

James Newton

From: Betterton, Teresa <[REDACTED]> on behalf of East and East Midlands Forest Area Enquiries <[REDACTED]>
Sent: 21 November 2019 16:58
To: Nev Brown
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Mr Brown

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.

Forestry Commission | Santon Downham | Brandon | Suffolk | IP27 0TJ

[REDACTED]
www.gov.uk/forestrycommission

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[@SteveScottFC](#) or
<https://www.facebook.com/makingwoodlandswork/>



From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:55
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

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

The consultation period begins on 27 November 2019 and closes on the 22 January 2020. All representations on the submission Neighbourhood Plan should be made in writing (either by email or letter) and sent to:

Email: [REDACTED]

Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

When making your representations please indicate if you wish to be notified of the Council's decision on the Scotton NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you would like further information about this or other neighbourhood plans in West Lindsey 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: [REDACTED]
Sent: 21 November 2019 17:12
To: Nev Brown
Cc: [REDACTED]
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Good afternoon,

Thank you for your email to HSE's Explosives Inspectorate.

HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPAs with access to its Planning Advice Web App <https://pa.hsl.gov.uk/> and downloadable GIS consultation zones including those for explosives sites. These tools alongside HSE's published methodology (<http://www.hse.gov.uk/landuseplanning/>) can assist in ensuring that land allocations do not conflict with existing major hazard sites, pipelines or licenced explosives sites. Please be aware that any future licensed explosives site applications will be subject to the relevant planning application processes.

Many thanks

Gill

Gill McElvogue
CEMHD7 Operational Policy and Strategy (Explosives Inspectorate)
Health & Safety Executive,
Redgrave Court,
Merton Road,
Bootle.
L20 7HS
Tel: 0203 028 3175 www.hse.gov.uk

From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:59
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

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Regards

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



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



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www.hse.gov.uk

From: Planning Central <[REDACTED]>
Sent: 22 November 2019 13:58
To: Nev Brown
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

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

-



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



From: Nev Brown [redacted] >

Sent: 21 November 2019 16:55

Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

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Regards

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



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



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James Newton

From: [REDACTED]
Sent: 26 November 2019 14:06
To: Nev Brown
Subject: Re: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Mr Brown

HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPAs with access to its LUP Web App <https://pa.hsl.gov.uk/> and downloadable GIS consultation zones. These tools alongside HSE's published methodology (<http://www.hse.gov.uk/landuseplanning/>) can assist in ensuring that land allocations do not conflict with major hazard sites and pipelines, licensed explosives sites and nuclear installations.

Regards

Kate Wagner

HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur [REDACTED] ire, SK17 9JN -
Direct: [REDACTED]
Find out how HSE is [Helping Great Britain work well](#)

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: Nev Brown <[REDACTED]>
To:
Date: 21/11/2019 16:59
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards
Nev Brown



Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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James Newton

From: Nina Wilson <[REDACTED]>
Sent: 26 November 2019 09:31
To: Nev Brown
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Nev,

Thank you for consulting Nottinghamshire County Council on the above neighbourhood plan, we have no comments to make.

Regards

Nina Wilson
Principal Planner (Policy)

From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:50
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

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Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



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



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James Newton

From: LN Planning <L [REDACTED]>
Sent: 27 November 2019 15:09
To: WL - Neighbourhood Plans
Subject: FW: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Nev,

Thank you for consulting us on the submission draft of the Scotton Neighbourhood Plan.

I can advise that we have no comments to make on the plan but we would be grateful if you could notify us of your decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Many thanks,
Annette

Annette Hewitson | Principal Planning Adviser
Lincolnshire & Northamptonshire Area
Environment Agency | Ceres House, Searby Road, Lincoln LN2 4DW



We have recently published new webpages for [LPAs](#), [developers](#) and [Neighbourhood Planning Groups](#) giving clarification on our planning consultation role. Please refer to this to check if we can provide you with advice on your development proposals. For developments in areas at risk of flooding, please refer to our new [Flood Risk Assessment checklist](#).

From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:55
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer

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



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James Newton

From: [REDACTED]
Sent: 28 November 2019 15:26
To: WL - Neighbourhood Plans
Subject: Historic England advice on case PL00471462
Attachments: _HERef_PL00471462_D110097.pdf

Dear Nev

I am writing in relation to the following:

NDP: Neighbourhood Development Plan
SCOTTON NEIGHBOURHOOD PLAN, LINCOLNSHIRE [Case Ref. PL00471462; HE File Ref. ; Your Reference.]

Yours Sincerely

Sofia Fazal on behalf of Clive Fletcher
Business Officer
E-mail: [REDACTED]
Direct Dial: [REDACTED]

We help people understand, enjoy and value the historic environment, and protect it for the future. Historic England is a public body, and we champion everyone's heritage, across England.

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Historic England

Mr Nev Brown,
Neighbourhood Planning,
Guildhall, Marshall's Yard,
Gainsborough,
Lincs,
DN21 2NA.

Our ref:
PL00471462
Your ref:

Telephone
[REDACTED]

26 November 2019

Dear Mr Brown,

re: Neighbourhood Plan for Scotton

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

The plan as written puts forward Policy 5: Allocation of Land South of Eastgate (Part of Site 15a), which, if developed, appears likely to affect the significance of two designated heritage assets in their vicinity; the Church of St Genwys (listed at grade I) and Acacia Cottage (listed at grade II).

This affect would be on the setting of these buildings, which is part of their significance.

In the absence of a proper assessment of the degree of harm which the proposed allocation might cause to the historic environment or, indeed, what measures the Plan might need to put in place in order to ensure that any harm is minimised the Plan cannot demonstrate that the site it is putting forward for development are compatible with national policies for the protection of the historic environment.

NPPF Para. 185 sets out that Local Plans are required to demonstrate a positive strategy for the conservation and enjoyment of the historic environment. In terms of potential site allocations, we would suggest this means identifying sites which are compatible with the requirements of national policy. At present the draft NP does not demonstrate this would/could be the case.

On this basis Historic England has concerns about the soundness of the Plan.



Historic England, Historic England | The Axis, Birmingham B1 1TF
HistoricEngland.org.uk

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Historic England

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

Yours sincerely,

Kind regards,

Clive Fletcher, Principal Advisor and Lead Specialist, Historic Places

Mobile phone: [REDACTED]

Historic England | The Axis, Birmingham B1 1TF

www.HistoricEngland.org.uk



Historic England, Historic England | The Axis, Birmingham B1 1TF
HistoricEngland.org.uk

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James Newton

From: Ysanne Spafford <[REDACTED]>
Sent: 29 November 2019 16:07
To: WL - Neighbourhood Plans
Cc: Peter Kontowski; Stephen Moore
Subject: Planning Consultation - Scotton Neighbourhood Plan
Attachments: WLDC Scotten Development.pdf

Dear Sir/Madam

Please find attached letter in relation to the above consultation.

Kind regards

Ysanne Spafford

Fire Safety Inspector

Lincolnshire Fire and Rescue
Lincoln North Fire Station
Nettleham Road
Lincoln
LN2 4HB

Telephone: [REDACTED]
Email: [REDACTED]

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Chief Fire Officer: Les Britzman

My Ref: YS
Your Ref: Scotton Neighbourhood Plan

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

Neighbourhood Planning
West Lindsey District Council
Guildhall
Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA

Sent by email to [REDACTED]

29 November 2019

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - Scotton Neighbourhood Plan**

I refer to the planning consultation reference Scotton Neighbourhood Plan. The Fire Authority would make no objection to the application provided that the following items were appropriately included within the future developments:

- I. **Access to buildings for fire appliances and fire fighters must meet with the requirements specified in The Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence.**

If it is not possible to provide access to the proposed development in accordance with the guidance details within Part B5 of Approved Document B, as compensation, Lincolnshire Fire and Rescue may accept the provision, at the developer's expense, of an automatic sprinkler system (domestic and residential), designed, fitted and maintained in accordance with the relevant sections of BS 9251: 2005.

Should this option be considered, our Fire Safety officers must be provided with detailed plans of the proposed sprinkler installation.

- II. **Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in The Building Regulations 2010 part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.**
- III. **Lincolnshire Fire and Rescue will require water for fire-fighting purposes in accordance with The Building Regulations 2010 Part B5. Fire hydrants**



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should be installed within developments at the developer's expense. However, it is not possible, at this time, to determine the location or number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted to the water companies.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully



Lincolnshire Fire and Rescue
Fire Safety Inspector



CC. Water Officer LFR
DDC CFP & Risk LFR

James Newton

From: Close, Sandra <[REDACTED]>
Sent: 16 December 2019 16:31
To: WL - Neighbourhood Plans
Subject: Scotton Neighbourhood Plan
Attachments: 301412 Scotton Neighbourhood Plan - Regulation 16 Submission Consultation.docx.pdf

Dear Mr Brown
Please find attached the response from Natural England.
Kind regards.
Sandra Close
Planning Adviser
East Midlands Area Team
Apex Court
City Link
Nottingham
NG2 4LA

[REDACTED]
[REDACTED]

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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.

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Date: 16 December 2019
Our ref: 301412
Your ref: None



Nev Brown
Senior Neighbourhood Planning Policy Officer
[REDACTED]

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Brown

Planning consultation: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for your consultation on the above dated 21 November 2019 which was received by Natural England on 22 November 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 has reviewed the draft Scotton Neighbourhood Plan. We have the following comments to make.

Housing

Natural England notes the housing allocations and the commitment to sustainable development in the plan.

Environment

Natural England draws your attention to our response of September 2018 to the '*Site Assessment Report*' of potential housing allocations. This highlighted the presence of Scotton Beck Site of Special Scientific Interest (SSSI) and Scotton Common SSSI within the plan area. It would be useful to include reference to them as ecological assets.

We note the intention to designate further green open spaces and the recognition of the importance of green lanes. It would be useful to have greater detail on an overall green infrastructure strategy for Scotton.

Guidance on this can be found in the '*Neighbourhood Planning for the Environment*' toolkit which is available [here](#). This was produced as a result of Natural England and partners producing a planning toolkit aimed at supporting neighbourhood planning groups developing neighbourhood plans which shape development and land use change in their community. The guide includes: opportunities to enhance the environment and how this can be achieved in plan-making; important issues to consider, including legislative requirements; where to find out more; good practice and real life examples and a checklist to use when developing a Neighbourhood Plan.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

For any queries relating to the specific advice in this letter only please contact Sandra Close on 020 8026 0676. For any new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED].

Yours sincerely

SANDRA CLOSE

[Click here to enter text.](#)

Planning Adviser

East Midlands Team

Annex - Generic advice on natural environment impacts and opportunities

Biodiversity duty

Your planning authority has a duty to have regard to conserving biodiversity as part of their decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species.

Local sites and priority habitats and species

The impacts of proposed development on any local wildlife or geodiversity sites should be considered, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geo-conservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

The impacts of proposed development on ancient woodland and ancient and veteran trees should be considered in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. Proposed developments may present opportunities to protect and enhance locally valued landscapes. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into any proposed development in order to respect and enhance local landscape character and

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). The application of the mitigation hierarchy as set out in paragraph 175 of the NPPF is a useful tool. It advises to firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, off site measures can be considered. Opportunities for enhancement 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.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Proposed development can also contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
 - Planting additional street trees.
 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend 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).

James Newton

From: National Grid (Avison Young - UK) <[REDACTED]>
Sent: 18 December 2019 16:35
To: WL - Neighbourhood Plans
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation
Attachments: 19-12-12 National Grid - No Assets Standard Response - NP SCOTTON.pdf

Dear Sir / Madam

We write to you with regards to the current consultation on the Scotton Neighbourhood Plan Reg. 16 Consultation in respect of our client, National Grid.

Please find attached our letter of representation, please do not hesitate to contact me via [REDACTED] if you require any further information or clarification.

Regards,

Bartholomew Shirm
Graduate Planner

[REDACTED]

avisonyoung.co.uk

From: Nev Brown <[REDACTED]>
Sent: 21 November 2019 16:55
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

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

The consultation period begins on 27 November 2019 and closes on the 22 January 2020. All representations on the submission Neighbourhood Plan should be made in writing (either by email or letter) and sent to:

Email: neighbourhoodplans@west-lindsey.gov.uk

Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

When making your representations please indicate if you wish to be notified of the Council's decision on the Scotton NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you would like further information about this or other neighbourhood plans in West Lindsey please contact me.

Regards

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



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



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Our Ref: MV/ 15B901605

18 December 2019

Planning Policy
West Lindsey District Council

Via email only

avisonyoung.co.uk

Dear Sir / Madam

**Scotton Neighbourhood Plan Regulation 16 Consultation
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

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

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

[REDACTED]

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

Spencer Jefferies, Town Planner

[REDACTED]

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

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

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[REDACTED]

**Matt Verlander MRTPI
Director**

[REDACTED]

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.


National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA


or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

James Newton

From: Kirton in Lindsey Town Council <[REDACTED]>
Sent: 27 December 2019 15:11
To: WL - Neighbourhood Plans
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Good afternoon,

Kirton in Lindsey Town Council discussed the receipt of the consultation for Scotton's Neighbourhood Plan at their recent meeting on 18th December.

The Council resolved to congratulate Scotton Parish on their Neighbourhood Plan and to additionally comment that Kirton in Lindsey Town Council find the completion of Neighbourhood Plan's in the local area by towns and villages a positive step which it is impressed to see continuing. Congratulation to Scotton on reaching this milestone in the process and good luck with the final stages you are now approaching.

Thank you
Neil

Neil Taylor-Matson
Town Clerk & RFO
Kirton in Lindsey Town Council

The Town Council Office | Town Hall | High Street | Kirton in Lindsey | North Lincolnshire | DN21 4LZ
Telephone: [REDACTED]

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Any views or opinions presented are solely those of the author and do not necessarily represent those of Kirton in Lindsey Town Council.

From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:50
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

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

The consultation period begins on 27 November 2019 and closes on the 22 January 2020. All representations on the submission Neighbourhood Plan should be made in writing (either by email or letter) and sent to:

Email: neighbourhoodplans@west-lindsey.gov.uk

Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

When making your representations please indicate if you wish to be notified of the Council's decision on the Scotton NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you would like further information about this or other neighbourhood plans in West Lindsey 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: Bramley, Chris [REDACTED]
Sent: 13 January 2020 11:16
To: WL - Neighbourhood Plans
Cc: 'Warren Peppard'
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation
Attachments: Scotton NP Response.pdf

Dear Sir / Madam

Thank you for giving Severn Trent an opportunity to comment on the Regulation 16 consultation for the Scotton Neighbourhood Plan. Please find attached a copy of our response.

Kind Regards

Chris Bramley

Strategic Catchment Planner (Leics & Notts)
Sewerage Management Planning (SMP)
Severn Trent Water Ltd, PO Box 51, Raynesway, Derby, DE21 7JA (sat nav post code is DE21 7BE)
[REDACTED]
[REDACTED]

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From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:55
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

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

The consultation period begins on 27 November 2019 and closes on the 22 January 2020. All representations on the submission Neighbourhood Plan should be made in writing (either by email or letter) and sent to:

Email: [REDACTED]

Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

When making your representations please indicate if you wish to be notified of the Council's decision on the Scotton NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you would like further information about this or other neighbourhood plans in West Lindsey please contact me.

Regards

Nev Brown



Nev Brown
Senior Neighbourhood Planning Policy Officer



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



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13 January 2020

Our ref: Scotton 1

Dear Sir/Madam

Scotton Neighbourhood Plan Regulation 16 Consultaion

Thank you for the opportunity to comment on your consultation, Severn Trent are generally supportive of the principles outlined within the Scotton Neighbourhood Plan, there are however a few areas that will need to be revised to ensure the accuracy of the plan.

Whilst Severn Trent do not provide potable water for the Village of Scotton, we do provide and maintain the sewerage network. There are therefore a number of policies that should be amended to reflect this:

Policy 1: Allocation of Land at Three Horseshoes Public House (Site 2)

Bullet Point I under the design code principles refers to Anglian Water, as mentioned above the sewerage network is Scotton is owned by Severn Trent. The permission and agreement of a connection to the sewerage system will need to be agreed with Severn Trent.

The sewerage system within Scotton is a foul only network, therefore no connection of surface water shall be permitted to the sewerage network. When considering a surface water connection it is recommended that developers and planners consider the design in accordance with the Drainage Hierarchy (planning Practice Guidance Paragraph 80). It is noted that there is a watercourse indicated to be located on the Western boundary of Site 2, which should be suitable for a surface water connection.

Policy 2: Allocation of Land North of Eastgate (Site 7)

Bullet Point g under the design code principles refers to Anglian Water, as mentioned above the sewerage network is Scotton is owned by Severn Trent. The permission and agreement of a connection to the sewerage system will need to be agreed with Severn Trent.

The sewerage system within Scotton is a foul only network, therefore no connection of surface water shall be permitted to the sewerage network. When considering a surface water connection it is recommended that developers and planners consider the design in accordance with the Drainage Hierarchy (planning Practice Guidance Paragraph 80). Whilst there is not clear watercourse identified on the boundary of this site Severn Trent will require development to consider alternative outfalls prior to considering a connection of surface water into the foul sewers.

Policy 3: Allocation of Land East of Westfate (Site 9)

Bullet Point f under the design code principles refers to Anglian Water, as mentioned above the sewerage network is Scotton is owned by Severn Trent. The permission and agreement of a connection to the sewerage system will need to be agreed with Severn Trent.

The sewerage system within Scotton is a foul only network, therefore no connection of surface water shall be permitted to the sewerage network. When considering a surface water connection it is recommended that developers and planners consider the design in accordance with the Drainage Hierarchy (planning Practice Guidance Paragraph 80). Whilst there is not clear watercourse identified on the boundary of this site Severn Trent will require development to consider alternative outfalls prior to considering a connection of surface water into the foul sewers.

Policy 4: Allocation of Land of Westgate (Site 13)

Bullet Point g under the design code principles refers to Anglian Water, as mentioned above the sewerage network is Scotton is owned by Severn Trent. The permission and agreement of a connection to the sewerage system will need to be agreed with Severn Trent.

The sewerage system within Scotton is a foul only network, therefore no connection of surface water shall be permitted to the sewerage network. When considering a surface water connection it is recommended that developers and planners consider the design in accordance with the Drainage Hierarchy (planning Practice Guidance Paragraph 80). There is a watercourse indicated to be in close proximity to the proposed development site, however as the site is not adjacent to the watercourse a connection through third party land may be needed. This connection will need to be fully investigated as a connection to the foul sewers should be avoided.

Policy 5: Allocation of Land South of Eastgate (part of site 15a)

Bullet Point k under the design code principles refers to Anglian Water, as mentioned above the sewerage network is Scotton is owned by Severn Trent. The permission and agreement of a connection to the sewerage system will need to be agreed with Severn Trent.

The sewerage system within Scotton is a foul only network, therefore no connection of surface water shall be permitted to the sewerage network. When considering a surface water connection it is recommended that developers and planners consider the design in accordance with the Drainage Hierarchy (planning Practice Guidance Paragraph 80). Whilst there is no clear watercourse identified on the boundary of this site Severn Trent will require development to consider alternative outfalls prior to considering a connection of surface water into the foul sewers.

Policy 7: Extensions and Alterations to existing dwellings

SA detailed above the sewerage system in Scotton is detailed to be a Foul only system, therefore the sewers will not be designed to accommodate storm flows and the connection of surface water from extensions could result in flooding during in rainfall events.

We would therefore recommend that the development and determination of extensions considers the drainage hierarchy as per Planning Practice Guidance paragraph 80 and part H of Building Regulations.

Policy 9: New Burial Ground

Severn Trent are supportive of the inclusion of bullet point a to ensure that the burial ground is not located near a supply of drinking water. It would however be sensible to highlight what is meant by this statement i.e., that this includes the water supply source area not just the abstraction point.

Policy 10: Local Green Spaces

Severn Trent understand the need to protect local green spaces and the need to prevent development from having an adverse impact on the performance and retention of local green spaces. We would however note that green space can sometimes be the only spaces suitable for flood alleviation schemes and the policy should be written so that it does not prevent the delivery of flood alleviation schemes.

In a number of cases the delivery of the correct flood alleviation scheme can result in additional amenity and biodiversity advantages for areas of local green space.

We would therefore recommend that a paragraph is included to state:

Flood alleviation schemes within areas of Local Green Space will generally be supported provided they do not have an adverse impact on the primary function of the Local Green Space.

Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

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

Sewage Strategy

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

Surface Water and Sewer Flooding

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

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

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

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

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

Water Supply

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

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

Water Efficiency

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

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

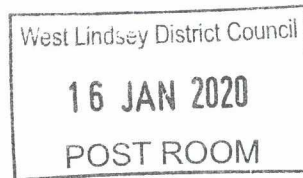
Yours sincerely

Chris Bramley

Strategic Catchment Planner

[Redacted signature]

Neighbourhood Planning Team
West Lindsey District Council
Guildhall
Gainsborough
Lincs.
DN21 2NA



2A High Street
Scotton
Gainsborough
Lincs.
DN21 3QZ
14th January 2020

Dear Sirs,

Re:- Scotton Local Development Plan

I wish to comment on the latest version of the Plan.

Allocation of land for residential development

The survey of June 2017 (p19) shows that half of the respondents sought lower cost housing. There is nothing in the plan to suggest how this wish could be satisfied. The CLLP (p17) shows that there are 13 sites still available to be approved. The plan (p26) identifies 8, including 4 on site 13. However this site has already been rejected by WLDC for 9 dwellings on the grounds of unsatisfactory access from Westgate and is not certain to gain further approval. 9 more sites could be required to fulfil the 13 allowed.

Green Lanes (p57)

This is a complete misnomer. Although there is no legal definition, a green lane is generally out in the countryside, with a grassy surface and flanked by hawthorn hedges. It may be several metres wide and convey Rights of Way. The main traffic is Agricultural Machinery, gaining access to fields. It **never** has a tarmac surface, is flanked by houses or has a Speed Limit as a Built-up Area. The plan identifies Crapple Lane, part of Eastgate and the "Snicket" as Green Lanes. A more appropriate term would be "Country Village Roads (or Lanes)"

New Burial Site

I would point out that Scotton has a high water table and that most of the fields have been underdrained at 20m intervals, which rules them unacceptable for burial, according to the criterion (b) on p45. In addition the water table should be at least 1m below the coffin and there should be at least 1m of cover, making about 2.4m to the water table. Land adjacent to Northorpe and Scotter Roads **may** be suitable, but this is not certain.

Holly Tree Lodge (p75)

This was formerly known as Glebe House and had been built by the St Leger Family to house one of their sons, as a priest. It is said to be a miniature copy of Doneraile Castle in County Cork.

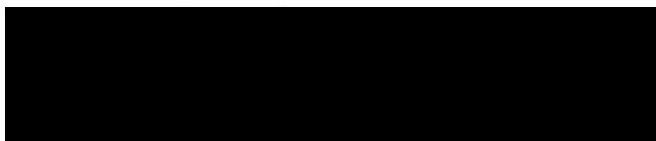
Minor Errors

P59 The caption of the lower photo appears on p60.

P60 The caption of the lower photo appears on p61.

P70 The trees in the churchyard are mainly limes (*Tilia europea*), not sweet chestnuts.

Yours faithfully,

A solid black rectangular box used to redact the signature of Robert E. Littlewood.

Robert E. Littlewood

From: Patience Stewart [REDACTED]
Sent: 21 January 2020 14:27
To: WL - Neighbourhood Plans
Cc: 'Bramley, Chris'
Subject: RE: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Sir/Madam,

Thank you for the opportunity to comment on the Scotton Submission Draft Neighbourhood Plan. The following comments are submitted on behalf of Anglian Water as water undertaker for the Parish.

The views of Severn Trent Water who are responsible for wastewater services within the Parish should also be sought on the content of the Neighbourhood Plan.

Policy 1: Allocation of Land at Three Horseshoes Public House (Site 2)

The wording of Policy 1 refers to the foul drainage provision meeting the agreed standards of Anglian Water. However Severn Trent Water is the sewerage undertaker for the above site. Therefore any application to connect to the public sewerage network would need to be made to Severn Trent Water as sewerage undertaker. It is therefore suggested that the policy is amended to refer to Severn Trent Water.

Policy 2: Allocation of Land North of Eastgate (Site 7)

The wording of Policy 2 refers to the foul drainage provision meeting the agreed standards of Anglian Water. However Severn Trent Water is the sewerage undertaker for the above site. Therefore any application to connect to the public sewerage network would need to be made to Severn Trent Water as sewerage undertaker. It is therefore suggested that the policy is amended to refer to Severn Trent Water.

Policy 3: Allocation of Land East of Westgate (Site 9)

The wording of Policy 3 refers to the foul drainage provision meeting the agreed standards of Anglian Water. However Severn Trent Water is the sewerage undertaker for the above site. Therefore any application to connect to the public sewerage network would need to be made to Severn Trent Water as sewerage undertaker. It is therefore suggested that the policy is amended to refer to Severn Trent Water.

Policy 4: Allocation of Land off Westgate (Site 13)


The wording of Policy 4 refers to the foul drainage provision meeting the agreed standards of Anglian Water. However Severn Trent Water is the sewerage undertaker for the above site. Therefore any application to connect to the public sewerage network would need to be made to Severn Trent Water as sewerage undertaker. It is therefore suggested that the policy is amended to refer to Severn Trent Water.

Policy 5: Allocation of Land South of Eastgate (Part of Site 15a)

The wording of Policy 5 refers to the foul drainage provision meeting the agreed standards of Anglian Water. However Severn Trent Water is the sewerage undertaker for the above site. Therefore any application to connect to the public sewerage network would need to be made to Severn Trent Water as sewerage undertaker. It is therefore suggested that the policy is amended to refer to Severn Trent Water.

I would be grateful if I could be notified of the Council's decision following the examination of the Neighbourhood Plan.

Should you have any queries relating to this response please let me know.


Regards,
Stewart Patience
Spatial Planning Manager
Telephone: [REDACTED]
Anglian Water Services Limited
Anglian Water, Thorpe Wood House, Thorpe Wood,
Peterborough, Cambridgeshire. PE3 6WT

From: Nev Brown [REDACTED]
Sent: 21 November 2019 16:55
Subject: Scotton Neighbourhood Plan - Regulation 16 Submission Consultation

EXTERNAL MAIL - Please be aware this mail is from an external sender - **THINK BEFORE YOU CLICK**

Dear Consultee,

Scotton Parish Council have formally submitted the final version of their Neighbourhood Plan and supporting documents to West Lindsey District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. West Lindsey District Council are now consulting interested parties on the submission Scotton Neighbourhood Plan, in accordance with Regulation 16 of the same regulations. You are being notified because you are either a consultation body or you have previously made comments on the Scotton Neighbourhood Plan.

The plan and supporting documents can be viewed via the following link:

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

The consultation period begins on 27 November 2019 and closes on the 22 January 2020. All representations on the submission Neighbourhood Plan should be made in writing (either by email or letter) and sent to:

Email: [REDACTED]

Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.

When making your representations please indicate if you wish to be notified of the Council's decision on the Scotton NP under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you would like further information about this or other neighbourhood plans in West Lindsey please contact me.

Regards

Nev Brown

James Newton

From: Ian Marshman [REDACTED] >
Sent: 21 January 2020 14:01
To: WL - Neighbourhood Plans
Subject: Comments on Scotton NP
Attachments: Comments of the Historic Places Team on Scotton NP.docx

Dear Sir or Madam,

Thanks for consulting us on this. Please find attached our comments on the draft plan, which I have organised under the headings used in the plan for ease of reference.

Best wishes,
Ian



Ian Marshman
Historic Environment Officer – Historic Places Team

[REDACTED]
Lancaster House | 36 Orchard Street | Lincoln | LN1 1XX

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Comments of the Historic Places Team, Lincolnshire County Council on the Draft Scotton Neighbourhood Plan

We have previously commented on the site allocations during an earlier round of consultation, and have no further comments to make on them at this stage. Please find below our specific comments on individual sections of the plan.

5. Vision and Objectives

This office is pleased that the historic environment and local distinctiveness are identified in the Community Vision and Objectives that underpin the Neighbourhood Plan. Both are essential to preserving Scotton's unique sense of place for the future.

15. Policy 8: Reuse of Rural Buildings

Traditional agricultural buildings play an important role in giving the Lincolnshire landscape its character, which varies considerably as you move from one part of it to another. Their preservation is greatly threatened by the rapid changes in the farming industry, with many having no protection. It is therefore beneficial that wherever possible these buildings are found a new use to enable their continued preservation. We would also recommend that this section refer to Historic England's Greater Lincolnshire Farmstead Assessment Framework, which provides detailed guidance on how to redevelop and convert rural buildings in a way that is sensitive and preserve's local distinctiveness. <https://historicengland.org.uk/images-books/publications/greater-lincolnshire-farmstead-assessment-framework/>

19 Important Local Character Features

19.3-19.6 The section on important views needs development. Each view should have a justification explaining how it contributes to the village's character and/or the setting of heritage assets. Reference should also be made to the fact that church is Grade I Listed (meaning it is of exceptional interest only 2.5% of Listed buildings meet this level), and that the manor house is a non-designated heritage asset, with the views in question being important in order to preserve their setting, and protect the contribution these heritage assets make to the village's character and sense of place. The setting of Listed buildings has statutory, NPPF, and CLLP protections, so justifying the protections in these terms helps strengthen the case to protect these views against future challenge.

19.10 Scotton Common is a proper noun and should be capitalised throughout this section for consistency.

19.11 The Historic Environment. It is disappointing that the Lincolnshire Historic Environment Record (HER) was not consulted earlier during the production of this section. The HER is the recognised repository for information on all known non-designated heritage in the county, and which the NPPF requires must be consulted during the planning process in order to assess the potential impacts of development on the historic environment (NPPF paragraph 189). See further comments on Appendix 3 below.

Table 12. Character Area Descriptions

The character areas proposed are sensible ones. However, at present the description and photographs used to illustrate each area and collectively don't give adequate consideration of the materials, architectural forms and detailing that are locally distinct to Scotton. Without examples of this being clearly communicated the plan's desire that development reflect local character is less likely to be met, as developers will be left to draw their own conclusions.

Statements such as "there is no dominant or distinctive character" are best avoided as they will be used to justify new development that does not reflect local character. It may be better to be clear about what type of design and materials the community wants to see, and state clearly where modern development has fallen short of this so that developers reading the plan can identify what they should do and what they should avoid in order to secure local support. At present the descriptions do not sufficiently differentiate between aspects of the character areas that are seen as positive and those that detract from it. Alternatively an illustrated village-wide style guide and materials pallet could also help clarify this.

Appendix 1: Local Green Space Assessment

LG1 is not attributed any historic significance but it includes the site of the village's principal medieval manor house, which fell into disrepair and was ruined during the 17th century. The continued use of the land as playing fields and recreation ground therefore helps to preserve in situ any surviving archaeological remains of this important medieval building as an additional public benefit.

Appendix 3: Non-Designated Heritage Assets

All of the reasons for significance in this table require improvement in order justify their inclusion. At present they tend to focus on historical background information to each asset, although some do not consider dating. There is little description of the architectural form and materials of the heritage assets, and no consideration of what it is that makes them significant (defined by Historic England as comprising their architectural/aesthetic, historical, and evidential value). We would be happy to help the neighbourhood plan group with this if needed.

3. The record for the Old School in the Lincolnshire Historic Environment Record notes that the present building was built in 1879 but that closer inspection shows this was actually a development of an older stone building. The Old School also looks to have been very heavily altered in recent years giving it the appearance of a modern bungalow. It is therefore unlikely that it now possess sufficient remaining significance to qualify as a heritage asset.

6. The pub is attested since 1856 when it appeared in White's Directory with one George Drewry as landlord who is described as blacksmith and victualer. This likely indicates how the pub got its name if there was once a forge on site where horses might be shod as well as beer served.

9. The Manor House is believed to occupy the site of one of the village's two medieval manor houses (the other beneath the current village hall). It would historically have been the focus for the western half of the village.

Ian Marshman, Historic Environment Officer (archaeological advisor to WLDC)

James Newton

From: richard connole <[REDACTED]>
Sent: 22 January 2020 14:04
To: WL - Neighbourhood Plans
Subject: SCOTTON PARISH PLAN
Attachments: Scotton Green Lanes.pdf

SCOTTON NEIGHBOURHOOD PLAN

I object to the lane next to my house (Lowfield Farm) being designated a green lane (Plan attached showing my property).

It has street lighting, main drains, power lines, telegraph cables and is surfaced in tarmac. The very selective photographs (Page 59) are taken on two parts, that are footpath only on one and private access on the other.

It seems to be that the green lanes are being used as a means of restricting planning which seems unjustified.

Kind regards

Richard Connole
Lowfield Farm, Middle Street, Scotton, DN21 3RA

James Newton

From: Justine <[REDACTED]>
Sent: 22 January 2020 14:33
To: WL - Neighbourhood Plans
Subject: SCOTTON PARISH PLAN
Attachments: Scotton Green Lanes.pdf

I object to the lane at the side of my property being designated a green lane (Lowfield Farm, Middle Street).

The road has a tarmac surface, there is street lighting, main drains, power lines and telegraph cables. I feel the term 'green lane' is being used to restrict planning.

Justine Connole
Lowfield Farm, Middle Street, Scotton, DN21 3RA

Map 10: Green Lanes

