

THE GREAT LIMBER NEIGHBOURHOOD PLAN

2017 - 2036



What is the Great Limber Neighbourhood Plan?

The Great Limber Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The NDP establishes a vision for the future of the Parish and sets out how that vision will be realised through planning and controlling land use and development change.

This NDP is a new type of planning document that has been prepared by Great Limber Neighbourhood Plan Steering Group on behalf of the Parish Council and local residents. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by the:

- a) Planners at West Lindsey District Council in assessing planning applications; and
- b) By developers and applicants as they prepare planning applications to submit to West Lindsey District Council.

Planning applications must be decided in accordance with the Central Lincolnshire Local Plan 2012 - 2036.

Because the Neighbourhood Plan carries this much influence in planning decisions, the Great Limber NDP will be examined by an independent examiner who will check that it has been prepared in accordance with the Basic Conditions that are set out below:

1. The draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
2. The draft NDP must contribute to the achievement of sustainable development;
3. The draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Central Lincolnshire Local Plan 2012 -2036; and,
4. The draft NDP must meet the relevant EU obligations.

Following a successful examination, the NDP must go to public referendum (which is organised by West Lindsey District Council) and be approved by a simple majority of votes (i.e. over 50% of those voting in a local referendum).

What is the Consultation Statement?

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:

1. Details of the persons and bodies who were consulted about the proposed NDP;
2. Explain how they were consulted;
3. Summarise the main issues and concerns raised by the persons consulted; and
4. Describe how these issues and concerns have been considered and, where relevant have been addressed in the proposed NDP.

Methodology

This section of the Consultation Statement outlines the approach taken by the Steering Group to consult on the Draft Neighbourhood Plan. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and provided with opportunities to provide their views and comments.

Website

During the consultation period of the 18 September 2017 until 31 October 2017, the Great Limber draft NDP was advertised and available for download along with all the supporting documents on the West Lindsey District Council's website. The link to the website is shown below and the website is shown in Appendix A:

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

Contacting Interested Bodies and Individuals

An email was sent to all statutory bodies as supplied by West Lindsey District Council and a list of these statutory bodies is available in Appendix B. The email informed the statutory bodies of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Neighbourhood Plan Steering Group and West Lindsey District Council believe will be affected by the Neighbourhood Plan for Great Limber.

This email notified recipients of the Neighbourhood Plan's availability on the Council's website and highlighted several methods available to submit comments on the Draft Plan. The contents of the email sent can be seen below in Appendix C of this document.

Documents

In addition to the digital copies of documents found on West Lindsey District Council website, hard copies of the Draft Plan were available to view throughout the consultation period.

Consultation Events

The NDP steering group undertook the consultation events outlined below over the development of the document. A poster advertising the draft plan consultation was placed in the advert boards around the village, on lamp posts and in the local shop and public house. The poster can be seen in Appendix D.


Event	Date	Purpose	Outcome
Questionnaire	November 2015	To consult with local people about issues related to planning and future change in the Parish	To ask local people about current and future planning issues and opportunities.
Public Questionnaire	Summer 2016	To allow local residents to comment on and let the Parish Council know their thoughts and feels about Great Limber.	In total 52 residents replied to the survey.
Public Event	October 2016	To publicise the process and the result and feedback from the residents' survey.	27 people attended.
Draft Policies and ideas consultation	11 July 2017	To publicise the vision, objectives and the draft policies	30 People attended the event and agreed with the content of the plan.
Draft Plan Consultation	18 September 2017 until 31 October 2017	Regulation 14 Consultation	5 comments were received.

Draft Plan Comments

Responses

This section of the Consultation Statement contains the responses and comments received on the Draft NDP throughout the Consultation period running from the 18th September 2017 until the 31 October 2017. The community did not raise any issues on the document and no comments were made in relation to the plan.

Table 1: Comments Received and Responses

Consultee	Comment	Change the plan? Reason
WLDC	<p>It is very positive that Great Limber are seeking to influence development in their area through a Neighbourhood Plan. - The plan is set out and written clearly and concisely. The design of the document is very professional and the title page shows off some of the unique features of the area. - The area has a number of unique characteristics that could be protected and enhanced through a locally distinctive and effective neighbourhood plan.</p> <p>General - Reference to a previous officer should be removed from foreword and would be more appropriately replaced with 'officers'. - NP's should avoid replicating national and local plan policy to provide distinctiveness to the local area. - The plan will be used to support or refuse planning permission – so policies need to present a clear position and avoid terms such as 'generally', 'normally' 'appropriate' (without defining what these are).</p> <p>Some of the maps are unclear – this could be a</p>	<p>We thank WLDC for their comments. A further meeting was held with West Lindsay Officers on the 3 November 2017 at Great Limber Village Hall where the changes were agreed by both parties and these are summarised below.</p> <p>All the general comments were agreed and these changes were made to the plan. The group decided to include a view below. This is the view of the entrance to the Mausoleum on the Brockelsby estate opposite the New Inn public house. It is on the main road centre of the village and the Mausoleum is a very significant heritage monument on the estate.</p> 

	<p>formatting issue rather than a mapping issue. - Proposal Map 5 – Please change the abbreviation of Area of Outstanding Natural Beauty. - 14.4 – As above – should read AONB not AMOB. - Have the group considered a policy to protect the important views into and out of the settlement?</p>	
WLDC Policy 1	<p>The policy is currently quite a generic sounding policy and replicates much of what is contained within the central Lincolnshire local plan (CLLP) – there is no reference here for example to the specific type of mix/house type that there is a deficiency of in the locality, e.g. any specific types that the NP will expressly support or would want to resist? - Should the policy provide some criteria as to when it should be applied? For example, would this policy be applied to single infill plots or just sites over a certain threshold? – 9.5 – this is incorrect, the threshold is 11 dwellings and as a result 9.6 is unclear. Exceptions should be considered again once para 9.5 is corrected.</p>	<p>The NDP group agreed with WLDC and the policy has changed as agreed in the meeting and in accordance with these comments.</p>
Policy 2	<p>Again, generic wording throughout the policy, repeating what is already set out in both the local plan and NPPF.</p> <ul style="list-style-type: none"> - Could the supporting text outline the definitive housing growth target as set out by the CLLP? - Part 1 – it would be helpful to set out what is meant by ‘small scale’ here? - Part 2 – what is meant by an ‘exceptions site’ in Great Limber - what is/isn’t included within that definition? For example, how would 	<p>The NDP group agreed with WLDC and the policy has changed as agreed in the meeting and in accordance with these comments.</p> <p>The NDP removes reference to community support within the housing policy.</p> <p>The group discussed with WLDC about including what is defined as the existing frontage and it was agreed not to include this within the NDP as it was too prescriptive.</p>

	<p>WLDC use this policy to advise a developer whether a site could be an exception or not?</p> <ul style="list-style-type: none"> - Part d) this criterion is out of context in relation to its role in the CLLP. Can the group justify that the same level of community support is required for all developments within the parish, not just those that exceed the growth target? - Could the group define the term 'existing frontage'? One of the most recent developments in Great Limber is perpendicular to the existing frontage. - Does the policy in its current form restrict affordable housing within the built form of the settlement? 	
Policy 3	<p>Policy 3</p> <ul style="list-style-type: none"> - Point 1 - This policy currently requires agricultural development to be in or adjacent to the village. This should be reconsidered and probably isn't the group's intention? - Point 2 - adds no weight to decision making – what scale/form is acceptable in the context of the village? - Point 4 - No parking standards are included in this NP – is this something the group want to consider? The term 'adequate parking' carries no weight as currently presented. - It is noted that there is currently no mention of tourism development – this is worth considering given proximity to the Wolds and recent increase in tourism economy (and development pressures) it can bring. - Have the group considered any opportunities for rural diversification within the Parish? - Could the policy define which planning use classes are encouraged within the parish? 	<p>The NDP group agreed with WLDC and the policy has changed as agreed in the meeting and in accordance with these comments.</p> <p>It is worth noting that the group wished to leave the reference to parking within the policy as they have experienced parking related issues in relation to the public house. A reference to this has been included within the justification. In addition to this the group have not included anything related to tourism specifically within the plan as there is no community support for this and this was not raised at any point throughout the consultation. The NDP steering group met with the landowners to discuss tourism and attracting tourism related business and visitors to the area but this was not supported.</p>

Policy 4	<ul style="list-style-type: none"> - The policy contains generic text – no reference here to any specific local needs in the policy itself, i.e. does not set out what the area needs/lacks and what types of developments should be encouraged. - Criterion 2 – is there anywhere specifically where they are supported? - The policy is a very close match to another neighbourhood plan community facilities policy within WLDC. Neighbourhood Plan policies should be locally distinctive to the area that they relate. - Are there any other community facilities? 	<p>The NDP group agreed with WLDC and the policy has changed as agreed in the meeting and in accordance with these comments.</p>
Policy 5	<p>Generic wording throughout the policy, there is no criteria that sets out what is/isn't permitted in reference to the village's unique character</p> <ul style="list-style-type: none"> - Para 12.9 – does not take account of rules around permitted development. To implement this would require an article 4 direction, but there is no reference of a desire or need to introduce one. - Criterion 1. d) Requires re-wording. - There is no mention of views which would provide local distinctiveness. - Could the group provide some guidance around what the building lines of the settlement are? The newer properties on St Peters close are built in an opposite line to the majority of the existing housing, is this something which the group would not like to see in the future? 	<p>The NDP group agreed with WLDC and the policy has changed as agreed in the meeting and in accordance with these comments.</p> <p>Para 12.9 is a statement of fact that generally the facades of buildings have not been painted and if this was to happen this would change the character of the village. We have not included this within the policy 5 it is just within the justification setting out the character of the area and the communities' aspirations.</p> <p>The NDP group have included a view as outlined in the general section above.</p> <p>The group discussed with WLDC about including some guidance on building lines and it was agreed not to include this within the NDP as it was too prescriptive. Part d of the policy has been removed.</p>

Policy 6	<p>This policy lacks local distinctiveness which is a little surprising given the rich local heritage and character of the area. - First sentence is a statutory planning consideration, then there is reference to 'locally listed' buildings. Should this instead be a reference to the CA important buildings? Or have the group explored the idea of identifying 'non-designated heritage assets'? - No reference is made in the policy to the significant history park and garden designation. - Not clear how this policy would add any weight in decision making or what the local planning authority should take particularly special regard of. - The policy in its current form requires re-wording. - Much of the policy replicates that of LP25 of the CLLP – could the NP policy outline some of the distinctive features?</p>	<p>The NDP group discussed this with WLDC and the issues around doing non designated heritage assets and it was agreed to change the policy as suggested by WLDC.</p>
Policy 7	<p>Part 1 is probably unnecessary as it stands, it could impact upon the viability of some smaller schemes. - The policy is also quite generic and repetitive which adds no new considerations that wouldn't already be considered in any planning decision.</p> <ul style="list-style-type: none"> - Part 1 – Alphabetical order needs re-formatting. - Part 2 is good but would be improved by referencing specifically what should be taken into account if development were allowed 	<p>The NDP group discussed this with WLDC and it was agreed to change the policy as suggested during the meeting.</p>
Policy 8	<p>Both the church and village hall (and field) are designated as community facilities and open spaces. There could potentially be some overlap with these designations. Should just the buildings be CF and the grounds be open space?</p>	<p>It was agreed that the Community facilities should just include the buildings and the open spaces should just include the grounds of the open spaces.</p>

Environment Agency	<p>We have reviewed the information available at https://www.west-lindsey.gov.uk/myservices/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-inwest-lindsey/great-limber-neighbourhood-plan/ and the policies stated in the Neighbourhood Plan. We have no comments on the policies and we do not have any concerns to raise.</p> <p>Thank you for once again for the opportunity to comment on Great Limber Neighbourhood Plan's.</p>	<p>Thank you for your comments</p>
Natural England	<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	<p>Thank you for your comments.</p>
Historic England	<p>Thank you for consulting Historic England about your draft Neighbourhood Plan.</p> <p>Having considered the proposals we do not consider that there is a need for Historic England to be involved in the development of the strategy for your area at this time. However in light of the heritage assets that are in the area, we consider that the conservation officer at West Lindsey District Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets.</p> <p>You might also consider contacting the staff at Lincolnshire County Council who look after the</p>	<p>Thank you for your comments.</p>

	<p>Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.</p> <p>Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from your local authority led local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that</p>	
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	<p>the character of the area is retained. These can be found at:-</p> <p>http://www.historicengland.org.uk/advice/planning/planning-making/improve-your-neighbourhood/</p>	
Highways England		Thank you for your comments
National Grid	<p>National Grid has appointed Amec Foster Wheeler 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.</p> <p>About National Grid</p> <p>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 customer. 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.</p>	Thank you for your comments

	<p>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.</p> <p>Specific Comments</p> <p>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 / High Pressure apparatus.</p> <p>National Grid has identified the following high pressure gas transmission pipeline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • FM22 - Goxhill to Hatton • FM09 - Ulceby to Hatton <p>From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.</p>	
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Appendix A: Snapshot of the Neighbourhood Plan Website

Great Limber Neighbourhood Plan

Great Limber Parish Council are now consulting the public on their draft Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning Regulations 2012 (amended 2015).

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The consultation will commence on the 18 September 2017 and close at 5pm on 31 October 2017.

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The Draft Neighbourhood Plan, along with associated documents, can be viewed in the documents list below.

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All responses should be sent to [REDACTED] or alternatively post to:

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

Appendix B: Statutory Bodies

Body required by the regulations	Contact details (where known)
	Neighbourhood Plan – Great Limber
(a) where the local planning authority is a London borough council, the Mayor of London;	N/A
(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	<p>West Lindsey District Council – neighbourhoodplans@west-lindsey.gov.uk</p> <p>Central Lincolnshire Planning Team – [REDACTED]</p> <p>Lincolnshire County Council – dev_planningenquiries@lincolnshire.gov.uk</p> <p>Bassetlaw – [REDACTED]</p> <p>East Lindsey – customerservices@e-lindsey.gov.uk</p> <p>Lincoln City – customer.services@lincoln.gov.uk</p> <p>Newark and Sherwood – customerservices@nsdc.info</p> <p>North East Lincolnshire – customerservices@nelincs.gov.uk</p> <p>North Kesteven District Council – customer_services@n-kesteven.gov.uk</p> <p>North Lincolnshire - planning@northlincs.gov.uk</p> <p>Notts County Council - development.management@nottsgov.uk</p> <p>Caistor Town Council – [REDACTED]</p> <p>Keelby Parish Council – keelby.parishclerk@gmail.com</p> <p>Brocklesby Parish Council – NO EMAIL – <i>Mr HA Rayment, c/o Brocklesby Estate Office, Brocklesby Park, Grimsby, DN41 8PN</i> <i>Tel:01469 560214</i></p> <p>Riby Parish – ribyparishspoc@hotmail.com</p> <p>Swallow Parish – [REDACTED]</p> <p>Cabourne Parish – NO EMAIL –</p>

	<p>Penny Buckley, [REDACTED] Tel: [REDACTED]</p> <p>Grasby Parish – grasbyparishcouncil@gmail.com Searby cum Owmbly Parish – NO EMAIL – Mr Tim Phipps [REDACTED] [REDACTED] Tel: [REDACTED]</p> <p>Kirmington (North Lincs) – enquiries@kirmington-croxtton-parishcouncil.org.uk Barnetby le Wold (North Lincs) – NO EMAIL - [REDACTED]</p>
(c) the Coal Authority(a);	thecoalauthority@coal.gov.uk
(d) the Homes and Communities Agency(b);	mail@homesandcommunities.co.uk
(e) Natural England(c);	Consultations@naturalengland.org.uk
(f) the Environment Agency(d);	planninglincoln@environment-agency.gov.uk
(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(e);	e-emids@HistoricEngland.org.uk
(h) Network Rail Infrastructure Limited (company number 2904587);	townplanninglne@networkrail.co.uk

(i) the Highways Agency;	ha_info@highways.gsi.gov.uk HighwaysSUDsSupport@lincolnshire.gov.uk
(j) the Marine Management Organisation(f);	consultations.mmo@marinemanagement.org.uk
(k) any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	
(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Three - technicalcustomersupport@three.co.uk O2 - O2cellshelpdesk@gshgroup.com Orange - site.information@orange-ftpgroup.com T-Mobile - networkinfo@t-mobile.co.uk Vodafone emf.advisoryunit@vodafone.co.uk
(l) where it exercises functions in any part of the neighbourhood area— (i) a Primary Care Trust established under section 18 of the National Health Service	

Act 2006(a) or continued in existence by virtue of that section;	
(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);	
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);	National Grid - customersupport@nationalgrid.com plantprotection@nationalgrid.com
(iv) a sewerage undertaker; and	Anglian Water – planningliaison@anglianwater.co.uk OR Severn Trent - new.connections@severntrent.co.uk
(v) a water undertaker;	Anglian Water – planningliaison@anglianwater.co.uk OR Severn Trent - new.connections@severntrent.co.uk
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	CPRE Lincolnshire - [REDACTED] Tetlow King Planning – consultation@tetlow-king.co.uk
(n) bodies which represent the interests of different racial, ethnic or national groups in the	National Federation of Gypsy Liaison Groups - dglgplanning@hotmail.co.uk The Gypsy Council - info@gypsy-association.com Plymouth Brethren - [REDACTED]

neighbourhood area;	
(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Diocese of Lincoln - [REDACTED]
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Unknown
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	Age UK Lincoln - [REDACTED] Disability Lincs - [REDACTED]

Appendix C: Email to Statutory Bodies

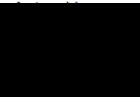
Subject: Great Limber Neighbourhood plan

Dear Consultee,

The Draft Great Limber Neighbourhood Plan is out for a six weeks consultation period that will run from **5 pm on the 18 September 2017 until 5 pm on the 31 October 2017**.

The document can be viewed at: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/great-limber-neighbourhood-plan/>

Please can you provide any comments to:
Councillor Neil Hunton

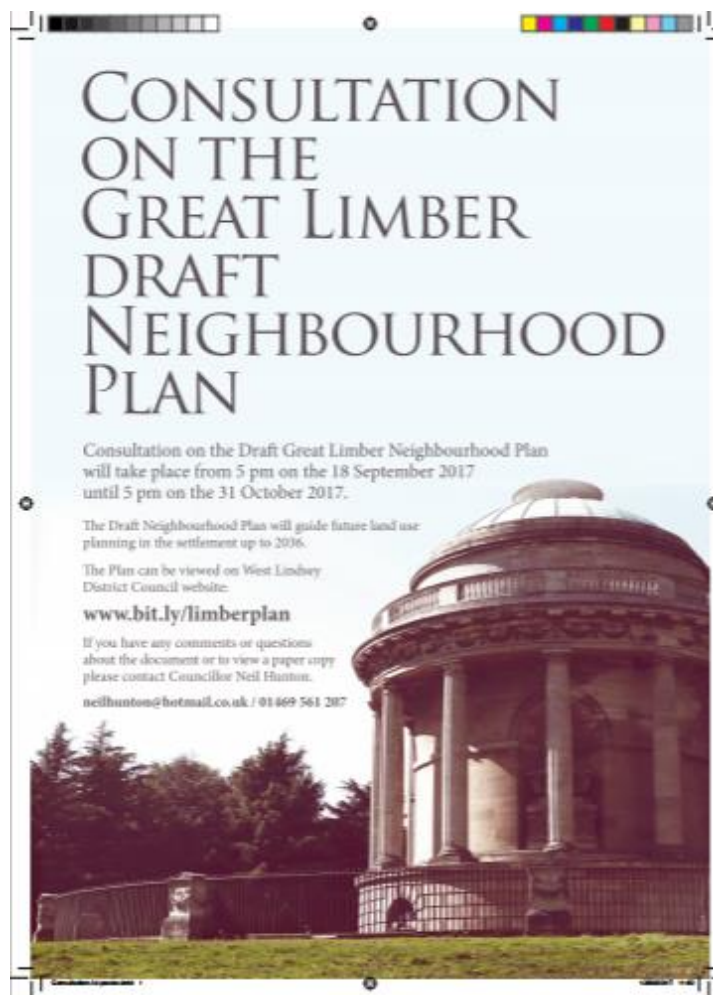


or

Email: 

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Appendix D: Consultation Poster



**CONSULTATION
ON THE
GREAT LIMBER
DRAFT
NEIGHBOURHOOD
PLAN**

Consultation on the Draft Great Limber Neighbourhood Plan
will take place from 5 pm on the 18 September 2017
until 5 pm on the 31 October 2017.

The Draft Neighbourhood Plan will guide future land use
planning in the settlement up to 2036.

The Plan can be viewed on West Lindsey
District Council website:
www.bit.ly/limberplan

If you have any comments or questions
about the document or to view a paper copy
please contact Councillor Neil Hutton.
neilhutton@hotmail.co.uk / 01469 561 207