

Consultation Statement

Lea Neighbourhood Plan

2017-2036

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What is the Lea Neighbourhood Plan?

The Lea 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 prepared by Lea 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:

- 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 Lea 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).

The NDP has been prepared by the Lea Neighbourhood Plan Steering Group which is comprised of representatives from the Parish Council and local residents across the Plan Area. It covers the whole Parish of Lea and is intended to cover the period of 2017-2036.

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.

Provided in this statement therefore is an overview and description of the consultation that was undertaken on the Lea Draft Neighbourhood Plan that covered the period from the 31st March 2017 until 2 June 2017.

The document titled 'Summary of Consultation' sets out in chronological order the consultation events that have led to the production of the Lea Draft NDP that was consulted on over the period outlined above.

The consultation activities undertaken before the production of the Draft NDP led to the production of the Development Management Policies contained within the Plan that aim to control and promote sustainable development in the village over the next 20 year period.

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 and Facebook

During the consultation period of the 31 March 2017 until 2nd June 2017, the Lea draft NDP was advertised and available for download along with all the supporting documents on the website. The link to the website is shown below:

www.leaplan.co.uk

Various methods on how to comment on the Draft Plan were detailed on the website to encourage as many responses as possible. Snapshots of the website at this stage can be found in Appendix A of this document.

All documents were placed on the West Lindsey District Council website. The link to the West Lindsey District Council Neighbourhood Plan website is as below:

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

Contacting Interested Bodies and Individuals

On the 31st March 2017 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 Lea, such as: neighbouring parish councils and county councils, key bodies such as English Heritage, Natural England and the Environment Agency. A list of those contacted can be seen in Appendix B of this document. Due to a technical issue it was necessary to extend the consultation period to Friday 2nd June 2017. All the statutory bodies were emailed on 31st March 2017 to inform them of the extension of the consultation period.

This email notified recipients of the Neighbourhood Plan's availability on the NDP 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 the Neighbourhood Plan website and West Lindsey District Council website, hard copies of the Draft Plan were available to view throughout the consultation period. Documents were also available online on the NDP website, along with a comments form. Completed forms could be delivered to The Lea Steering Group, 28 Gainsborough Road. Lea

Gainsborough DN21 5HS and electronic versions were available for completion and submission either by email, by post or in person.

Consultation Event

As part of the Regulation 14 consultation, an event was held at The Butler's Pantry, Lea Park on Wednesday 3rd May 2017 between 4pm - 8pm. The event was promoted in the local area with a flyer to every property, posters on the village notice boards, on Facebook, as well as on the website pages. A copy of the flyer can be seen in Appendix D.

The event had a number of display boards presenting each of the draft policies contained within the Plan, as well as copies of the draft Plan. Attendees were invited to make comments on the policies and draft Plan by writing their comments or completing a response form.

There were 61 attendees. Some people chose to complete a consultation form at the event whilst others took a form or response sheet away with them and returned them to the designated address. Copies of the NDP were also made available for people to take on loan and return with their completed forms. The completed comment forms were fed into the consultation process. At the end of the consultation period there were 26 written responses, 2 emailed responses, 2 letters and 7 responses from Statutory Bodies.



Roadside Signs

The Consultation event was advertised throughout key points in the village through the use of roadside signs. A copy of this banner can be found in Appendix E of this document.

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 31st March 2017 until 2nd June 2017 from both local residents and those interested bodies/parties who were contacted.

Key:

P = Paper survey response (26 responses received)

E = Email response (2 responses received)

L = Letter (2 responses received)

Table 1: Comments Received and Responses

Question	Yes	No	Comments	Change the plan? Reason
Question 1: Do you agree with the Community Vision for Lea contained in the Draft NDP?	P8		P8 Why is it limited to residential only? What is Lea's 'distinct local character?' No amenities, no focal point or heart to the village, a hall not fit for purpose, ie no parking etc, no sporting facilities to speak of, surely this sort of progressive development could run alongside a 'Vision'.	P8 - Thank you for your comments. We have added the community assets to the vision to ensure this links throughout the document.
Question 2: Do you agree with the Community Objectives for Lea contained in the Draft NDP?	P1 P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P20 P21 P22 P23 P24 P25 E2	E1	<p>P8 Doesn't go far enough. See P8 Qu 1</p> <p>E1 Broadly I am in agreement, Point 6, though where it seeks to avoid coalescence with nearby settlements, I support this in respect of Knaith and Knaith Park, however I believe that the land East of Gainsborough Road as far as the railway could be developed without harming the character of the village and with minimal impact compared to other future development opportunities</p> <p>P24 Avoiding coalescence and expansion into the open countryside needs to be clearly stated in the Plan document. The Plan should have two main thrusts relating to building development. The first is to positively promote Site 1 and direct the design issues. The second is to state clearly where development is considered to be inappropriate and not to be allowed, ie to protect the village from extension and over-development. Whilst this does appear, in part, in Policy 8 in</p>	<p>P8 – Thank you for your comments</p> <p>E1 - Thank you for comments. This site is specified within the Central Lincolnshire Local Plan as a Green Wedge within policy LP22. Therefore, the NDP cannot propose to build on this land as the NDP would then not conform to the Central Lincolnshire's Strategic Policy LP22.</p> <p>P24 - Thank you for your comment we have policies within the NDP that deals with these issues.</p>

			relation to avoiding coalescence with Gainsborough, other potential sites do not. For example, land to the west of Gainsborough Road, part of which descends steeply into the River Trent flood plain with a history of flooding and land to the east of the village beyond the current built form which would ultimately lead to coalescence with Knaith Park.	
Question 3: Do you agree with Policy 1: The Comprehensive Development of Site 1 off Willingham Road of the Draft Lea NDP? Yes No If no please explain why?	P1 P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P20 P23 P24 P25 E1 E2	P1 6 P1 8 P2 0 P2 1 P2 2 P2 E1 L1 L2	<p>P8 But, how can 68 <u>residential</u> properties not have a detrimental effect on the capacity of the school (c) and what is meant by 'health facilities?', what health facilities. Why is the plan limited to stating it is for residential use, what about a shop?</p> <p>P16. The public footpath through to Lea Park should be through an area near to the cricket pavilion not adjacent to the properties situated near the play swings etc.</p> <p>P18. Not in accordance with survey results.</p> <p>P20. Though reluctantly!! No to the footpath on the purposed estate site off Willingham Road unless there is a safety barrier between vehicles and path otherwise children may be killed. This road is dangerous especially when school is closing. Look at the precautions Morton School has to take.</p> <p>P2 Page 48, Map 13- water flooding problems. This area is subject to surface water flooding - not suitable to building.</p>	<p>P8 – West Lindsey District Council allocated the site for development and carried out all the relevant investigations to the suitability of the site and the infrastructure required such as the health facilities. This will again be dealt with as part of the planning application.</p> <p>P16 - This have been discussed at the public consultation events in the past. This is not relevant to the plan it is relevant to the Planning Application. Please refer to the planning application.</p> <p>P18 – Thank you for your comments however, the allocation of the site is out of the NP control and is allocated through the Central Lincolnshire Local Plan.</p> <p>P20 – Thank you for your comments and we accept your comments and we will put this forward to the landowner/developer of the site.</p> <p>P2 – Thank you for your comments policy 10 and 11 cover this point.</p> <p>E1 – Thank you for the comments there are policies</p>

		<p>E1 If no please explain why? Further infill development of this scale will inevitably effect the character of the village. Letters reference the points in Policy 1. First section; B) The existing foul drains which run through this site are know to flood causing foul water to enter the field during heavy rain. D) Highway capacity is a particular issue at school pick up/drop off times with the whole length of Willingham Road from St Helen's to The Grove being highly congested. Second section; c) the woodland beyond the proposed site supports significant wildlife Pheasants, Foxes, Badgers, Deer, Hawks etc and they are often see in the proposed development site, this development should seek to support and enhance wildlife diversity in the area. Overall I am slightly disappointed that through the NDP further restrictions cannot be placed</p> <p>on the development of this site, the impact on green space in the village and especially neighbouring properties.</p> <p>P22 1.The NP <u>accepts</u> up to 60 dwellings, it does not <u>support</u> up to 68. 2. Policy 1 should not be site specific; the heading should have 'or any other site which may come forward for development' added. Item (a) should refer to adjacent properties Item (d) should be access to and from the site Item (d) replace 'Willingham Road' with 'the site'</p>	<p>within the plan that seek to achieve this.</p> <p>P22 – Thank you for your comments we agree that the plan accepts the given 15% target and this will be reflected in the policy wording.</p> <p>P21 – Thank your comments the matters will be dealt with and addressed as part of the planning application. Unfortunately we are not in a position to change this. We agree that accept should be changed within the plan.</p> <p>L1 – Thank you for your comments and the steering group have received clarification from West Lindsey District Council (WLDC) as our Local Planning Authority (LPA). WLDC's response is unequivocal. Referring to the Town and Country Planning Act 1990 (as amended) it is a clear condition that an NDP is required to be in general conformity with strategic policies contained in the applicable local plan. For WLDC, of course, this means the CLLP. This contains several strategic policies. Most notably in the context of your assertion are LP2 (The Spatial Strategy and Settlement Hierarchy) and LP4 (Growth in Villages). Together these set the site (CL3044) and village growth (15%) both of which are accepted by the Steering Group and by the NDP</p> <p>L2 – Thank you for your comments. We have changed policy one from support to accept to reflect the comments received. Please also see response to L1 above.</p>
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		<p>P21 1) It will have a detrimental impact on residential amenity of existing properties on Willingham Road and Park Close</p> <p>2) It will have a big impact on traffic on Willingham road and access from the site to the road is poor.</p> <p>3) 68 houses is not in keeping with the density of the local area</p> <p>4) will remove views from Willingham Road</p> <p>5) consideration should be given to small scale developments elsewhere in the village</p> <p>6) NDP does not support this (5.3); may accept it, but I don't think NDP should be seen as supporting one specific site.</p> <p>L1 The NDP also repeatedly quotes that “This NDP is required to comply with and be in general conformity with the National Planning Policy Framework (NPPF) and the CLLP as set out in the Neighbourhood Planning Regulations (NPR) 2012.</p> <p>L2 Whilst acknowledges that the CLLP has designated this site for potential future development, it does not automatically mean that the NDP or the residents of Lea have to agree with it, or accept it, which it does, in my opinion, appear to do.</p> <p>It is noted on the CLLP that Lea has been allocated 15% increase purely on it's proximity to Gainsborough and appears take no account of the factors raised in the draft NDP. The CLLP almost assumes and has taken that decision based on</p>	
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			<p>the fact Lea is part of Gainsborough which it is clearly not.</p> <p>Policy 1 states that the NDP is supporting the proposal for up to 68 homes on Willingham Road which is not in accordance with the response from the residents. It should acknowledge the inclusion of it in the CLLP but not publically support it.</p> <p>It is not a legislative document that has to be agreed or supported by Neighbourhood Planning Teams or the residents of Lea Village. However, as it has been adopted by Central Lincolnshire we should ACKNOWLEDGE its existence and any requirements to build in Lea. This is significantly different than agreeing, complying or supporting the CLLP</p>	
<p>Question 4: Do you agree with Policy 2: Small scale and Infill Development of the Draft Lea NDP? Yes No If no please explain why?</p>	<p>P1 P3 P5 P6 P7 P10 P11 P12 P13 P14 P15 P16</p>	<p>P8 P2</p>	<p>P8 Surely this will add to the problems that Lea has ie drains. Danger to 'ribbon' development.</p> <p>P22 Policy 2(e) should include ALL junctions of access roads onto Gainsborough Road and Willingham Road.</p> <p>P24 Small scale and infill Point 1. 'consider the following:' should be replaced by 'meeting the following criteria:' and add a further criteria (f) can demonstrates clear evidence of clear community support.</p>	<p>P8 – Thank you for your comments</p> <p>P22 – Thank you for your comments. We agree and have changed the policy</p> <p>P24 - Thank you for your comments and we agree and the policy wording has been included.</p>

	P18 P21 P22 P23 P24 P25 E1 E2			
Question 5: Do you agree with Policy 3: Housing Mix of the Draft Lea NDP? Yes No If no please explain why?	P3 P5 P6 P8 P9 P10 P11 P12 P13 P14 P15 P21 P23 P24 P25 E1 E2	P1 P7 P1 6 P1 8 P2 2	<p>P1 Type and size of housing. <u>Not</u> mentioned as an option starter homes suitable for local families who wish to continue to live in Lea.</p> <p>P5 Affordable housing should remain affordable for a minimum of 25 years</p> <p>P7 Policy seems too open to misinterpretation ie does not seem specific enough ie no high density should be specified.</p> <p>P8 Paragraph 7.3. I would like to see evidence of this statement. How many retirees have downsized in Lea? Their children would want to live in Lea?</p> <p>P16 I believe there is a real need for social housing to partly prevent the wealthy purchasing properties to let.</p> <p>P18 Assumes this is on a larger development.</p> <p>P22 The first sentence should include 'and clearly reflect the character and density of the existing</p>	<p>P1 - Thank you for your comments. Policy 3 includes starter homes for local residents. We will make this clearer in the justification section.</p> <p>P5 – Thank you for your comments and we agree with them. However, we are unable to put this into our policy as this would be dealt with between the relevant authorities.</p> <p>P7 – thank you for your comments. No reference to high density is mentioned within this policy.</p> <p>P8 – Through the consultation we have identified and met with these local residents however, we have changed the text to reflect your comments.</p> <p>P16 and 18 – Thank you for your comment.</p> <p>P22 – Thank you for your comment this is covered in the design policy.</p>

			dwellings'.	
Question 6: Do you agree with Policy 4: Design and Character of the Draft Lea NDP? Yes No If no please explain why?	P1 P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P21 P22 P23 P24 P25 E1 E2	P1 8	<p>P18 Assumes this is on a larger development</p> <p>P21 BUT Policy 1 conflicts with this regarding density.</p> <p>E1 It seems that the proposed development of the Willingham Road Land will undoubtedly impact the views and vistas to and from the village in a number of areas, any development of this site should see to minimise this impact.</p>	<p>P18 – Thank you for your comment.</p> <p>P 21 – Thank you for your comment however, we believe this does not conflict.</p> <p>E1 – Thank you for your comments. This will be dealt with at the planning application stage.</p>

<p>Question 7: Do you agree with Policy 5: Wider Green Infrastructure of the Draft Lea NDP? Yes No If no please explain why?</p>	<p>P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P21 P22 P23 P24 P25 E1 E2</p>	<p>E1 As part of the NDP it would be good to protect the mature woodland which formerly formed part the Lea Estate, this extends East from Lea Park and comprises a significant number of mature trees.</p>	<p>E1 – This land is in private ownership and does not have public access therefore we are unable to protect it under the Local Green Space Designation policy. Please apply to the Council to seek for a Tree Preservation Order.</p>
<p>Question 8: Do you agree with Policy 6: Lea Green Wheel of the Draft Lea NDP? Yes No If no please explain why?</p>	<p>P3 P5 P6 P7 P8 P9 P10 P12 P13 P14 P15</p>	<p>P1 1 P1 6 P16</p> <p>P11 Need to be clear what structure a walkway can be. The idea of tarmac paths through a housing estate is not what people will want. Walkways in keeping with the woodland is best. I agree with the principle but feel it needs clarification.</p> <p>P16 Agree in principle but proposal maps 7, 8 and 9 shows the boundary in the wrong place in the area of car park and bungalows. (See map P17)</p>	<p>P11 - Thank you for your comments</p> <p>P16 – Thank you for your comments however, the maps have been supplied by Ordnance survey and West Lindsey District Council.</p> <p>E1 – Thank you for your comments and this is noted.</p>

	P21 P22 P23 P24 P25 E1 E2		E1 The capacity of the Green wheel relative to future housing development also needs to be protected. The footpaths in areas of the village are narrow and adjacent busy roads, should developments increase circulation of pedestrians on these routes then I would expect some improvement to be carried out, eg Footpath East of Willingham Road from Anderson Way as far as The Grove and beyond as it links to Knaith Park.	
Question 9: Do you agree with Policy 7: Designated Local Green Spaces of the Draft Lea NDP? Yes No If no please explain why?	P3 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P18 P20 P21 P22 P23 P24 P25 E1 E2	P5	P5 If 'redevelopment' proposed it may still reduce availability of green space. P20 Yes, but steer path away from main road as there is no credible speed limit. P22 But LGS2 needs completing.	P5 - Thank you for your comments it has been noted. P20 - Thank you for your comments it has been noted. P22 - Thank you for your comment and we agree.

<p>Question 10: Do you agree with Policy 8: Green Wedge – Gainsborough Road of the Draft Lea NDP?</p>	<p>P3 P5 P6 P8 P9 P10 P11 P12 P13 P14 P15 P16 P20 P21 P22 P23 P24 P25 E2</p>	<p>P7 E1</p> <p>P7 As already built on other side of Gainsborough road a smaller buffer wedge would be enough.</p> <p>E1 Beyond the Willingham Road site and in the event that 68 dwellings cannot be placed on the aforementioned site then the proposed Green Wedge is the only development site remaining. I believe that this site could be developed in such a way with Hedgerows as to minimise the impact on the break between Lea and Gainsborough. Further development of this Green Wedge of all of the sites in the village would have quite a limited impact on village residents. It would also be possible for part of this site on the south side to be developed without losing some break in housing.</p>	<p>P7 and E1 – This site is specified within the Central Lincolnshire Local Plan as a Green Wedge within policy LP22. Therefore, the NDP cannot propose to build on this land as the NDP would then not conform to the Central Lincolnshire’s Strategic Policy LP22.</p>
<p>Question 11: Do you agree with Policy 9: Community Facilities of the Draft Lea NDP?</p>	<p>P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16</p>	<p>P20 But the park needs active support/and money.</p>	<p>P20: Thank you for your comment. We agree and we have included this as a project.</p>

	P20 P21 P22 P23 P24 P25 E1 E2			
Question 12: Do you agree with Policy 10: Flooding and Drainage of the Draft Lea NDP?	P3 P5 P6 P7 P8 P9 P10 P12 P13 P14 P15 P16 P20 P21 P22 P23 P24 P25 E1 E2	P1 1	<p>P10 This is a major concern - flooding/drains overflowing so it is very important that this policy is really enforced</p> <p>P11 There is no mention of 'soakaways' which several houses in Lea already have that reduce surface water. I agree with what is there but the above appears not to have been thought about as an option.</p> <p>P20 Watch out for brick roadways like Anderson Way and Meadow Rise.</p> <p>P25 Should flood zones 1, 2 and 3 be given designated status to prevent inappropriate development?</p> <p>E1 The proposed development site at Willingham Road suffers from surface water flooding today and the escape of foul water from existing sewers during periods of heavy rainfall.</p>	<p>P10 – Thank you for your comment and we have reinforced this.</p> <p>P11 – Thank you this has been covered in policy 10.</p> <p>P20 – Thank you for your comment this has been noted.</p> <p>P25 – Thank you for your comment. This is covered by the Environment Agency and changed.</p> <p>E1 – Thank you for your comment this has been noted.</p>

<p>Question 13: Do you agree with Policy 11: Wastewater of the Draft Lea NDP?</p>	<p>P1 P3 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P21 P22 P23 P24 P25 E1 2</p>	<p>P8 I this applies to infill development as well</p>	<p>P8 – Thank you for your comment. This applies to all future development.</p>
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Table 2: Further Respondent Comments

Consultee	Comment	Change the plan? Reason
<p>Health and Safety Executive. Explosives planning</p>	<p>HSE would expect that any policies influencing Local Development Plans to take account of the effect of nearby licensed explosives facilities and the need to consult CEMHD7 (HSE Explosives Inspectorate) at an early stage in the planning process. This will help to avoid unnecessary barriers being introduced to the progression of any proposals.</p>	<p>Thank you for your comments and this has been checked.</p>
<p>WLDC</p>	<p>West Lindsey District Council Comments to the Draft Lea Neighbourhood Plan Consultation</p> <p>Thank you for consulting West Lindsey District Council (WLDC) on the draft Lea Neighbourhood Plan. WLDC support the intentions of this proposed Neighbourhood Plan and will continue to support and assist the group when necessary.</p> <p>When reviewing the Neighbourhood Plan documents, it is clear the Neighbourhood Plan Group have undertaken public consultation exercises when preparing the Plan. As part of the process of producing a Neighbourhood Plan, groups are required to actively engage with all members of society within the Parish. The Lea Neighbourhood Plan group can demonstrate that.</p>	<p>Thank you for your comments and we have included a policy list as requested.</p> <p>2.1 – A advisory note has been included. 2.5 – Emerging has been removed</p> <p>2. The NP Steering Group have included a reference to the new housing allocated to Lea but have not gone into detail about the specifics of the site within the vision.</p> <p>We do accept that an objective on the site for 68 homes should be included in the plan and therefore an additional objective (8) has been included.</p> <p>Policy 1 – We agree and this has been changed.</p>

	<p>In terms of compliance with existing planning policy, the Neighbourhood Plan Regulations make it clear that Neighbourhood Plans have to be in “general” conformity with current statutory Local Plans. At present, the Central Lincolnshire Local Plan (2012) identifies Lea as a medium village and proposes a minimum growth level of 15% to 2036 which equates to, at least, 71 new homes. Unlike other settlements in levels 5 and 6 of the settlement hierarchy, a residential allocation has been included in the Local Plan for Lea. The reason for this is that whilst Lea is a settlement in its own right, it is physically connected to the urban area of Gainsborough. As such, Lea was considered for allocations to help meet Gainsborough’s growth needs. This site in Lea counts towards the 15% level of growth for Lea set out in LP4 of the Central Lincolnshire Local Plan. The Lea Neighbourhood Plan takes a pro-active approach to dealing with development of this site, and the production of the Neighbourhood Plan has helped influence the proposed scheme for this site. This approach is supported by the District Council.</p> <p>In respect to the content of the proposed Neighbourhood Plan, the District Council have the following comments to make:</p> <p>1. <u>General</u> - Following the Table of contents, please insert a list of policies. For ease of identifying relevant policies when determining planning applications.</p>	<p>Policy 2 – Yes we agree with these proposed changes and it has been reflected within the policy and text.</p> <p>Policy 3 – We agree with this and the policy has been changed.</p> <p>Policy 4 –your endorsement within point 6 is note.</p> <p>Policy 5 – We agree with your suggestions and these have been incorporated into the plan.</p> <p>Policy 6 – We agree and this has been changed.</p> <p>Policy 7 – We agree and this has been changed.</p> <p>Policy 8 – We agree and this has been changed.</p> <p>Policy 9 – We agree and this has been changed.</p> <p>Policy 10 – We agree to the proposed changes and these are included within the plan. However, we wish to keep part 5 of policy 10 as it relates specifically to flooding and we feel it should be included as it is important. In addition to this we reject part 3 because flooding is experienced in other areas of the parish above EA Flood Zones</p>
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2.1 – insert an advisory note that the designated area is the same as the parish boundary.

2.5 – Remove **‘emerging’**. The Central Lincolnshire Local Plan is now adopted.

2. Vision –

There is currently no mention of the proposed residential allocation of up to 68 homes. This is a fundamental part of the neighbourhood plan, and has clearly been outlined as such during community consultation shown in Table 5 and 6. Therefore it would be beneficial to outline the proposal, to create a link to the objectives and specific policy while providing the wider community acceptance of the site within the plan.

Add another point to the community objectives - ***“To support the development of up to 68 homes on Site 1 off Willingham Road over the Plan period”***

3. Policy 1: The Comprehensive Development of Site 1 off Willingham Road

The alphabetical identification on each separate criteria should continue, it remains a single policy. (eg. The 2nd ‘a’) should be ‘f’) and ‘b’ should be ‘g’ and so on.

Minor change in point b)
“The use of appropriate boundary treatments and screening through the creation of a “green buffer” to existing nearby properties;”

Minor change to point f)
“The provision of an appropriate mix of property

types and tenures that help meet the needs of the local community, as set out in policy 3;

4. Policy 2: Small Scale and Infill Development
6.1 – Gives reference to section 6, please change to ***“paragraph 5.4”***

6.2 – This paragraph does not form part of the main body of the policy however the text does seem to set out criteria to control development. If the group feel there is enough evidence to support these points within the policy then amendments need to be made to incorporate these (See below).

However, in its current form, this paragraph should be deleted. However, the first and third bullet point within this paragraph do not specify new builds or redevelopment of existing properties and therefore could be contrary to the development provisions set out in Policy LP55: Development in the Countryside of the Central Lincolnshire Local Plan. Therefore are not included in the amended wording to the policy.

Possible additional criterion from paragraph 6.2 –
f) The proposed development does not result in backland development; and
g) The proposed development does not adversely impact any outdoor sports and recreational facilities or other designated open spaces.

Remove ***“within Lea”***

5. Policy 3: Housing Mix

The policy could be split into two separate parts, to recognise the trigger point for affordable housing as set out in Policy LP11 of the Central Lincolnshire Local Plan.

6. Policy 4: Design and Character

West Lindsey District Council support the concept of preserving and enhancing design and existing character through the process of Neighbourhood Planning. A recent Housing White Paper published in February 2017 also supports the proposals of design standards contained within Neighbourhood Plans, and seeks to strengthen these powers.

7. Policy 5: Wider Green Infrastructure

9.18 – Include LP24: Creation of New Open Space, Sports and Recreation Facilities

A slight re-wording and reformatting of the third section of this policy is required so that it provides an appropriate degree of judgement to the decision maker throughout the Plan period.

In line with the requirements set out in the most up to date local plan. New development proposals should provide:

- a) functional on site open space and/or sports facilities; or
- b) contributions towards new or improved facilities elsewhere within the village

7. Policy 6: Lea Green Wheel

This locally distinctive policy is supported in principal, and is well supported and evidenced by

	<p>the work undertaken in the Lea character assessment.</p> <p>Within the current policy form, the second part is separate from the criteria based policy set out within the first part, therefore -</p> <p>Criterion b) remove ‘; and’ and replace with a full stop.</p> <p>8. <u>Policy 7: Designated Local Green Spaces</u> The evidence to support these sites is acceptable and makes it clear that they are valued by the local community. It would be useful, in the evidence (Appendix D) to have the designation number with the name. So that the evidence can be easily identified and applied to the corresponding site.</p> <p>Final paragraph of the policy, replace ‘POS1’ with ‘LGS1’</p> <p>9. <u>Policy 8: Green Wedge – Gainsborough Road</u> The green wedge between Gainsborough and Lea is supported by the Central Lincolnshire Local Plan, specifically under Strategic Policy LP22. A slight re-wording is required to provide an appropriate degree of judgement to the decision maker. Replace ‘will’ with ‘should’</p> <p>10. <u>Policy 9: Community Facilities</u> It is recommended that the section guiding new community facilities is not restricted solely to the</p>	
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'existing built form'.

11. Policy 10: Flooding and Drainage

Proposal Map 12 – references to the floodzone map need to be clear – these maps are not set in stone and are regularly reviewed and remodelled by the EA, therefore if a map is included in the NP it should clearly state what version/date it is from, and advise the reader that they should always refer to the latest version available at gov.uk

Part 1 – it is recommended that some parameters are included rather than 'within areas that have experienced flooding', because this definition is not shown within the plan. The policy could refer to Proposal Map 13 to provide clarity of the areas.

Remove '**and**'

Part 2 – Remove '**and**'

Part 3 – Not viable for all new developments to have a drainage strategy, some are not in FZ, so could there be some parameters around the proximity to FZ or Proposal Map 13.

Part 5 – This part relates to design – and is covered specifically under Policy 4: 1. f) So therefore does not need to be replicated and should be removed.

Appendix E –

First Paragraph - replace '**West Lindsey District Council**' with '**Lincolnshire County Council**'

It would be useful to justify within Appendix E, how the area was decided upon in Proposal Map 13.

Currently there is only one picture within the evidence document which shows flooding in the area that has been designated in Proposal Map 13. It is recommended that more pictures are provided,

	<p>specifically of the area included within Proposal Map 13, to further justify the policy and provide information for potential future developments.</p>	
<p>Environment Agency</p>	<p>Flooding and drainage It is good to see that the various distinct types of flood risk and the respective relevant organisations are identified in the NDP. We are pleased to note that: ‘To fulfil the housing needs of this Plan (to 2036) it is not considered necessary to build on land in the proximity of the River Trent flood plain where there is a likelihood of flooding.’ You may wish to add a final point to Policy 10 to reflect this, saying that new residential development will not be permitted in Flood Zone 3. Paragraph 13.2 could be clarified as follows: ‘Part of the Parish lies in the Environment Agency’s Flood Zones 2 and 3, which run to the west of the settlement and follow the River Trent Flood Plain as shown on Proposal Map 12. This is an extract from the Flood Map for Planning, which indicates the likelihood of an area flooding from rivers or the sea, if there were no defences in place. Flood Zone 1 shows the areas that are least likely to flood, Zone 2 the areas with medium probability and Zone 3 those with a high probability. The Flood Map does not always take into account all the watercourses in an area or recent or expected effects of climate change; it also does not show flood risk from other</p>	<p>Thank you for your comments and we agree to add in an additional point to policy 10 about Flood Zone 3.</p>

	<p>sources such as surface water flooding or blocked drains.’ We support the inclusion of point 4 of Policy 10 regarding encouraging de-culverting of watercourses, and the policy in general. However, as you acknowledge, the lead local flood authority has the responsibility for advising on surface water flood risk, which the policy is mainly concerned with. The map of the worst affected area does appear to align with our surface water flood map, available on GOV.UK.</p> <p>Foul water We are pleased to see that you are engaging with Severn Trent Water regarding foul sewage disposal. The Central Lincolnshire Local Plan has also dealt satisfactorily with this issue.</p> <p>Green infrastructure We believe in the value of green infrastructure and note that the NDP identifies green sites and proposes designating some for protection. As none of these is adjacent to the River Trent we do not need to have any detailed involvement.</p>	
<p>Natural England</p>	<p>Natural England generally welcomes the Neighbourhood Plan and considers that it provides a valuable framework for the future sustainable development of Lea. We particularly welcome Policy 9: Green Infrastructure and Designated Local Green Spaces, which will protect existing green spaces and promote connectivity between new open spaces and the surrounding countryside.</p> <p>Lea Marsh Site of Special Scientific Interest (SSSI)</p>	<p>Thank you for your comment. Lea Marshes is covered under policy 9.</p>

	<p>Lea Marsh SSSI is within the Neighbourhood Plan area. We recommend the neighbourhood plan policies include wording to ensure that new developments do not impact upon the integrity of the SSSI.</p>	
<p>Anglian Water</p>	<p>Policy 1: The Comprehensive Development of Site 1 off Willingham RoadThe development of the above site is expected to require improvements to the existing water supply network in the ownership of Anglian Water.</p> <p>Policy 7 – Designated Local Green Spaces</p> <p>LGS3: There is an existing water main in the ownership of Anglian Water within the boundaries of this designated local green space. It is therefore suggested that Policy 7 should be amended to include reference to the circumstances in which development would be permitted would be permitted in the designated local green spaces included utility infrastructure provided by Anglian Water.</p> <p>Policy 11 – Wastewater</p> <p>Anglian Water is supportive of Policy 11 as it requires that planning permission will only be granted where it can be demonstrated that water supply capacity is available or can be made available and that existing customers are not adversely affected.</p>	<p>Thank you for your comments LGS3 has been amended to include the works to the utility infrastructure.</p>

	For clarity this policy should be entitled 'Wastewater and water supply'	
Historic England	Your Neighbourhood Plan includes a number of designated heritage assets including the Grade I Church of St Helen's, eleven Grade II Listed Buildings; and one Scheduled Monument. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.	Thank you for your comments.
Highways England	Highways England welcomes the opportunity to comment on the Lea Draft Neighbourhood Development Plan which covers the period 2017-2036 and has been produced for public consultation. It is noted that the document provides a vision for the future of the Parish of Lea 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 the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.	Thank you for your comments

	<p>In relation to the Lea Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the A46 which routes some 14 miles to the south of the Plan area. Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Lea is required to be in conformity with the Central Lincolnshire Local Plan (CLLP) and we note that this is acknowledged as a requirement within the document.</p> <p>It is noted that 68 dwellings are allocated to come forward in the Plan in accordance with the adopted Central Lincolnshire Local Plan. Given the limited growth expected to come forward and distance of the Neighbourhood Plan area from the A46, it is not considered that there will be any impact upon its operation.</p> <p>Highways England has no further comments to provide, and trust the above is useful in the progression of the Lea Neighbourhood Development Plan.</p>	
<p>Lincolnshire Wildlife Trust</p>	<p>Policy 1: The Comprehensive Development of Site 1 off Willingham Road</p> <p>We support Policy 1, including the reference to provision of a green buffer, creation or enhancement of green infrastructure and use of SUDS. However, we would suggest that point c is amended as the phrase 'take advantage of...' could be open to interpretation and does not necessarily read as being positive towards the protection of the</p>	<p>Thank you for your comments. We have changed policy 1.</p> <p>Policy 2 - We have included this in the policy.</p> <p>Policy 3 -Thank you this has been changed.</p> <p>We have included a map showing Lea Marshes Site of Special Scientific Interest. We have contacted the Local</p>

<p>listed features. Our suggested re-wording would be something along the lines of: 'In particular, proposals should contribute towards the achievement of a sustainable neighbourhood. Any proposal should therefore consider the following: c) the protection and enhancement of trees, hedgerows and the natural environment, taking into account also local topography, landscape and site orientation;'</p> <p>Policy 2: Small scale and Infill Development We would recommend that this policy should include mention of the protection and enhancement of biodiversity. We would suggest that an additional point could be added, for example: 1. 'Small scale residential development, on infill and redevelopment sites, within Lea will be supported where they consider the following: f) there is no significant negative impact on the natural environment and the development includes biodiversity enhancements.'</p> <p>9 Green Infrastructure and Designated Local Green Spaces We support the inclusion of this chapter in the plan and the creation of an accessible 'green wheel', where the access is compatible with any nature conservation interest of the site. Paragraph 9.13 regarding Norbury Hills contains an incorrect reference to the Wildlife and Countryside Act. We do not consider it essential to include this reference,</p>	<p>Authority and they have confirmed that the Local Wildlife contained in the plan is correct and this can be checked on the link below: https://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always</p> <p>Policy 6 and 10 – Thank you for your endorsement.</p> <p>Policy 5 - Yes we have changed the policy wording to reflect this.</p>
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however if it is kept we would recommend this is amended to, 'This species is protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended).'

We would strongly recommend that this chapter should include reference to statutory and non-statutory nature conservation sites within the plan area. A data search should be requested from the Lincolnshire Environmental Records Centre to include Sites of Special Scientific Interest (SSSIs), Ancient Woodlands, Local Wildlife Sites (LWSs) and Sites of Nature Conservation Importance (SNCIs) and a map of these sites should be included within the plan to demonstrate that a complete baseline of relevant information has been considered.

Proposal Map 8: Local Nature Reserve and Historic Park & Gardens

We would query the 'Local Nature Reserve' identified on this map. The site does not appear on our mapping system or on the Natural England website

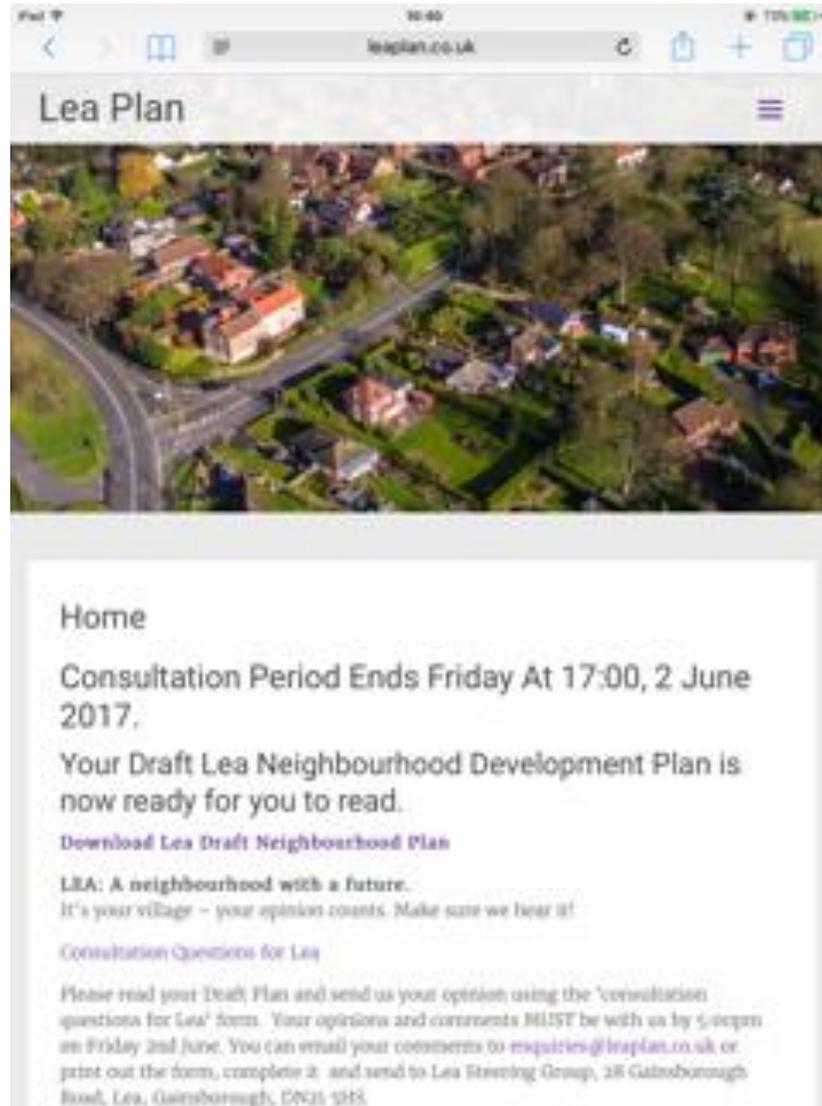
(http://www.lnr.naturalengland.org.uk/Special/Inr/Inr_search.asp). Local Nature Reserves are statutorily designated sites created by local authorities, so we would wish to ensure that this terminology is applied only where actually applicable to avoid potential confusion.

Policy 5: Wider Green Infrastructure

We support this policy however note that there is no

	<p>direct mention of biodiversity or the natural environment. We would suggest amending the policy wording, for example: 'Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure, public spaces and linkages for the benefit of biodiversity and the community. Developments that propose a 'net' loss of existing Green Infrastructure nodes, spaces and linkages will only be supported where it has been demonstrated that an appropriate alternative scheme will benefit the community and the natural environment without having any detrimental impact. New development proposals will be expected to provide functional on site open space and/ or sports facilities, proportionate to the scale of development proposed or to provide contributions towards new or improved facilities elsewhere within the village.'</p> <p>Policy 6: Lea Green Wheel We support this policy and particularly point b) which specifies the protection and enhancement of biodiversity.</p> <p>Policy 10: Flooding and Drainage We strongly support this policy and in particular point 6) which supports the inclusion of biodiversity benefits within SUDS schemes.</p>	
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Appendix A: Snapshot of the Neighbourhood Plan Website



Appendix B: Statutory Bodies needs updating for Lea

Body required by the regulations	Contact details (where known)
The local planning authority	West Lindsey District Council – [REDACTED]
Local Planning Authorities that adjoin WLDC District	Bassetlaw – [REDACTED] East Lindsey – customerservices@e-lindsey.gov.uk Lincoln City – customer.services@lincoln.gov.uk Newark and Sherwood – customerservices@nsdc.info North East Lincolnshire – customerservices@nelincs.gov.uk North Kesteven District Council – customer_services@n-kesteven.gov.uk
The County Council	Lincolnshire County Council – dev_planningenquiries@lincolnshire.gov.uk
The Parish Council	n/a
Adjoining parish councils	Gainsborough - townclerk@gainsboroughtowncouncil.co.uk Corringham - Upton - Knaith -
The Coal Authority	thecoalauthority@coal.gov.uk
Natural England	Consultations@naturalengland.org.uk
The Environment Agency	planninglincoln@environment-agency.gov.uk
Historic England	customers@historicengland.org.uk customers@english-heritage.org.uk
The Highways Agency	highwaysSUDSsSupport@lincolnshire.gov.uk
HSE	Explosives.planning@hse.gov.uk
LCC PROW	Countrysideaccess@lincolnshire.gov.uk
Gas providers	National Grid - customersupport@nationalgrid.com
Sewerage provider	Anglian Water – planningliaison@anglianwater.co.uk
Water provider	Anglian Water – planningliaison@anglianwater.co.uk
Lincs wildlife trust	[REDACTED]
LCC Minerals	Mineralsandwaste@lincolnshire.gov.uk

Appendix C: Email to Statutory Bodies

First email sent

From: **Helen Leone** _____

> Date: Fri, Mar 31, 2017 at 3:43 PM

Subject: Lea draft NDP

To:

Dear Consultee,

The Draft Neighbourhood Plan is currently out for public consultation from 31st March 2017 until the 22 May 2017 . The document can be found on the Lea NP website www.leaplan.co.uk

If you would like to comment on the document please send your comments to enquiries@leaplan.co.uk

or in writing to

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Second Email

From: **Helen Leone** <_____>

> Date: Sun, Apr 23, 2017 at 8:44 PM

Subject: Lea NDP

Dear consultee

Please note the following

There has been a delay in completing some technical work on our website. In view of this the Lea Steering Group has decided to extend the period for consultation to 1700hrs on Friday 2 June 2017. Please accept our apologies for this. We ask that you reply as soon as practicable which will help us in collating the responses.

Helen Leone on behalf of Lea Neighbourhood Planning Steering Group

Appendix D: Consultation Events Facebook/Poster/Advert

Posts

 **Lea Parish Council** shared their post.
7 March · 🌐

 **Lea Parish Council**
7 March · 🌐

LEA NEIGHBOURHOOD PLAN
PUBLIC EVENT.
3-7PM
8TH MARCH
BUTLERS PANTRY.

... See more

👍 Like 💬 Comment

Katrina Sharp likes this.

 **Lea Parish Council**
7 March · 🌐

LEA NEIGHBOURHOOD PLAN
PUBLIC EVENT.
3-7PM
8TH MARCH
BUTLERS PANTRY.... See more

👍 Like 💬 Comment

Katrina Sharp and Lea Parish Council like this.

1 share

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Lea Park
Friends of Lea Park
Lea Tennis Club
Lea Cricket Club
The Village Hall
Consultations
Petals
Events Calendar
Email Alerts
Feedback
Picture Gallery
St Helen's Church, Lea
Neighbourhood Plan

Neighbourhood Plan



The Lea Neighbourhood Plan Steering Group and Parish Council are working collaboratively with West Lindsey District Council to produce a Neighbourhood Plan.

In 2018 the Parish Council started the Neighbourhood Planning process with the full engagement of the community.

The Steering Group consists of Parish Councillors and residents.

Gaining residents views will ensure the Plan is community led and a number of consultations are planned so all comments can be considered for inclusion in the Plan.

The next public event is on Thursday 2 February between 3pm and 7pm in the Butlers' Pantry, Lea Park. Refreshments will be provided.

Update - 02/02/17
Where are we now?

The Steering Group are meeting on a regular basis and the Plan is progressing well. The next consultation event is on Wednesday 2 March 3pm - 7pm in the Butlers' Pantry, Lea Park.

Come along - your views are valued and are important. Remember - this is your village - 'Lea - A Neighbourhood with a Future' - come along and be part of the Plan.

Update - 02/02/17

The draft Neighbourhood Development Plan is now available to view - via the web link.

The next consultation event is on Wednesday 2 May 4pm - 8pm, Butlers' Pantry, Lea Park. Refreshments will be available.

Come along and share your views.

Lea Survey Results
Download PDF File (3.52 MB)

Weblinks
Lea Parish Council is not responsible for the content of external internet sites.

- Neighbourhood Plan

Back to previous page

Lea Parish Council
Contact: Clerk - Telephone: 01753 822288 Email: lea.parish.council@btinternet.com
Parish Website: [lea.lea.gov.uk](#)



Lea Neighbourhood Plan

Public Event

Butler's Pantry

Wednesday 3rd May

4:00 to 8:00

The Lea Neighbourhood Plan Group would like to thank everyone who attended previous public events. Your feedback has been useful and we have now produced a Draft Neighbourhood Plan for public consultation.

We would now like to invite you to come along to formally comment on the content of the plan.

You can access the Draft Neighbourhood Plan in a variety of ways: on the village website www.leaplan.co.uk, on the reception at West Lindsey Council Office, Marshall's Yard and on the council website, in the Library or via Lea Parish Council (phone 01533 600339).

You can email your comments via the website to enquiries@leaplan.co.uk or by writing to The Steering Group, 29 Gainsborough Road, Lea, Gainsborough, DN21 1JF or come and talk to members of the Steering Group at the event on 3rd May at the Butler's Pantry.

Refreshments will also be available

More information about the progress of the Neighbourhood Plan can be found on the Parish Council website and Facebook pages.



Appendix E: Copy of the Roadside Signs

