

Riseholme Neighbourhood Plan



Consultation Statement

May 2016

Introduction

The Riseholme Neighbourhood plan (NP) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Order Act 2004, the Localism Act 2011, the Neighbourhood Planning (general) regulations 2012 and the Directive 2001/42/EC on Strategic Environmental Assessment (SEA). The NP establishes a vision for the future of the Parish and sets out how this vision will be realised through planning and managing future land use and development change over the lifetime of the NP.

The NP is a planning document prepared by the local community. It is legally bound and once it has been formally 'made' by West Lindsey District Council (BDC), it must be used by:

- Planning Officers at WLDC when assessing planning applications; and
- Applicants who are preparing planning applications.

In order for this NP to carry sufficient 'weight' when assessing planning applications, it must be examined by an independent examiner who will assess the plan for its conformity to a set of 'basic conditions' as set out in the NP regulations. If successful, the Plan, along with any recommended amendments, will be subject to a public referendum.

The Aims of this (Regulation 14) Consultation

The aims of Riseholme Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of the Plan development, so that the Plan was informed by the views of local people and businesses from the start of the process;
- To ensure consultation events took place during the consultation period in order to allow members of the community to 'have their say' during the process;
- To engage with a wide range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure the results and findings of the consultation are fed back to the community for them to view.

Regulation 14 Consultation

The Regulation 14 consultation is a statutory six-week (minimum) consultation period as detailed within the NP regulations 2012. The Regulation 14 consultation is where a draft NP is available for the local community as well as statutory consultees to provide comment and input into the process. Any suggested amendments to the Plan are detailed in this statement and a decision on whether these suggested amendments has been made are also detailed.

The draft NP Plan was sent to all statutory consultees such as West Lindsey District Council, the Environment Agency, Historic England etc. A list of all relevant statutory consultees can be found from page 6. A copy was also sent to the major landowner within the parish – Lincoln University, Bishop Burton Agricultural College (tenant of Riseholme Campus) and neighbouring parishes Nettleham and Burton by Lincoln.

What is a Consultation Statement?

This Consultation Statement relates to the draft Riseholme NP and has been prepared to fulfil the legal obligations of the NP Regulations 2012. Section 15(2) of parts of the Regulations sets out that a Consultation should contain the following:

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

This statement provides an overview and description of the consultation period on the proposed Riseholme NP which ran from

The separate document entitled 'Consultation Summary'¹ sets out the list of methods, events and publication that have led to the production of this draft of the Riseholme NP.

Methodology

This section of the consultation statement outlines the approach taken by the Parish Council 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.

Public Consultation

Several methods were undertaken in order to promote this consultation period to the wider community and other relevant stakeholders. These include:

Local Media and advertising

The following lists the principle engagement and promotion activities undertaken during the consultation period.

Method of Consultation	Detail	Who was Consulted?
Poster	A number of posters were erected throughout the village advertising the consultation period and events.	All residents, landowners and tenants within the village.
Leaflets	A number of notifications have been distributed through the process of	All residents and stakeholders (Lincoln University and Bishop Burton College) within the

¹ Riseholme Neighbourhood Plan Consultation Summary

	producing a Neighbourhood Plan.	village. Neighbouring parishes Nettleham and Burton by Lincoln
Public Events/Displays	Designed to allow local residents to 'have their say' on the draft Riseholme NP.	All residents and stakeholders (Lincoln University, HMRC Lawress Hall and Bishop Burton College) within the village. Neighbouring parishes Nettleham and Burton by Lincoln
Lincolnshire Echo	As part of the initial consultation process WLDC placed a notification in the Lincs Echo	All residents and stakeholders (Lincoln University, HMRC and Bishop Burton College) within the village and wider public
Questionnaire	All residents and stakeholders were invited to complete and return this giving their views on what they felt were the most important issues to be included in a NP. These were hand delivered and collected	All residents and stakeholders (Lincoln University, HMRC Lawress Hall and Bishop Burton College) within the village.

Public Events/ Displays

Riseholme Parish Council began their NP in January 2015. On the advice of West Lindsey Planning Department Riseholme sought support from consultants to undertake community consultation and engagement as part of the process. Community Lincs were approached to undertake this work.

During the consultation period, Community Lincs, on behalf of the NP steering group organised a number of public events whereby it gave members of the local community the opportunity to attend, gain further information and have their say about the NP process and the current consultation. Four separate public events were organised, including:

Consultation Activity 1: 9th March 2015

Main issues raised:

- The majority of people agreed that the NP was a good idea and the majority of policies were appropriate to manage future development;
- Concern over the need to avoid large scale development that would endanger the unique rural setting of Riseholme

- Increase in the level of traffic and roads within the parish being unsuitable for heavy traffic such as coaches, the need for a crossing so that residents can cross the A46 safely on foot or by cycle
- There was a need to protect the Northern Green Wedge and the historic green space within Riseholme Park, protection of agricultural fields and views, flood risk areas to be managed

Consultation Activity 2: Community Questionnaire and Youth Questionnaire, July 2015

Main issues raised:

- The majority of people agreed that the NP was a good idea and the majority of policies were appropriate to manage future development;
- Concern to protect the unique rural and historic environment of the village and parkland
- Concern to protect open green space, peace and tranquility
- Believed that farmland for future generations needed to be preserved
- Believed the local landscape needed to be preserved
- Where development was necessary it should be small scale and in keeping with existing buildings and architecture

Youth Questionnaire

The survey was delivered to and collected from all 130 occupied households within the parish. 100% of responders said they liked living in the parish.

Main issues commented on:

- Peace and quietness of the area
- Wildlife and rural nature
- Open green space an escape from business of the city
- Lack of traffic
- Lack of crime

Consultation Activity 3: Riseholme Focus Group 1st September, 2015

The purpose of the Focus Group was to look in more detail at some of the analysis findings from the community questionnaire

Main issues raised:

- The majority of people agreed that the NP was a good idea and the majority of policies were appropriate to manage future development;

The following four areas were the discussion topics:

- Business Development – concern to support agricultural diversification of current college site particularly any that promoted rural craft. Current buildings could be

adapted for other use but new buildings should have design limitations particularly on land that is within Green Wedge, Bishop Burton College are keen to remain leaseholders and continue agricultural educational facilities

- Housing - Concern to adhere to Central Lincolnshire Planning Strategy for Riseholme which does not identify the parish as an area for growth
- Environment – concern to maintain local historic heritage, concern to maintain and enhance flora and fauna within the area, concern that woodland should be protected as well as vistas and views, concern to maintain low traffic levels
- Community Space – concern to retain permissive rights of way, that the parish church should be kept for use by the community and to retain access to space traditionally since 1947 on the Riseholme Campus

Consultation Activity 4: Feedback Event 12th November, 2015

This event was an opportunity to provide feedback from the community questionnaires and the focus group through visual displays. In addition residents and stakeholders were able to make supplementary comments and put forward suggestions for a vision statement.

- The majority of people agreed that the NP was a good idea and the majority of policies were appropriate to manage future development;

Supplementary comments reiterated those from the previous consultation events in particular the need to maintain the agricultural use to which the land within the parish is well known for.

Please see the **Consultation Summary** for more information about the individual events, meeting and how we publicised the various public engagement periods within the Neighbourhood Plan process.

Consultation Responses

This section contains the responses and comments received on the draft NP throughout the Regulation 14 consultation period from both local residents and other consulted bodies and statutory consultees.

Comments from Statutory Consultees

Environment Agency

Any Amendments suggested	Section of the Plan	Comment/Proposed Amendments	Amendments Made
Yes	P22	Description of 'The Beck's' course is incorrect	Noted and amended

Highways England

Any Amendments to the Plan?	Section of the Plan	Comment/Proposed Amendments	Amendments Made
No	-	It is acknowledged that the emerging Core strategy for Central Lincolnshire identifies a 15% increase in the size of Riseholme to the period 2036 which would allow for the provision of approximately 24 new homes to come forward. Owing to the small scale of this development Highways England considers that it would have no impacts on the strategic road network	None

Anglian Water

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
No	Policy 1 – p16	It is noted that it is not proposed to allocate specific sites for housing within the parish. Therefore we have no comments relating to this policy	None
No	Policy 3 – p20	It is noted that Policy 3 outlines criteria for any development proposals for the Riseholme Campus site. We would wish to comment further on any major development proposals on this site as part of the planning application process	A new section has been created to further improve the flow of the document.

National Grid

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
No	-	None	None
Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
No	-	None	None

Natural England

Nettleham Parish Council

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
Yes	p2	Entry referring to 'Policies' only refers to 5 whereas the document refers to 7	Noted and amended
Yes	p13	Policy 7 needs to be added in the box. Also Policy Headings need adjusting to correspond with headings used within the document	Noted and amended
Yes	P16	Use of word 'either' inappropriate. End of para 1 change 'and' to 'or'. Numbering system needs attention	Noted and amended
Yes	P 17	Remove phrase 'small scale'. Para 3 – policy intended to apply to more than one dwelling	Noted and amended

Yes	P20	Para f is this provision necessary for a village as small as Riseholme?	Noted and amended
Yes	P25	Paragraph numbering	Noted and amended
Yes	P25	Para 2 needs to start with'e.g. 'the demolition or partial demolition of' Para 4 needs opening words	Noted and amended
Yes	P29	Two 'c's' under Area 2	Noted and amended
Yes	P3	Strongly recommend insertion of 'normally' in line 2. Para 2b 'will' should read 'must'	

Historic England

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
No	Policy 1 - P16	We noted substantial housing development is not supported by the community or by emerging Central Lincolnshire Local Plan	Noted
Yes	Policy 1 - P16	The significance of the designated heritage assets at Riseholme is not compatible with large scale residential development and we advise that it would be worth providing additional wording to make this clear	Noted and amended

University of Lincoln

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
Yes	P18	University wishes to stress that there is no government funding for the running of Riseholme	None. Refer to letter from Bishop Burton College – Asset Deed protects the original

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
			public investment in the site. Also that the University has received significant public funds in respect of Riseholme over many years and is still receiving funding from Central Gov via its FE provision
No	Policy 1 - P16	University comments it is making representations to the Strategic Planning Authority	Noted but this has no relevance to NP
No	Policy 3 - P20	NP should not be used to limit ability of the University to implement its Estate Strategy at Riseholme to do is contrary to the principles of Neighbourhood Planning	Noted but this comment is contrary to Town and Country Planning Act and NP regulations
	Policy 3 - P20	University has clearly identified that the FE buildings are not fit for purpose and surplus to requirement	Noted but disagree - refer to letter from Bishop Burton who state that they 'pay very significant rent and service charges' for these buildings and they are in use every day. They maintain buildings require investment which they are very happy to undertake.
No	Policy 4 - P25	We feel it is appropriate for the green wedge allocation at Riseholme to be reviewed	Noted but disagree as both the Central Lincolnshire Local Plan and the Riseholme Landscape Character Assessment designate the area as Green Wedge
No	Policy 5 - P25	University continues to engage with Historic England where development proposals impact on listed buildings or heritage assets	Noted but see Consultation Response from Historic England which states that protection of Riseholme's heritage

Any Amendments To The Plan?	Section of Plan	Comment/Proposed Amendments	Amendments Made
			assets is not compatible with large scale development
Yes	Policy 6 - P29	Policy should acknowledge that reconsideration of the site creates significant potential for reuse and revitalisation of listed buildings, structures and features..	Noted but no amendment as this is contrary to the Landscape Character Assessment and response from Historic England
No	Policy 7 - P32	The University wishes to make its land more acceptable to the local community and visitors to the area and welcomes the opportunity to work with the Parish Council	Noted
No	General	NP contradicts the Economics Needs Assessment – para 7:9	Noted but this is more concerned with Strategic Employment than Neighbourhood Planning. The Economic Needs Assessment does not allocate or identify the sites for solely employment purposes. The emerging Local Plan does not allocate Riseholme as a site for employment

List of statutory consultees:

consultations@naturalengland.org.uk

e-emids@historicengland.org.uk

planningliaison@anglianwater.co.uk

[REDACTED]

media@lincs.pnn.police.uk

[REDACTED]

ha_info@highways.gsi.gov.uk

customersupport@nationalgrid.com

distributioncall.centre@northernpowergrid.com

mail@homesandcommunities.co.uk

grimsby@marinemanagement.org.uk,

[REDACTED]

[REDACTED]

Dev_PlanningEnquiries@lincolnshire.gov.uk

spatial.planning@northlincs.gov.uk

talkplanning@central-lincs.org.uk,

newlocalplan@nelincs.gov.uk

customerservices@e-lindsey.gov.uk

customer.services@lincoln.gov.uk

[REDACTED]

[REDACTED] (for University of Lincoln)

parishes.lincolnshire.gov.uk/Nettleham

parishes.lincolnshire.gov.uk/BurtonbyLincoln