitions to protect and enhance Glentworth's distinctive character, both through the preservation of surviving heritage assets, views and green spaces, and by influencing the design of new developments in the village.

It would, however, be possible to better recognise and strengthen the contribution the historic environment makes to the village's character within the plan, such as through greater consideration of the historic development of the village as well as the historic landscape in which it exists today (such as referring to the Lincolnshire Historic Landscape Characterisation

<https://www.lincolnshire.gov.uk/residents/environment-and-planning/conservation/archaeology/historic-landscape-characterisation/70142.article>).

It should also be made clear that 'the environment', particularly in a long established village like Glentworth, consists of both the natural and the historic environment, as defined in the NPPF. Strengthening the contribution of the historic environment, including below ground archaeology, could also give greater weight to several of the village's ambitions such as to preserve its green spaces, open landscape setting, and low density of housing.

Detailed comments on the plan follow below.

3 About Glentworth

3.1.1. There is no doubt that Glentworth is an Anglo-Saxon village. The Domesday survey recorded existing settlements at 1068, so any village recorded had already developed during the proceeding Anglo-Saxon period. It could also be noted that the village has produced a number of finds of Roman date, including a villa in the grounds of the Hall.

3.1.3. The Tudor Hall was remodelled in 1753 with a new Georgian façade facing East instead of West, rather than the 'new' hall being "built on the same site."

Policy 2 Local Green Space

2.1.3. The suggestion of including the Grazing Land East of Glentworth Hall could be strengthened by improving upon the reasoning given in the appendix. This should make explicit that the grazing land forms part of the historic parkland of the Hall, itself a designed landscape, which is also of high archaeological significance because of the remains of medieval village that was cleared to improve views of the Hall. It is also the site of a Roman villa discovered in the 18th century during excavations for the lake. This significantly strengthens this site's inclusion as local green space in order to protect this significant buried archaeology, but also to preserve the setting of the Grade II* Listed Hall.

Policy 3 Design & Character of Development

This community's desire to protect the village's historic character has been firmly embedded in Policy 3, with specific reference made to using local materials and referencing local vernacular styles including those found in the village's surviving historic buildings. The focus on encouraging a low density linear layout is also noted, as this is something that can often be diluted through unsympathetic modern developments in villages such as Glentworth, to the detriment of their character.

It would be advisable to make clear why the Policy Map 3 only includes two 'non-designated' heritage assets. This is presumably because the plan has decided not to include building of local importance identified in the conservation area appraisal, and only standing buildings have been considered, not archaeological sites. This should be stated explicitly in the caption to avoid confusion as readers may assume the community only value these two 'non-designated' assets. This office supports the two suggested buildings identified, both of which are already recorded in the Lincolnshire Historic Environment Record.

If the Neighbourhood Plan Team would like any assistance please contact Ian Marshman, Historic Environment Officer [REDACTED]

Phil Hughes

From: Nev Brown [REDACTED]

Sent: 08 January 2019 16:27

Subject: Newsletter / Marketing: Glentworth Neighbourhood Plan - Notification of Submission

NOTIFICATION OF SUBMISSION OF THE GLENTWORTH NEIGHBOURHOOD PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Dear Consultee,

The Glentworth Neighbourhood Plan and supporting documents have been submitted to West Lindsey District Council as required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

In accordance with Regulation 16 the Council, as the relevant local planning authority, is now required to publicise these documents prior to examination and referendum of the plan. They are available on the Council's website at:

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

Links are also provided on the consultation form attached. Paper copies can be viewed at the Council's offices at the Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

West Lindsey District Council would welcome your representations on the Glentworth Neighbourhood Plan which you can make by completing the consultation form attached. You can also make comments on the plan's supporting documents. Should you prefer not to use the consultation form, please make sure that when you make your comments, that you clearly state which document, page and/or policy your comment relates to.

You can return your representations by email to [REDACTED] or post them to the Neighbourhood Planning Team at the council's address as above. When making your representations please indicate if you wish to be notified of the Council's decision on the Glentworth NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Consultation begins Wednesday 9 January 2019 and ends Wednesday 6 March 2019.

If you have any questions please contact me.

Regards,
Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer

[REDACTED]
Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA



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James Newton

From: Dave Carnell [REDACTED]
Sent: 18 January 2019 09:52
To: WL - Neighbourhood Plans
Subject: Glentworth Neighbourhood Plan

Hello, thanks for the sight of the above Plan.
Due to there being no inland navigations in this area we have no comments to make.

Many thanks Dave Carnell
Chair of the Lincolnshire Waterways Association.

James Newton

From: Projectmail - National Grid [REDACTED]
Sent: 06 February 2019 09:47
To: WL - Neighbourhood Plans
Subject: Glentworth Neighbourhood Plan Consultation
Attachments: Glentworth NP REP 05.02.19.pdf

Dear Sir/Madam,

Please find the attached response on behalf of National Grid.

Kind regards

Wood on behalf of National Grid

Planning & Design | E&I UK

Wood Plc

Gables House, Kenilworth [REDACTED]
[REDACTED]
[REDACTED]



Sent by email to:



5 February 2019

Dear Sir / Madam

**Glentworth Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>



Electricity distribution

The electricity distribution operator in West Lindsey Council is Northern Powergrid. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Lucy Bartley
Consultant Town Planner

Spencer Jefferies
Development Liaison Officer, National Grid



Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

James Newton

From: SM-Defra-Consultations (NE) [REDACTED] >
Sent: 29 January 2019 07:59
To: Nev Brown
Subject: Glentworth Neighbourhood Plan - Consultation Response
Attachments: 269890 Response Letter.pdf

Dear Mr Brown

Please find Natural England's response in relation to the above mentioned consultation attached herewith.

Kind regards

Alice Watson
Consultations Team
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
[REDACTED]
[REDACTED]

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

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Date: 29 January 2019
Our ref: 269890



Nev Brown
West Lindsey District Council
[REDACTED]

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
[REDACTED]

BY EMAIL ONLY

Dear Mr Brown

NOTIFICATION OF SUBMISSION OF THE GLENTWORTH NEIGHBOURHOOD PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Thank you for your consultation on the above dated 08 January 2019

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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

Natural England 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 a Neighbourhood Plan.

For any further consultations on your plan, please contact: [REDACTED].

Yours sincerely

Alice Watson
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

James Newton

From: Emma Brook [REDACTED] >
Sent: 09 January 2019 09:32
To: WL - Neighbourhood Plans
Cc: Nev Brown
Subject: Glentworth Neighbourhood Development Plan

Good morning,

I hope this email finds you well.

Thank you for consulting the NCC on the Glentworth Neighbourhood Plan. At this time, the Nottinghamshire County Council policy team does not have any comments to make on the submitted document.

Please do not hesitate to contact me if you have any questions or would like to discuss anything further.

Many thanks,

Emma Brook

Planning Officer
Planning Policy Team
Nottinghamshire County Council
[REDACTED]

The following message has been applied automatically, to promote news and information from Nottinghamshire County Council about events and services:

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From: Planning Central [REDACTED] >
Sent: 14 January 2019 11:36
To: Nev Brown
Subject: RE: Glentworth Neighbourhood Plan - Notification of Submission

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for

social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

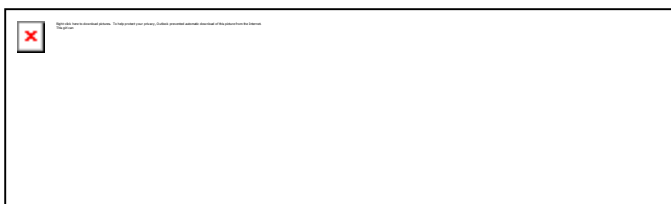
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

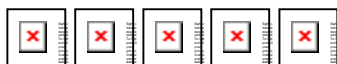
Yours sincerely,

Planning Admin Team

[Redacted signature block]



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



From: Nev Brown [Redacted]
Sent: 08 January 2019 16:27
Subject: Glentworth Neighbourhood Plan - Notification of Submission

NOTIFICATION OF SUBMISSION OF THE GLENTWORTH NEIGHBOURHOOD PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Dear Consultee,

The Glentworth Neighbourhood Plan and supporting documents have been submitted to West Lindsey District Council as required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

In accordance with Regulation 16 the Council, as the relevant local planning authority, is now required to publicise these documents prior to examination and referendum of the plan. They are available on the Council's website at:

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

Links are also provided on the consultation form attached. Paper copies can be viewed at the Council's offices at the Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

West Lindsey District Council would welcome your representations on the Glentworth Neighbourhood Plan which you can make by completing the consultation form attached. You can also make comments on the plan's supporting documents. Should you prefer not to use the consultation form, please make sure that when you make your comments, that you clearly state which document, page and/or policy your comment relates to.

You can return your representations by email to [REDACTED] or post them to the Neighbourhood Planning Team at the council's address as above. When making your representations please indicate if you wish to be notified of the Council's decision on the Glentworth NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Consultation begins Wednesday 9 January 2019 and ends Wednesday 6 March 2019.

If you have any questions please contact me.

Regards,
Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer

[REDACTED]
Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA



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James Newton

From: Richard Wright [REDACTED]
Sent: 04 March 2019 14:15
To: Nev Brown
Subject: FW: Glentworth Neighbourhood Plan - Notification of Submission
Attachments: Glentworth.pdf

UD-4532-2019-PLN

Dear Sir/Madam,

Re: Glentworth Neighbourhood Plan

Thank you for the opportunity to comment on the Neighbourhood Plan, only the Western edge of the parish is within the Upper Witham Internal Drainage Board district.

The Board supports West Lindsey District Council Planning Policies.

Below are general Board comments for Neighbourhood Plans.

- It is suggested that the Neighbourhood Plan should support the idea of sustainable drainage and that any proposed development should be in accordance with Local, National and Regional Flood Risk assessments and Management plans.
- No new development should be allowed to be built within flood plain. The 'Flood Maps' on the Environment Agency website provides information on areas at risk. Also risk from surface water flooding should also be considered, information can also be found on the Environment Agency website.
- Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures within any watercourse within the District. This is independent of the Planning Process.
- Outside the District under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991, the prior written consent of the Lead Local Flood Authority (Lincolnshire County Council) is required for any proposed works or structures in any watercourse outside those designated main rivers and Internal Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board. Parts of the Parish are in the extended area of Upper Witham IDB and part is in the extended area of Witham First DIB.

An extract of the Board's District is attached for your information.

Through the planning process the Board will continue to comment on the individual planning applications, as and when they are submitted.

Regards,

Richard Wright

Engineering Services Technician

[REDACTED]

Witham & Humber Internal Drainage Boards,
Witham House
J1 The Point
Weaver Road
Lincoln
LN6 3QN

www.northeastlindsey-idb.org.uk

www.witham3idb.gov.uk

www.upperwitham-idb.gov.uk

www.witham-1st-idb.gov.uk

From: Nev Brown [REDACTED]
Sent: 08 January 2019 16:27
Subject: Glentworth Neighbourhood Plan - Notification of Submission

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Consultation begins Wednesday 9 January 2019 and ends Wednesday 6 March 2019.

If you have any questions please contact me.
Regards,
Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



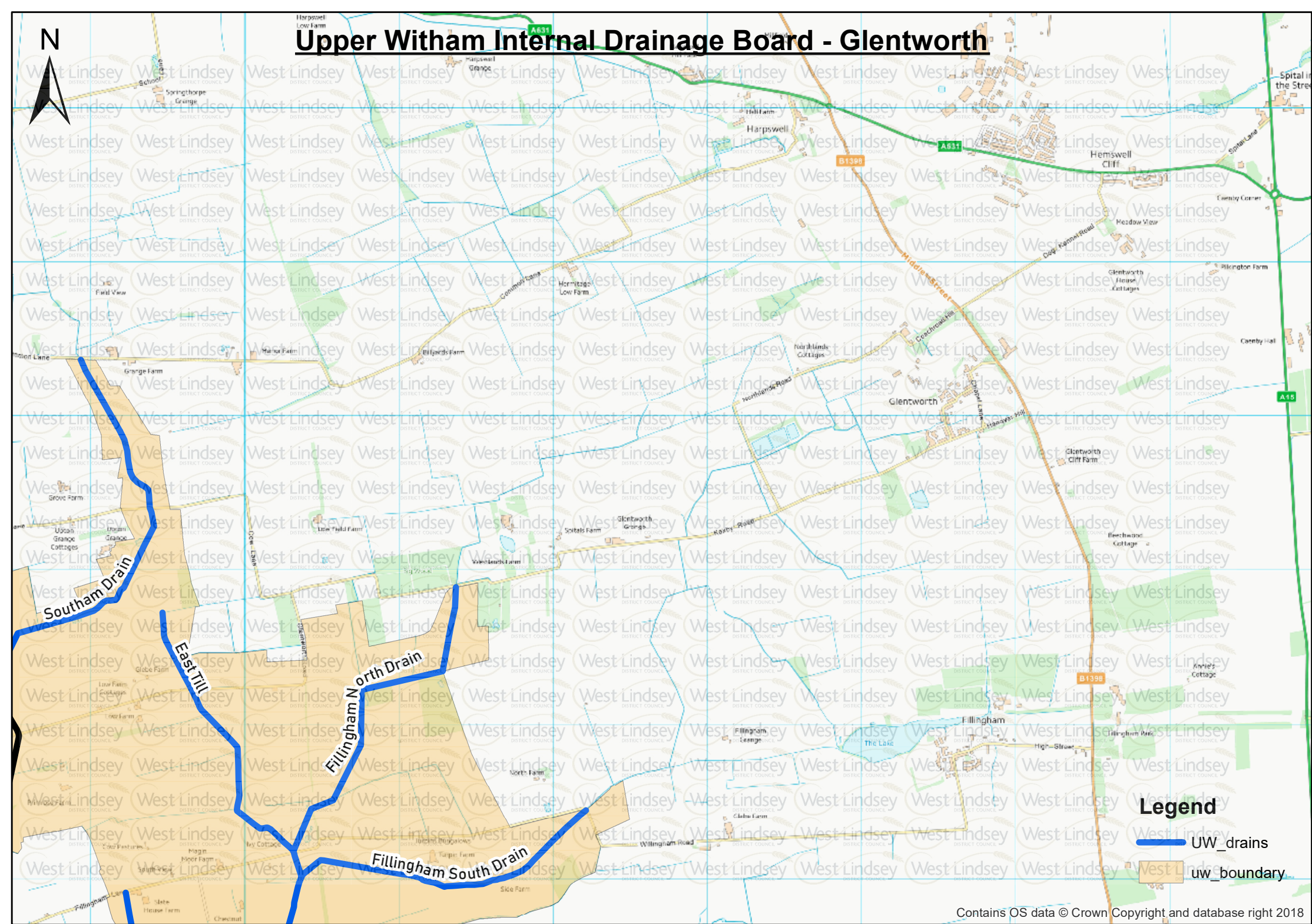
Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA




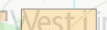
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Upper Witham Internal Drainage Board - Glentworth



Legend

-  UW_drains
-  uw_boundary

James Newton

From: Nev Brown
Sent: 07 March 2019 14:34
To: WL - Neighbourhood Plans
Subject: WLDC comments Glentworth NP Submission version Reg16
Attachments: GNP Reg 16 WLDC comments.pdf

Dear Sir/ Madam
Please find attached WLDC's comments.



Neighbourhood Plans

Guildhall | Marshalls Yard | Gainsborough | Lincolnshire | DN21 2NA

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Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Web www.west-lindsey.gov.uk

Your contact for this matter is:

Neighbourhood Plan

5th March 2019

Dear Sir/Madam,

West Lindsey District Council's comments on the Glentworth Neighbourhood Plan Final Submission - November 2018 – Regulation 16

Thank you for consulting West Lindsey District Council (WLDC) on the above neighbourhood plan. The Council's comments are set out below in Table 1. Also below in Table 2, and provided for reference purposes, are the comments the Council made in March 2018 on the pre-submission version of the plan. We hope these comments assist the examination of the plan and lead to a successful outcome.

Yours faithfully

Neighbourhood Plans

Table 1 WLDC's comments on the Glentworth NP Final Submission Reg16 March 2019

Reference	WLDC comment
General	Individual paragraphs must be numbered to help referencing. Many are not.
1.2.1 *	At 11/2/19 permission had been granted for 10 dwellings and the remaining growth target was 4. For latest position 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 paragraph * and others with similar references in NP need to be updated to indicate latest growth position.
2.1.4	Suggest that the fourth bullet point be extended as below to note other useful consultation reports/appendices that have been produced. <ul style="list-style-type: none">• Consultation Summary/Consultation Statement and other consultation documents
2.1.6	rewordand feedback from residents was held on.....
2.1.7	reword is available in...

2.1.8	spellingConditions..
Map 1	Welcome the frequent use of maps on single pages in NP and details shown. But how about showing maps in landscape format? This would enable them to be at larger scale and would make full use of the page.
2.2.1	add words ..for a period of not less than six weeks.....
2.2.2	reword ... and ensuring that the Plan meets the basic conditions.
3.1.3	Wrong map ref? Should it be Listed Buildings and Conservation Area Map 2?
3.1.5	spellingmaintain....
Map 2	<p>Welcome the frequent use of maps on single pages in NP and details shown. But how about showing maps in landscape format? This would enable them to be at larger scale and would make better use of the page.</p> <p>Difficult to identify listed buildings. Give key a heading/ref.</p> <p>spelling in key ..St.Michael's Church.</p>
5.1.1	Area of Great Landscape Value should be shown on a map somewhere.
Policy 1 Views	<p>Disappointed to note again that NP does not commit to existing and new sites to meet CLLP growth target during the plan period. It prefers instead to rely on CLLP policy and its own policies particularly 1 (Views) and 3 (Design and Character) to help guide future individual developments in the settlement. The NP also places a heavy reliance on those sites with planning permission but not yet underway. Together this could lead to uncertainty about new development in the settlement during the whole plan period. Something which could be avoided by the NP if it identified sites both committed and allocated sites. There is also the danger that planning permissions on non committed sites could expire meaning that the residual growth target could fluctuate during the plan period meaning more uncertainty. The growth target for Glentworth was raised by the CLLP to 15% to meet the extra housing needs of employees working at the nearby Hemswell Cliff Strategic Employment Area. Take up of current planning permissions could help in the short term but there is no guarantee that the NP will be able to deliver in the long term if it has not committed to existing or new housing sites.</p> <p>Justification for NP's approach to new residential development is provided in consultation statement but this has not been repeated in the submission NP. The Neighbourhood Character Profile document in paragraph 3.1 page 35 suggests the NP should include a residential development policy. It is felt that the NP would benefit from having an explanation as to why it has chosen the approach it has and not identified housing sites.</p>
Policy 1	Policy lists 9 views yet Policy Map 1 shows 10?

1.1	
Policy 1 1.3	spellingminimised....
Policy Map 1 Views	Welcome the frequent use of maps on single pages in the NP and details shown. But how about showing maps in landscape format? This would enable them to be at larger scale and would make better use of the page. Key needs headings.
Policy Map 2 Local Green Spaces	LGS 3 is also designated by the CLLP as forming part of Public Park and Garden –see Map 4. Therefore need to ensure that policy expectations for this area in CLLP and NP do not conflict with another.
Policy Map 3	Welcome the frequent use of maps on single pages in the NP and details shown. But how about showing maps in landscape format? This would enable them to be at larger scale and would make better use of the page. Key needs headings.
Policy 4 4.1.2	spelling ...St Michael's Church...
Policy Map 4	Welcome the frequent use of maps on single pages in the NP and details shown. But how about showing maps in landscape format? This would enable them to be at larger scale and would make better use of the page. Key needs headings. key spelling .. St.Michael's Church..
5.5.1 5 th paragraph	Why not identify Harpswell and Meadow View footpaths as PROW proposals in NP and include them in Policy 5 and on Policy Map 5?
Policy Map 5	Natural and Semi Natural Open spaces are CLLP designations as shown on map 4. This should be noted on Policy Map 5.
Policy 6 6.1New development should provide the means... but how should it do this? examples?
8.1.4	Suggest that 8.1.4 be extended as below to note other useful consultation reports/appendices that have been produced. -Consultation Summary/Consultation Statement and other consultation documents

Table 2 WLDC's comments on the Glentworth NP Pre Submission Reg14 March 2018

Document Reference	Comment	Suggested amendment
General points for consideration.	<p>The neighbourhood character profile recommends a residential development policy. Where is this within the NP?</p> <p>The general approach to development could be interpreted as defensive, by not providing a proactive steer to housing development a consequence could be that you get unwanted development.</p>	

	<p>Why have the group opted for the NP to have no mention of residential development?</p> <p>Assuming the target for growth and the capacity of sites, it appears that you'll need at least 4 sites for development over the plan period. Where are the developments going to go?</p> <p>There is also no acknowledgement of extant planning permissions, infill plots within the settlement and on top road, or that the village is a strategic area for growth.</p> <p>Have the group considered meadow view within the NP? For business or specific policy.</p> <p>The plan does not address the potential planning issues within the wider parish, for example development in the open countryside/conversions/agricultural diversification.</p>	
1.2 (2 nd Bullet point)	Replace 'application' with 'applications'	
1.2 (3 rd bullet point)	There is a misplaced full stop within the text.	Please remove.
2.1	Refers to 19 dwellings but should state 14 to realign with the CLLP.	Please realign
3.2	Reference to sustainability scoping report, where can this document be found?	
General	There needs to be consistence with the term 'Neighbourhood Profile Report'. Because the document this refers to is titled 'Neighbourhood Character Profile'	Change all references from 'Neighbourhood Profile Report' to 'Neighbourhood Character Profile'
3.3/3.4	<p>Further references to scoping report.</p> <p>Tightening of the wording is required about the SA and SEA.</p>	
3.4	Should 'objective' instead read 'objectives'?	
3.6	'which has will'?	reword
3.9	Once the plan is 'made' by WLDC it becomes part of the statutory development plan.	Remove 'becoming a material consideration for all future planning applications' with 'becoming part of the statutory development plan for the area'.
4.5	Slight formatting error – the final word of the paragraph is located underneath the map.	Could the map be moved down so that the final word can be seen with the rest of the

		text?
Map on page 13	<p>Could the same style of map, as used on page 7 be used here, so that the exact boundaries can be distinguished? The map in its current form is slightly blurry.</p> <p>This map is also replicated on page 39. Please avoid replication of maps.</p>	Please delete one map.
5.6	There is a misplaced full stop within the text.	Please remove.
5.7	There is a reference to 'freest'	Should this be changed to 'trees'?
Section 4 intro	'will it together'	Please reword
Policy 1	<p>A very well constructed policy with good use of CLLP policy LP17.</p> <p>1.1- The word 'in' is repeated on the first line.</p> <p>For ease of identification, could the bullet points instead be shown as a numerical reference? The numbers should directly match up with those shown on the corresponding map.</p> <p>The description of each view does not match up with the description on the map. (there are 10 bullet points but only 9 on the map?)</p> <p>1.2 – there are no guiding criteria to such as that provided by the landscape institute to guide development in respect of views and vistas.</p> <p>1.3 - how would the applicant demonstrate that the development is acceptable in terms of the views and vistas? Would they be required to provide visuals? - does this policy apply to specific developments or all developments? Would seem particularly onerous for a conservatory etc.</p> <p>What is the difference between a view and a vista?</p> <p>*See below table for further comment.</p>	Remove one 'in'
Policy Map 1	Please check the word 'towards' in the key – there seem to be a couple of typos. (Specifically no's 1,2,5,9)	
Policy 2	<p>Overall the policy is worded negatively towards development, could the tense be reviewed?</p> <p>Should the bullet points be replaced with numerical references to align with policy map 2?</p> <p>It is important that the wording used in this policy is aligned with that used in policy LP24 regarding useable green space. Are the spaces identified publicly accessible and useable?</p> <p>2.2 – replace 'spaces' with 'space'</p>	

	Remove 'in accordance with the NPPF'	
Map on page 26	This map is confusing, it is showing elements that are already shown in a different format.	
Policy Map 2	The mapping layer is slightly blurry so a more detailed map is required so that the exact boundaries can be defined.	
10.1	<p>Space between 'multi-' and 'functional'</p> <p>The paragraph includes quotations from the NPPF. However, these are not direct quotations. If they plan wants to directly quote the NPPF then it needs to be exact – currently, this is not.</p> <p>The use of the term 'etc.' needs to be reviewed. Is this the correct term for a planning policy document?</p>	<p>Remove space.</p> <p>Check wording.</p>
10.4	Has no text.	Re-format
10.5	The paragraph could provide the names of the footpaths and bridleways.	Please review.
10.6	The use of the term 'etc.' needs to be reviewed.	
Policy 3	<p>It is unclear what the policy is seeking to achieve. More positive wording would be beneficial.</p> <p>Where have these sites derived from?</p> <p>It is not clear what existing green corridors are and infrastructure assets.</p> <p>It needs to be made clear the distinction between the areas of green infrastructure and local green space. Is it the intention that the areas can be both green infrastructure and local green space or do you want the designation to remain individual?</p> <p>Please consider changing the bullet points to numerical references for ease of identification.</p> <p>Criterion 2 of 3.2 needs re-wording as it does not follow on from the preceding sentence.</p> <p>All the areas shown on the map should be individually identified and define, similar to what you have done with the views and vistas and should be listed in both policy 3 and policy map 3.</p>	
Policy 4	<p>Consider positively rewording.</p> <p>Please consider changing the bullet points to numerical references that correspond with policy map 4, for ease of identification.</p> <p>4.1 – refers to policy map 8. Please correct.</p> <p>Is there a substantial need for the post box and notice board to be designated? If so how will 4.2 specifically apply to these?</p>	

	<p>Does this policy add anything in addition to that contained within the CLLP.</p> <p>4.3 – the above point applies to the use of bullet points in this section.</p> <p>What about the provision of new community facilities?</p>	
Policy Map 4	The exact location of these should be easily distinguishable from the map. Currently they are not. Please review the mapping layers and scale.	
12.2	Reference to 'Policy 11'	Please remove.
Policy 5	<p>Is there a background assessment of the existing infrastructure to support this policy?</p> <p>Does this policy consider permitted development rules?</p> <p>Could the justification provide some more information as to when this policy could be applied?</p> <p>Would this better be suited as an aspiration?</p> <p>External telecommunications works like this could impact other policies within this plan. E.g. masts could impact on views and vistas.</p>	
13.3	The paragraph provides a reference to 'non-designated' heritage assets. Where are these defined?	
13.5	<p>3rd line – this sentence may need re-wording.</p> <p>Reference to 'neighbourhood profile report'.</p> <p>Provides reference to non-designated heritage assets and landmarks. The landmarks are noted within the character report but non-des assets are not.</p>	<p>Please review.</p> <p>Please change consistently to 'neighbourhood character profile'.</p>
Policy 6	<p>6.1 Reference to 'neighbourhood profile report'.</p> <p>Please consider changing the bullet points to numerical references for ease of identification. Bullet point 1 – spelling of neighbouring. Please check.</p> <p>Bullet point 2 – Is linear the right word? Is it a tight linear settlement? Doesn't fit in with standard definition of linear or nucleus etc.</p> <p>Bullet point 4 – reference to neighbourhood profile report.</p> <p>Bullet point 5 – refers to locally distinctive features, could the profile report highlight these.</p> <p>Is a full stop required at the end of 'verges'?</p>	<p>Amend to 'neighbourhood character profile'</p> <p>Please amend.</p>

	<p>6.2 – is it reasonable to expect all developments to demonstrate consideration of flood risk and awareness of SuDS. Does this policy offer more than what is provided within the local plan?</p> <p>6.3 – when implementing this policy, what is adequate access and parking? Could the plan define exact off street parking figures? How do WLDC define what a family car is? Could more detail be provided?</p> <p>6.4 – replace 'meets' with 'meet'. Does this policy offer more than what is provided within the local plan?</p> <p>To inform this policy further it may be useful to have more detailed profile report giving specific design detail such as advice on materials.</p> <p>Glentworth has a conservation area and important listed buildings which merit a separate planning policy.</p> <p>Could the plan make more use of the conservation area appraisal which is shown as a supporting document?</p>	
Policy Map 6	<p>The exact location of these should be easily distinguishable from the map. Currently they are not. Please review the mapping layers and scale.</p> <p>Should the map just show the 'landmarks' not the other data which is already shown in the document?</p>	
Section 6	<p>Does there need to be a comment about how CIL will be used to fund some of these projects? Have the group/PC considered a priority list?</p> <p>Any reference to maintenance should be removed as it is usually the responsibility of a third party. Instead the section could focus on 3 or 4 specific projects, with broad community benefits. WLDC suggest the following are kept – Picnic area, play equipment, more benches, pocket park and replace seats.</p> <p>1st paragraph – if you don't want the priorities to be examined, then please remove from the document. Non-planning priorities can be stated in the plan. Some of the proposals could be shown on a map eg. Community orchard, picnic area, dog park – could be shown on the community facilities map.</p> <p>Replace 'footback' with 'footpath'</p>	

* Comment on Views within Character Profile.

Could the evidence table on page 21 in the character profile show a picture of each view? It may add some context to the description and help easily identify the views.

Possible layout –

No.	Direction of View	Description of the importance of the View or Vista	Picture
1			
2			

Please also update all the pictures so they are up to date and clear, not foggy as in some pictures.

If you need any further information, please do not hesitate to contact us on the above details.

Yours sincerely
Neighbourhood Planning Team