

## James Newton

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**From:** Richard Wright <[REDACTED]>  
**Sent:** 15 October 2021 09:43  
**To:** WL - Neighbourhood Plans  
**Subject:** FW: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation  
**Attachments:** S&S NP UW Map.pdf

UE-5416-2020-PLN

Dear Sir/Madam,

Re: Sturton & Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for the opportunity to comment on the above Neighbourhood Plan, none of the area falls within a drainage board district.

The Board supports West Lindsey District Council Planning Policies and this plan in general.

Below are general Board comments for Neighbourhood Plans.

- It is suggested that the Neighbourhood Plan should support the idea of sustainable drainage and that any proposed development should be in accordance with Local, National and Regional Flood Risk assessments and Management plans.
- No new development should be allowed to be built within flood plain. The 'Flood Maps' on the Environment Agency website provides information on areas at risk. Also risk from surface water flooding should also be considered, information can also be found on the Environment Agency website.
- Under the terms of the Land Drainage Act. 1991, the prior written consent is required for any proposed works or structures within any watercourse, the consenting authority in Lincolnshire County Council, but the individual drainage boards act as agent for this in the corresponding extended areas. This is independent of the Planning Process.

Through the planning process the Boards will continue to comment on the individual planning applications that affect the interests of the Boards, as and when they are submitted.

A map is attached for your information.

Regards,

Richard Wright  
Operations Engineer

*Witham First District Internal Drainage Board  
Witham Third District Internal Drainage Board  
Upper Witham Internal Drainage Board  
North East Lindsey Drainage Board*

*Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.*

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**From:** Nev Brown <[REDACTED]>  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,  
Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:  
<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/sturton-by-stow-and-stow-neighbourhood-plan/>

The consultation period is until Friday 22 October 2021. All comments should be sent via email to:  
[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council,  
Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on ([REDACTED])

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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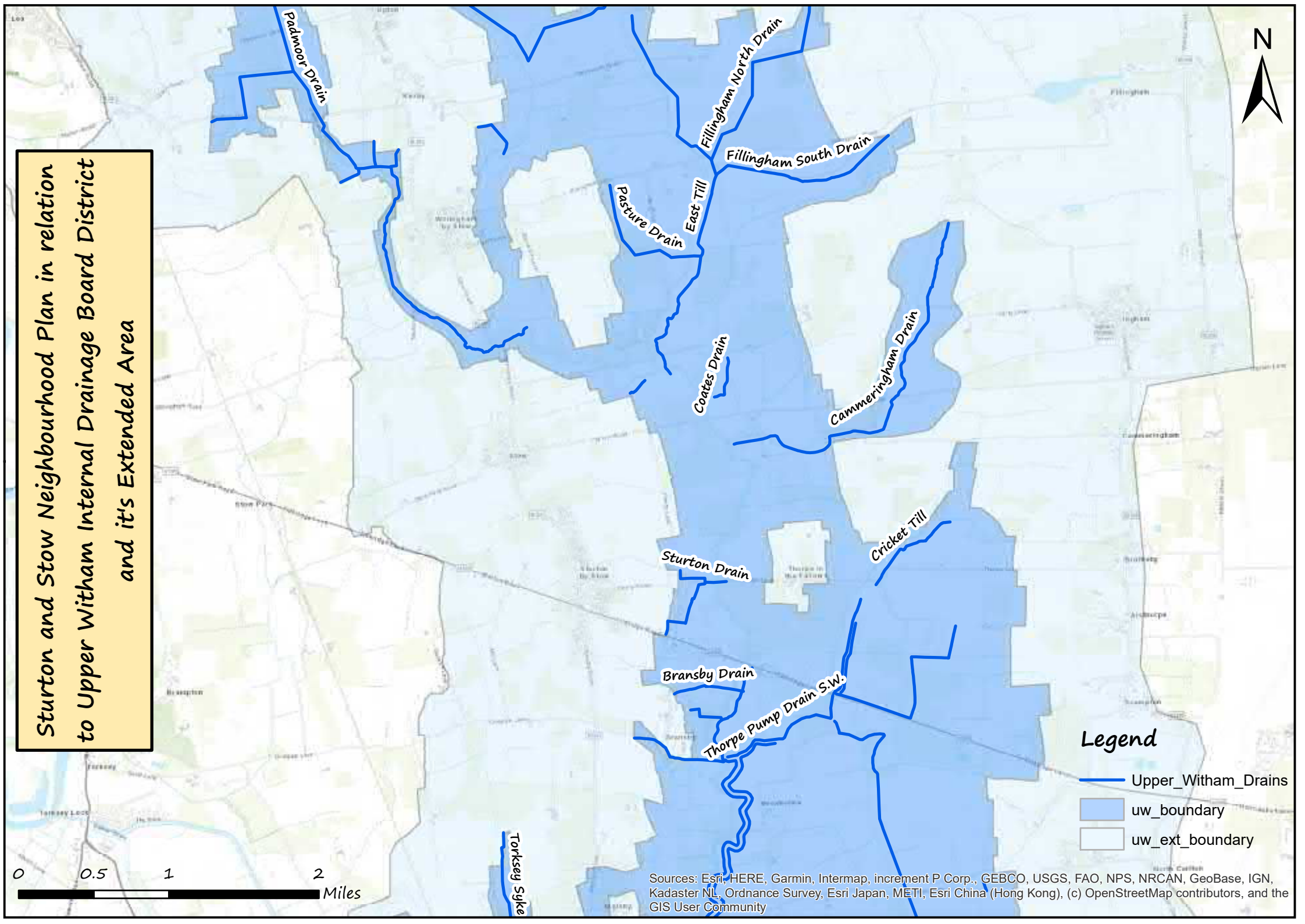


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Sturton and Stow Neighbourhood Plan in relation  
to Upper Witham Internal Drainage Board District  
and its Extended Area



- Legend**
- Upper\_Witham\_Drains
  - uw\_boundary
  - uw\_ext\_boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



## James Newton

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**From:** Darl Sweetland <[REDACTED]>  
**Sent:** 27 October 2021 05:08  
**To:** Nev Brown  
**Cc:** Allan Simpson  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

**CAUTION:** External email, think before you click!

Good Morning Nev

The decision has been taken by Anglian Water to step back from responding on most Neighbourhood Plans.

This is due to the fact that I am the sole resource Anglian has to engage with, review and respond on Neighbourhood Plans across the 64 Local Planning Authorities that the company covers.

It has decided that my resource will focus on Local Plan engagement, national planning policy matters and the 30 national infrastructure projects going through the 2008 Planning Act process.

In the meantime we will signpost partners to our guide on [Neighbourhood Plans](#)

Location specific matters of water and waste water capacity should be directed by site promoters to Anglian Water's pre development team.



**Darl Sweetland MRTPI**  
Spatial Planning Manager

Mobile: [REDACTED]

Web: [www.anglianwater.co.uk](http://www.anglianwater.co.uk)  
Pronounced: dahl-sweetlund (he/him)

### Anglian Water Services Limited

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU



---

**From:** Nev Brown [REDACTED]  
**Sent:** 08 October 2021 12:02  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

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

---

Dear Consultee

In August I invited your comments on the above neighbourhood plan. Please see my email below for details.

If you have any comments to make please could I receive them by Friday 22 October 2021. If you have already responded please ignore this email.

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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**From:** Nev Brown  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

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Please indicate if you wish to be notified of WLDC’s decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC’s customer services on ( [REDACTED] )

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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## James Newton

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**From:** Simon Tucker [REDACTED]  
**Sent:** 25 August 2021 13:29  
**To:** WL - Neighbourhood Plans  
**Cc:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

**CAUTION:** External email, think before you click!

Dear Mr Brown

Thank you for notifying us of the below consultation.

Having viewed the location of the Neighbourhood Plan Area in relation to our network, the Trust confirm that we do not wish to make comments on the Draft Plan.

Kind Regards

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

T [REDACTED]  
[REDACTED]

### Canal & River Trust

Fearn's Wharf; Neptune Street; Leeds; LS9 8PB

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Please visit our website to find out more about the Canal & River Trust and download our 'Shaping our Future' document on the About Us page.



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**From:** Nev Brown [REDACTED]  
**Sent:** 25 August 2021 10:45  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

**CAUTION: This email originated from an external source. DO NOT CLICK/OPEN links or attachments unless you are certain of their origin.**

Dear Consultee,

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Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

## **Cadw mewn cysylltiad**

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

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

## James Newton

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**From:** LN Planning [REDACTED]  
**Sent:** 30 September 2021 10:38  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

**CAUTION:** External email, think before you click!

Hi Nev

Thank you for consulting us on the Regulation 16 submission of the Sturton by Stow and Stow neighbourhood plan.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement on those areas where the environmental risks are greatest.

Based on the environmental constraints within the area, we have no detailed comments to make in relation to the Plan.

We do however support the inclusion of Policy 13: Flood Risk.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Kind regards

**Keri Monger**

Sustainable Places – Planning Adviser | Lincolnshire & Northamptonshire

**Environment Agency** | Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering, NN15 6JQ



Working days: Monday to Friday



---

**From:** Nev Brown [REDACTED]  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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## James Newton

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**From:** Tarina Connelly <[REDACTED]>  
**Sent:** 26 August 2021 15:06  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation  
**Attachments:** Sturton by Stow and Stow Neighbourhood Plan EXOLUM PLAN.pdf

**CAUTION:** External email, think before you click!

Dear Sirs

Thank you for your letter/ email to Exolum Pipeline System Ltd dated 25<sup>th</sup> August 2021 regarding the above. Please find attached a plan of our client's apparatus. We would ask that you contact us if any works are in the vicinity of the Exolum pipeline or alternatively go to [www.lsbud.co.uk](http://www.lsbud.co.uk), our free online enquiry service.

Kind regards

Exolum Pipeline System Ltd

Tarina Connelly BA (Hons)  
Administrator

For and on behalf of Fisher German LLP



The Estates Office - Norman Court - Ivanhoe Business Park- Ashby de la Zouch - LE65 2UZ



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---

**From:** Nev Brown <[REDACTED]>  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

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Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on ([REDACTED])

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA

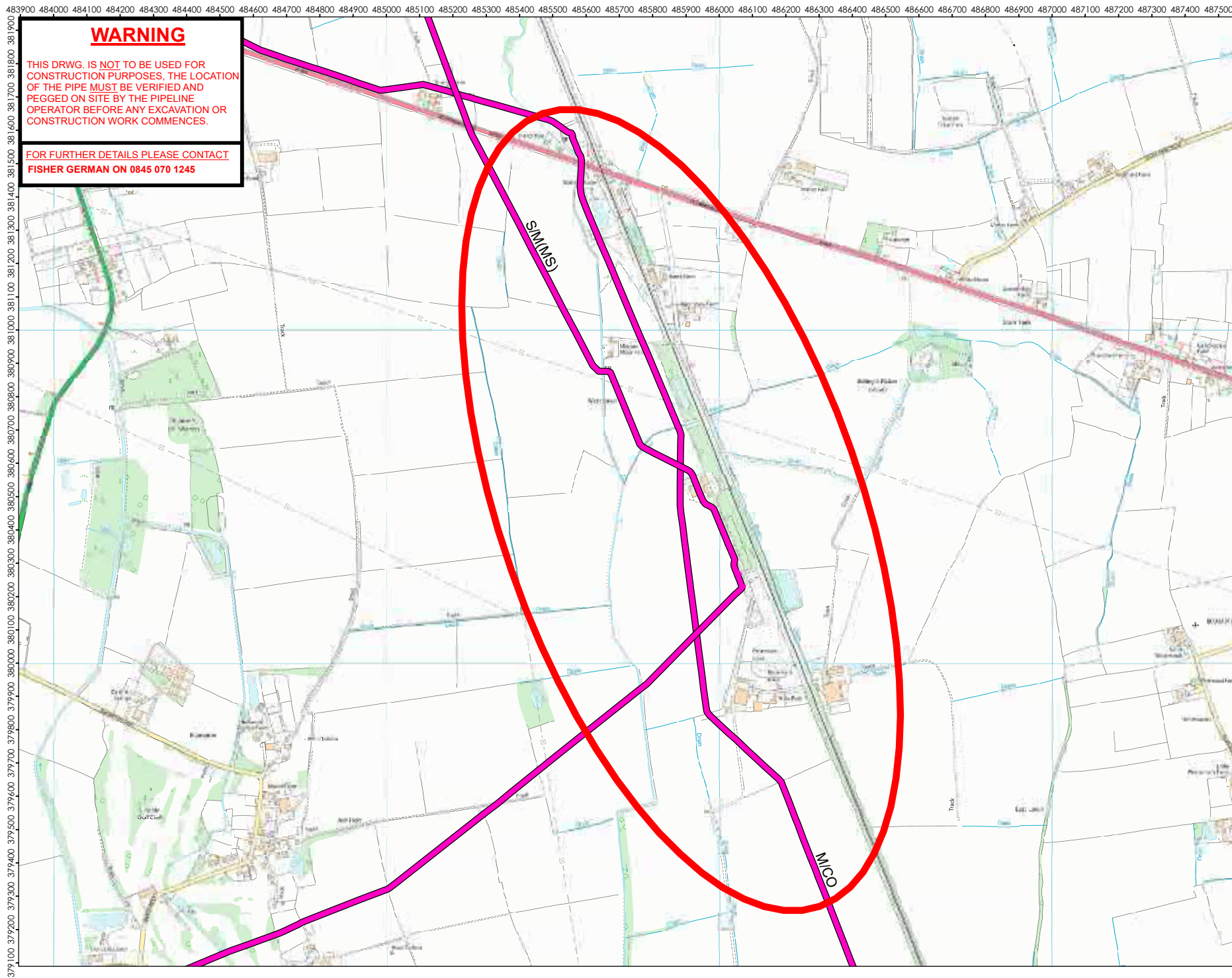


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## Legend

EXOLUM

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Nearest Postcode:  
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Latitude & Longitude:  
53.315235 , -0.71240704

Site centre coordinates:  
485,743 - 380,515

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exolum

**TITLE:**  
LOCATION PLAN EXTRACT  
OF PIPELINES SM(MS) & M/CO

SCALE: 1:15,000 @ A4

DATE: 25/08/2021

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The Estates Office, Norman Court  
Ashby de la Zouch,  
Leicestershire, LE65 2UZ

Telephone 0845 070 1245

**DRAWING NO:**  
Sturton by Stow and Stow  
Neighbourhood Plan

## James Newton

---

**From:** East and East Midlands Forest Area Enquiries  
<[REDACTED]>  
**Sent:** 22 October 2021 16:50  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

**CAUTION:** External email, think before you click!

Thank you for inviting the Forestry Commission to respond to the consultation on the Sturton by Stow and Stow Neighbourhood Plan. Unfortunately, we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

### **Forestry Commission and Neighbourhood Planning**

#### ***Existing trees in your community***

*The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more [here](#). Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are [resources](#) available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.*

#### ***Ancient Woodland***

*If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable compensation strategy exists" ([National Planning Policy Framework](#) paragraph 180).*

*The Forestry Commission has prepared joint [standing advice](#) with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.*

*The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It 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. It will provides links to Natural England's [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.*

#### ***Deforestation***

*The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.*

#### ***Woodland Creation***



*The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.*

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**Sent:** 08 October 2021 12:02  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

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Dear Consultee

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If you have any comments to make please could I receive them by Friday 22 October 2021. If you have already responded please ignore this email.

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
01427 676653  
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## James Newton

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**From:** [REDACTED]  
**Sent:** 13 September 2021 11:11  
**To:** WL - Neighbourhood Plans  
**Subject:** Historic England advice on case PL00723822  
**Attachments:** \_HERef\_PL00723822\_L392977.doc

Dear Mr Brown,

I am writing in relation to the following:

NDP: Neighbourhood Development Plan  
Sturton by Stow and Stow Neighbourhood Development Plan [Case Ref. PL00723822; HE File Ref. -; Your Reference. -]

Yours Sincerely

Adam Dean on behalf of Clive Fletcher  
Business Officer  
[REDACTED]

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://historicengland.org.uk/strategy).

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Historic England

Mr Nev Brown  
West Lindsey District Council  
Guildhall, Marshalls Yard  
Gainsborough  
Lincolnshire  
DN21 2NA

Our ref: PL00723822

13 September 2021

Dear Mr Brown

### **Sturton by Stow and Stow Neighbourhood Development Plan**

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.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at: -

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





Historic England

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at:

<https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

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

Yours sincerely,  
Clive Fletcher  
Principal Adviser, Historic Places  
[REDACTED]



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF  
[REDACTED]



## James Newton

---

**From:** LUP enquiries [REDACTED]  
**Sent:** 25 August 2021 12:05  
**To:** Nev Brown  
**Subject:** Re: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

**CAUTION:** External email, think before you click!

Dear Nev

HSE is not a statutory consultee for local and neighbourhood plans. If there is a nuclear installation within or nearby your local plan area, we recommend you contact the Office of Nuclear Regulation.

HSE has provided Local Planning Authorities (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 you in ensuring that land allocations do not conflict with major hazard sites and pipelines, licenced explosives sites and nuclear installations.

Your attention is drawn to the planning policy guidance provided by your central planning departments in England, Scotland and Wales.

For England: <https://www.gov.uk/guidance/hazardous-substances> in particular paragraphs 65 to 69 which explain an LPAs responsibilities when taking public safety into account in planning decisions and formulating local plans.

For Scotland: <https://www.gov.scot/publications/circular-3-2015-planning-controls-hazardous-substances/pages/2/> Annex F

For Wales: <https://gweddi.gov.wales/about/open-government/publications-catalogue/circular/circulars2001/NAFWC202001?lang=en>

Regards

Sue Howe  
HSE's Land Use Planning Support Team  
HSE Science and Research Centre  
Harpur Hill, Buxton, Derbyshire, SK17 9JN

'WE HAVE MOVED' – Please note from 28th March 2021 our email address has changed to [REDACTED] for all enquiries

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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]  
**Sent:** 25 August 2021 10:47  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:

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

The consultation period is until Friday 22 October 2021. All comments should be sent via email to:

[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on ([REDACTED])

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

---

[REDACTED] Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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\*\*\*\*\*

## James Newton

---

**From:** Sarah Clinch <[REDACTED]>  
**Sent:** 22 October 2021 15:10  
**To:** WL - Neighbourhood Plans  
**Cc:** Jane Crichton  
**Subject:** Sturton by Stow and Stow Representations  
**Attachments:** Sturton by Stow and Stow Reg 16 Lanpro Representations.pdf

Dear Sir/Madam,

Please find our representations to the Sturton by Stow and Stow Neighbourhood Plan consultation attached.

If you have any queries please let us know.

We would be pleased if you would acknowledge receipt of this email and our comments.

Kind regards,

**Sarah Clinch**

Senior Associate Planner | BSc (Hons) MRTPI



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T 01603 631 319 F 01603 628 464 E [info@lanproservices.co.uk](mailto:info@lanproservices.co.uk)

Date: 22<sup>nd</sup> October 2021

Our ref: 2981

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

Sent via email to: [neighbourhoodplans@west-lindsey.gov.uk](mailto:neighbourhoodplans@west-lindsey.gov.uk)

Dear Sir/Madam,

### **Sturton by Stow and Stow Neighbourhood Plan: Regulation 16 Submission Consultation**

These representations are submitted by Lanpro Services on behalf of Island Green Power. Our comments are submitted to the Council via the specified email address by the deadline of the 22<sup>nd</sup> October 2021.

Island Green Power are bringing forward proposals for a solar farm which is partially within the neighbourhood plan area. The project team are considering the adopted and emerging policies in developing our proposals.

#### **Relevant tests**

The Basic Conditions the Plan is required to meet are as follows:

*'a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).*

*b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.*

*c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.*

*d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.*

*e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*

*f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*

*g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).'*





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T 01603 631 319 F 01603 628 464 E [info@lanproservices.co.uk](mailto:info@lanproservices.co.uk)

### **Our comments**

Our comments relate primarily to whether the Plan contributes to the achievement of sustainable development.

Whilst the Plan does not explicitly support the generation of renewable energy, as a form of sustainable development, it does not directly contradict local and national planning policy, which are both supportive of renewable energy proposals.

We support the Plan's inclusion of Community Aspirations, which represent a helpful starting point for developers from which to engage with local people about. Through our forthcoming community consultation, we will explore how our proposed development can help realise some of the Community Aspirations set out at Appendix A of the Plan with local communities.

We are particularly supportive of the draft policies that encourage biodiversity net gain, caring for rivers and the natural environment, and managing flood risk. These are all aspects which we want to work with stakeholders on to achieve in the local area, through our development proposals.

If you have any queries, we would be happy to discuss these with you.

Yours faithfully,



**Sarah Clinch**  
**Senior Associate Planner**

## James Newton

---

**From:** Richard Giles [REDACTED]  
**Sent:** 27 August 2021 14:25  
**To:** WL - Neighbourhood Plans; Nev Brown  
**Cc:** cgrn3@hotmail.com; 'Giles Johnston [REDACTED]'  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

### Reference - picnic area at Coates

Dear Sirs,

We were emailed the link to the above neighbourhood plan earlier this week.

An initial review of the plan brought to our attention references to a picnic area to the south of St Edith's church at Coates.

From the photo's accompanying the plan we believe that this picnic area as shown is on private land for which Limestone Farming Co. Limited is the tenant. If correct, the land does not belong to the church or fall within it's curtilage.

Limestone Farming Co. Limited has granted permission in the past for it's use in one-off events. However there is no agreement for any continuous or regular use.

Can you please confirm the land covered by the picnic area and, if as thought it is on private land, how this is removed from the plan?

Yours faithfully,

**Richard Giles**  
**Company Secretary**

**Limestone Farming Company Limited.** [Tel:- +44 \(0\) 1427 668231](tel:+441427668231)

Registered in England under Company No. 00316842.

Reg. Office:- The Estate Office, Willoughton Manor, Willoughton, Gainsborough Lincs. DN21 5SH

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## James Newton

---

**From:** Dietz, Corinna [REDACTED] >  
**Sent:** 21 October 2021 15:21  
**To:** WL - Neighbourhood Plans  
**Cc:** SM-MMO-Consultations (MMO)  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation  
**Attachments:** Standard\_Consultation\_Response\_MMO.doc

Dear Neighbourhood Planning Team,

I am writing to ensure that you have received our MMO standard response for this consultation. A copy of the standard response is attached.

No further comment is required from the MMO regarding the Sturton by Stow and Stow Neighbourhood Plan - Regulation 16, as the Neighbourhood Plan does not overlap with the East Inshore and Offshore Marine Plans and therefore do not suggest any anticipated impacts on the marine plans.

We advise that you consider any relevant policies within the [East Marine Plan Documents](#) in regard to areas within the plan that may impact the marine environment. We recommend the inclusion of the East Marine Plans when discussing any themes with coastal or marine elements.

When reviewing the East Marine Plans to inform decisions that may affect the marine environment, please take a whole-plan approach by considering all marine plan policies together, rather than in isolation.

Many thanks for the opportunity to comment,

Corinna Dietz

**Corinna Dietz | Marine Planner East | Marine Management Organisation**

✉ Crosskill House | Mill Lane | Beverley | HU17 9JB  
[REDACTED]

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---

**From:** Nev Brown <[REDACTED]>  
**Sent:** 25 August 2021 10:41  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:

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

The consultation period is until Friday 22 October 2021. All comments should be sent via email to:

[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on ([REDACTED])

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]  
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## **Consultation response - PLEASE READ**

Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards,

The Marine Management Organisation

## **Marine Management Organisation Functions**

The MMO is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are: marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.

## **Marine Planning and Local Plan development**

Under delegation from the Secretary of State for Environment, Food and Rural Affairs (the marine planning authority), the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the Mean High Water Springs (MHWS) mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of MHWS, there will be an overlap with terrestrial plans, which generally extend to the Mean Low Water Springs (MLWS) mark. To work together in this overlap, the Department of Environment, Food and Rural Affairs (Defra) created the [Coastal Concordat](#). This is a framework enabling decision-makers to co-ordinate processes for coastal development consents. It is designed to streamline the process where multiple consents are required from numerous decision-makers, thereby saving time and resources. Defra encourage coastal authorities to sign up as it provides a road map to simplify the process of consenting a development, which may require both a terrestrial planning consent and a marine licence. Furthermore, marine plans inform and guide decision-makers on development in marine and coastal areas.

Under Section 58(3) of [Marine and Coastal Access Act \(MCAA\) 2009](#) all public authorities making decisions capable of affecting the UK marine area (but which are not for authorisation or enforcement) must have regard to the relevant marine plan and the UK [Marine Policy Statement](#). This includes local authorities developing planning documents for areas with a coastal influence. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that individual marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service: soundness self-assessment checklist](#).

We have also produced a [guidance note](#) aimed at local authorities who wish to consider how local plans could have regard to marine plans. For any other information please contact your local marine planning officer. You can find their details on our [gov.uk page](#).

See [this map on our website to locate](#) the marine plan areas in England. For further information on how to apply the marine plans and the subsequent policies, please visit our [Explore Marine Plans](#) online digital service.

The adoption of the [North East](#), [North West](#), [South East](#), and [South West Marine Plans](#) in 2021 follows the adoption of the [East Marine Plans](#) in 2014 and the [South Marine Plans](#) in 2018. All marine plans for English waters are a material consideration for public authorities with decision-making functions and provide a framework for integrated plan-led management.

### **Marine Licensing and consultation requests below MHWS**

Activities taking place below MHWS (which includes the tidal influence/limit of any river or estuary) may require a [marine licence](#) in accordance with the MCAA. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object. Activities between MHWS and MLWS may also require a local authority planning permission. Such permissions would need to be in accordance with the relevant marine plan under section 58(1) of the MCAA. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. We have produced a [guidance note](#) (worked example) on the decision-making process under S58(1) of MCAA, which decision-makers may find useful. The licensing team can be contacted at: [marine.consents@marinemanagement.org.uk](mailto:marine.consents@marinemanagement.org.uk).

### **Consultation requests for development above MHWS**

If you are requesting a consultee response from the MMO on a planning application, which your authority considers will affect the UK marine area, please consider the following points:

- The UK Marine Policy Statement and relevant marine plan are material considerations for decision-making, but Local Plans may be a more relevant consideration in certain circumstances. This is because a marine plan is not a 'development plan' under the [Planning and Compulsory Purchase Act 2004](#). Local planning authorities will wish to consider this when determining whether a planning application above MHWS should be referred to the MMO for a consultee response.
- It is for the relevant decision-maker to ensure s58 of MCAA has been considered as part of the decision-making process. If a public authority takes a decision under s58(1) of MCAA that is not in accordance with a marine plan, then the authority must state its reasons under s58(2) of the same Act.
- If the MMO does not respond to specific consultation requests then please use the above guidance to assist in making a determination on any planning application.

## **Minerals and Waste Local Plans and Local Aggregate Assessments**

If you are consulting on a minerals and waste local plan or local aggregate assessment, the MMO recommends reference to marine aggregates, and to the documents below, to be included:

- The [Marine Policy Statement \(MPS\)](#), Section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK's) construction industry.
- The [National Planning Policy Framework \(NPPF\)](#), which sets out policies for national (England) construction mineral supply.
- [The minerals planning practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The national and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period, including marine supply.

The minerals planning practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments. These assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine sources. This means that even land-locked counties may have to consider the role that marine-sourced supplies (delivered by rail or river) have – particularly where land-based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response, please email us at [consultations@marinemanagement.org.uk](mailto:consultations@marinemanagement.org.uk) or telephone us on 0208 0265 325.



**James Newton**

---

**From:** Waldron, Christopher Mr (DIO Estates-SafegdgOff2) <[REDACTED]>  
**Sent:** 17 November 2021 16:10  
**To:** Nev Brown  
**Subject:** FW: 20211117\_MINISTRY\_OF\_DEFENCE\_RESPONSE\_FAO\_NEV\_BROWN  
**Attachments:** East 1 WAM Network Plan T.pdf

**CAUTION:** External email, think before you click!

Good afternoon Nev,

Thank you for your response. Please find attached a hard copy of the East 1 WAM Network coverage area for your perusal.

Kind Regards

**Chris Waldron**

Assistant Safeguarding Manager

**St George's House | Defence Infrastructure Organisation Head Office |  
DMS Whittington | Lichfield | Staffordshire | WS14 9PY**

Skype: +[REDACTED]

Mob: [REDACTED]

Email: [REDACTED]

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**From:** Nev Brown <[REDACTED]>  
**Sent:** 15 November 2021 14:43  
**To:** Waldron, Christopher Mr (DIO Estates-AsstSafegdgMgr5) <[REDACTED]>  
**Subject:** RE: 20211021\_MINISTRY\_OF\_DEFENCE\_RESPONSE\_FAO\_NEV\_BROWN

Hello Chris

Thank you for your comments on the Sturton by Stow and Stow Neighbourhood Plan.

I think it would be helpful if plans of your safeguarding areas could be viewed alongside the comments you have made particularly with regard to East 1 WAM network.

I would therefore be pleased if you could send me in pdf format plans showing your safeguarding areas in the NP area.

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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**From:** Waldron, Christopher Mr (DIO Estates-SafegdOff2) <[REDACTED]>

**Sent:** 08 November 2021 09:01

**To:** Nev Brown <[REDACTED]>

**Subject:** FW: 20211021\_MINISTRY\_OF\_DEFENCE\_RESPONSE\_FAO\_NEV\_BROWN

**Importance:** High

**CAUTION:** External email, think before you click!

Good Morning Nev,

Apologies for the incorrect information within the response.

Please find attached, the correct response of the MOD's position.

Thank you for alerting me to my misdemeanour.

Kind Regards

**Chris Waldron**

Safeguarding Officer

**St George's House | Defence Infrastructure Organisation Head Office |**

**DMS Whittington | Lichfield | Staffordshire | WS14 9PY**

Skype: [REDACTED]

Mob: [REDACTED]

Email: [REDACTED]

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---

**From:** Nev Brown <[REDACTED]>  
**Sent:** 04 November 2021 10:25  
**To:** Waldron, Christopher Mr (DIO Estates-AsstSafegdMgr5) <[REDACTED]>  
**Subject:** FW: 20211021\_MINISTRY\_OF\_DEFENCE\_RESPONSE\_FAO\_NEV\_BROWN  
**Importance:** High

Dear Chris

Thank you for responding to the Sturton by Stow and Stow Neighbourhood Plan consultation.

However your attachment above refers to another consultation.

I would be pleased if you could send me your comments on the Neighbourhood Plan as soon as you can.

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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**From:** Waldron, Christopher Mr (DIO Estates-SafegdOff2) <[REDACTED]>  
**Sent:** 22 October 2021 12:35  
**To:** WL - Neighbourhood Plans <[REDACTED]>  
**Subject:** 20211021\_MINISTRY\_OF\_DEFENCE\_RESPONSE\_FAO\_NEV\_BROWN

DIO ref: 10049672\_Rev1

Planning ref: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Nev,

Please find attached my letter, confirming the safeguarding position of the Ministry of Defence, in respect of the above consultation

Kind Regards

**Chris Waldron**

Safeguarding Officer

**St George's House | Defence Infrastructure Organisation Head Office |  
DMS Whittington | Lichfield | Staffordshire | WS14 9PY**

[REDACTED]

[REDACTED]

Email [REDACTED]

**Due to COVID-19 I am working from home until further notice.**

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## Ministry of Defence

Nev Brown  
Senior Neighbourhood Planning Officer  
West Lindsey District Council  
Guildhall  
Marshall's Yard  
Lincolnshire  
DN21 2NA

## Defence Infrastructure Organisation

Safeguarding Department  
Statutory & Offshore  
Defence Infrastructure Organisation  
St Georges House  
DIO Head Office  
DMS Whittington  
Lichfield  
Staffordshire  
WS14 9PY

  
  
[www.mod.uk/DIO](http://www.mod.uk/DIO)

22<sup>ND</sup> October 2021

### **Your Ref: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation**

Dear Nev,

It is understood that West Lindsey District Council is undertaking Regulation 16 consultation on the Sturton by Stow and Stow Neighbourhood Plan. This document will inform subsequent planning and development within the authority area.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.

Paragraph 97 of the National Planning Policy Framework 2021 requires that planning policies and decisions should take into account defence requirements by '*ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.*' To this end MOD may be involved in the planning system both as a statutory and non-statutory consultee. Statutory consultation occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued by Ministry for Housing, Communities & Local Government (MHCLG) in accordance with the provisions of that Direction.

**Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.**

Having reviewed the supporting documentation in respect of Sturton by Stow and Stow Neighbourhood Plan there is one area of interest for the MOD.

The MOD have a principal area of concern that sites may be allocated where development could impact on the operation and/or capability of a new technical asset located within and passing through the Sturton by Stow and Stow area of authority. This new asset is known as the East 1 WAM Network and contributes to aviation safety by feeding into the air traffic management system in the east of England. The East 1 WAM network consists of a network of linked sites. Statutory safeguarding zones have been designed to ensure that development which might impact on the operation and capability of both the linked sites, and the links between them, will result in consultation.

The Safeguarding map associated with the East 1 WAM network has been submitted to MHCLG for issue. As is typical, the map provides both the geographic extent of consultation zones and the criteria associated with them. Within the statutory consultation areas identified on the map are zones where the key concerns are the presence and height of development, and where introduction of sources of electro-magnetic fields (such as power lines) are of particular concern. Wherever the criteria are triggered the MOD should be consulted in order that appropriate assessments can be carried out and, where necessary, requests for required conditions or objections may be communicated.

For your convenience, a copy of the safeguarding plan passed to MHCLG for formal issue has been attached to this email. Further copies of this plan, in both GIS shapefile and .pdf format, can be provided on request through the email address above.

The aerodrome technical safeguarding zones serve to regulate the height of development, materials used in construction and introduction of sources of electro-magnetic fields around radars, radio transmitter/ receiver sites and other types of technical installations supporting operational defence or national security requirements.

In addition, where development falls outside designated safeguarding zones the MOD may also have an interest, particularly where the development is of a type likely to have an impact on operational capability. Examples of this type of development are the installation of renewable energy generation systems and their associated infrastructure. The MOD has, in principle, no issue or objection to renewable energy development though some methods of renewable energy generation, for example wind turbine generators or solar photo voltaic panels can, by virtue of their physical dimensions and properties, impact upon military aviation activities, cause obstruction to protected critical airspace encompassing military aerodromes, and impede the operation of safeguarded defence technical installations. In addition, where turbines are erected in line of sight to defence radars and other types of defence technical installations, the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations with associated impacts upon aviation safety and operational capability. Planning Practice Guidance published on the Gov.uk website acknowledges the potential effect of wind turbine generators and directs developers and Local Planning Authorities to consult the MOD where a proposed turbine has a tip height of or exceeding 11m or has a rotor diameter of 2m or more.

In summary, the MOD would wish to be consulted within the West Lindsey District Council's Sturton by Stow and Stow Neighbourhood Plan of any development within the safeguarding zones designated in association with the East 1 WAM Network which consists of any development or change of use of land.

I trust this clearly explains our position on this consultation. Please do not hesitate to contact me should you wish to consider these points further.

Yours sincerely



Chris Waldron  
DIO safeguarding Officer

**COPIES OF THESE PLANS CAN ALSO BE PROVIDED ON REQUEST BY CONTACTING  
CUSTOMER SERVICES AT WEST LINDSEY DISTRICT COUNCIL ON 01427 676676**

## James Newton

---

**From:** Close, Sandra <[REDACTED]>  
**Sent:** 04 October 2021 13:19  
**To:** WL - Neighbourhood Plans  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Reg 16  
**Attachments:** 365729 Draft Sturton and Stow Draft Neighbourhood Plan .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](http://www.gov.uk/natural-england)

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- During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders. Please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.
- Hands, Face, Space, Fresh Air.

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Date: 04 October 2021  
Our ref: 365729  
Your ref: none



Nev Brown  
Senior Neighbourhood Planning Policy Officer

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:** Sturton by Stow and Stow Neighbourhood Plan - Reg 16

Thank you for your consultation on the above document dated and received by Natural England on 25 August 2021

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 Sturton by Stow and Stow Neighbourhood Plan. We have no specific comments to make but welcome the commitment to sustainable development, net gain and green infrastructure in the plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

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**

**Planning Adviser  
East Midlands Team**



## James Newton

---

**From:** Lincs-SECTION106 (NHS LINCOLNSHIRE CCG) <[REDACTED]>  
**Sent:** 18 October 2021 10:39  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

**CAUTION:** External email, think before you click!

Hi Nev

Thank you for sharing this with us.

Having reviewed the plan, we don't have any comments.

Where appropriate we will be engaged as a consultee on any local planning applications through West Lindsey District Council.

Kind Regards  
Emily

**Emily Turk**  
**S106 Administrator**

**NHS Lincolnshire CCG**  
**Cross O'Cliff Court,**  
**Bracebridge Heath, Lincoln, LN4 2HN**  
**Tel: 07581 012664**

---

**From:** Nev Brown [REDACTED]  
**Sent:** 08 October 2021 12:02  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission - Consultation closes 22 October 2021

Dear Consultee  
In August I invited your comments on the above neighbourhood plan. Please see my email below for details.

If you have any comments to make please could I receive them by Friday 22 October 2021.  
If you have already responded please ignore this email.

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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**From:** Nev Brown  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,  
Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:  
<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/sturton-by-stow-and-stow-neighbourhood-plan/>

The consultation period is until Friday 22 October 2021. All comments should be sent via email to:  
[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council,  
Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

[REDACTED]  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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## James Newton

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**From:** Nick Feltham  
**Sent:** 25 August 2021 10:39  
**To:** Nev Brown  
**Cc:** Anne-Marie Shepherd  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Nev

I can confirm that NKDC does not have any comments on the above Regulation 16 Submission however comments will of course follow from Phil Hylton on behalf of the CL Authorities,

Regards  
Nick Feltham



**Nick Feltham**  
**Principal Planning Officer**

Tel: [REDACTED]  
Email: [REDACTED]  
[www.n-kesteven.gov.uk](http://www.n-kesteven.gov.uk)  
Kesteven Street, Sleaford, NG34 7EF



---

**From:** Nev Brown [REDACTED]  
**Sent:** 25 August 2021 10:37  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,  
Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:  
<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/sturton-by-stow-and-stow-neighbourhood-plan/>

The consultation period is until Friday 22 October 2021. All comments should be sent via email to: [REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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Ref OC b - f

## James Newton

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**From:** Elaine Atkin <[REDACTED]>  
**Sent:** 21 October 2021 13:32  
**To:** WL - Neighbourhood Plans  
**Subject:** Feedback on Sturton by Stow and Stow Parish Councils joint Neighbourhood Plan

Please see below our feedback, via our Planning Committee:

The Sturton by Stow Neighbourhood Plan is a good document and there has obviously been a lot of work to complete it. Here are a few points from Saxilby with Ingleby Parish Council, based on our experience and learning points from our NDP, which was made in 2017, and which we are about to review.

1. Traffic and speeding is identified as a community aspiration and not a policy, yet there are lots of points which would justify having it as a separate policy.
2. A professional Character Assessment would be more beneficial and is useful when commenting on planning applications.
3. It would be worth considering having a separate policy for tourism, which can be developed when reviewed. You have key tourist attractions in Stow Church, Coates-by-Stow Church and Bransby Horses.
4. Community aspirations may be better as a list of community projects. You can then link any CiL monies received, to the projects.
5. There is nothing about future housing developments and identified possible sites.
6. Walking and cycling: Consider adding in 'Don't Lose Your Way', the Ramblers' campaign to put unrecorded rights of way back on the map. Many of these reconnect villages.

Regards

[REDACTED]

	<p><b>Elaine Atkin PSLCC, CiLCA</b></p> <p>Parish Clerk Saxilby with Ingleby Parish Council</p> <hr/> <p><a href="http://saxilbyparishcouncil.gov.uk">saxilbyparishcouncil.gov.uk</a> St Andrews Community Centre, LN1 2LP</p>
---	--





## James Newton

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**From:** Bramley, Chris <[REDACTED]>  
**Sent:** 12 October 2021 11:38  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation  
**Attachments:** RE: Sturton and Stow Draft Neighbourhood Plan

**CAUTION:** External email, think before you click!

ST Classification: UNMARKED

Hi Nev

Severn Trent do not provide Sewerage or water Services to Sturton by Stow and Stow, therefore we have no comments as per my response to the previous consultation attached for reference.

Kind Regards

**Chris Bramley**

Strategic Catchment Planner (Leics & Notts)

Drainage and Wastewater Management Planning (DWMP)

Severn Trent Water Ltd, PO Box 51, Raynesway, Derby, DE21 7JA (sat nav post code is DE21 7BE)

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**From:** Nev Brown <[REDACTED]>  
**Sent:** 25 August 2021 10:41  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

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

The consultation period is until Friday 22 October 2021. All comments should be sent via email to:

[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on ([REDACTED])

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer



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## James Newton

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**From:** Shire Group Planning [REDACTED]  
**Sent:** 06 September 2021 11:16  
**To:** Nev Brown  
**Subject:** RE: Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

**CAUTION:** External email, think before you click!

Good morning Nev,

Thank you for giving us the opportunity to comment on your joint neighbourhood plan.

However, Sturton & Stow appear to be outside the boundaries of any drainage authority we represent. They could be within the boundaries of Upper Witham IDB though. Their contact details can be found on the ADA website here: <https://www.ada.org.uk/members/upper-witham-idb/>

Many thanks

**Mark Joynes**

Financial Officer  
Shire Group of Internal Drainage Boards

---

**From:** Nev Brown [REDACTED]  
**Sent:** 25 August 2021 10:20  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Sturton by Stow and Stow Parish Councils have submitted their joint Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council in accordance with Regulations 15 and 16 of Neighbourhood Planning (General) Regulations 2012. You are being notified as a consultee and/or because you previously made comments on the Plan.

The Plan and supporting documents can be viewed at:

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The consultation period is until Friday 22 October 2021. All comments should be sent via email to:

[REDACTED] or via post to: Neighbourhood Planning, West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012. If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

Regards

**Nev Brown**

Senior Neighbourhood Planning Policy Officer

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[REDACTED]  
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[www.shiregroup-idbs.gov.uk](http://www.shiregroup-idbs.gov.uk)

**From:** Planning Central [REDACTED]  
**Sent:** 25 August 2021 14:10  
**To:** WL - Neighbourhood Plans  
**Subject:** 2021 Sturton by Stow and Stow Parish Joint Neighbourhood Plan

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 Parts 98 and 99. 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.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

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.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Part 99 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>

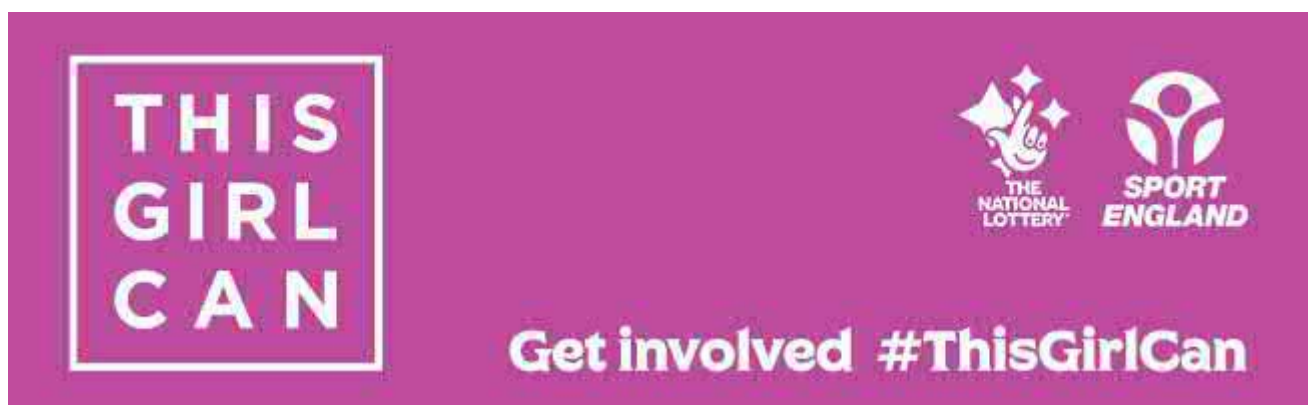
Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(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 Administration Team



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



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## James Newton

---

**From:** Pam Duncan [REDACTED]  
**Sent:** 23 September 2021 13:39  
**To:** Nev Brown  
**Cc:** Carol; Christopher Turner; Sturton Parish Clerk; Louise Gibbs  
**Subject:** Regulation 16 - Submission on behalf of Sturton by Stow and Stow Parish Councils  
**Attachments:** STURTON BY STOW AND STOW NEIGHBOURHOOD PLAN.docx

CAUTION:External email, think before you click!

Dear Nev,

Further to our previous e mails, I am writing to confirm that, following discussions with representatives of Limestone Farming, we have agreed the proposed amendments to the draft Plan and supporting documents as set out in the attached report. Both Sturton by Stow and Stow Parish Councils support the submission.

Please let me know if there is anything further you require.

Many thanks for your assistance on this matter.

Regards

Pam



## STURTON BY STOW AND STOW NEIGHBOURHOOD PLAN - REGULATION 16 SUBMISSION.

### STATEMENT ON BEHALF OF STURTON BY STOW PARISH COUNCIL AND STOW PARISH COUNCIL REQUESTING AMENDMENTS TO THE DRAFT NEIGHBOURHOOD PLAN AND SUPPORTING DOCUMENTATION.

As a result of the Regulation 16 consultation, an objection has been made by the landowners concerning the description of an area of land at Coates by Stow. Unfortunately, this did not come to light during the Regulation 14 consultation period, when an amendment would have been made.

The draft Plan documentation inadvertently describes the piece of land as a picnic area; this information was received at the time of the walkabouts. This is inaccurate as the land in question is private land and is not open to the public. It has been agreed to remove any references in the documentation, maps and images, which would imply there is open access.

Some typographical errors have also come to light and are included below.

We request that the amendments proposed below to our draft Neighbourhood Plan with supporting documents are included in our Regulation 16 submission for subsequent consideration by the examiner.

The proposed amendments are:

<b>DRAFT NEIGHBOURHOOD PLAN</b>	<b>Current wording</b>	<b>Proposed wording</b>
Page 53 Community Facilities 2. first line	Policy Map 9.1 and 9.2	Policy Maps 8.1 and 8.2
Page 53 Community Facilities 2(xviii)	St Edith's Church including associated green space	St Edith's Church;
Page 56 Map 8.2 Stow Community Facilities	St Edith's Church including associated green	St Edith's Church;
<b>NEIGHBOURHOOD PROFILE</b>		
Page 77 line 5 in Open Spaces section.	There is a green space to the south of St Edith's <b>L3</b> available for people to picnic in <b>GS1</b>	St Edith's in its rural setting. <b>L3 &amp; GS1</b> .
Page 78 Figure 9 – annotated map of Character Area 4	Picnic area to South of St Edith's <b>GS1</b>	St Edith's in its rural setting. <b>GS1</b>
Page 79 Rural Stow Asset Mapping – Green Spaces	<b>GS1</b> Grass area to the south of St Edith's on which people may picnic (P2.10).	<b>GS1</b> St Edith's in its rural setting.
Page 83 Open Spaces line 3	Attractive picnic area with two benches behind St Edith's Church which is open daily for visitors. <b>GS1</b>	St Edith's Church in its rural setting. <b>GS1</b>
<b>Neighbourhood Profile Appendix 1 – Enlarged Maps</b>		
CA4 Rural Stow Map	Picnic area to the south of St Edith's <b>GS1</b>	St Edith's in its rural setting. <b>GS1</b>
<b>Neighbourhood Profile Appendix 2 - Supplementary photographs and views</b>		
Pages 61 Character Area 4 (Rural Stow) Supplementary photographs listings	2.3 Coates Hall and open space to the fore 2.10 The moat and green area at the rear of St Edith's  2.17 Green Space and Coates Hall in the background	2.3 Coates Hall  2.10 The moat is part of the scheduled monument.  2.17 Coates Hall in the background.
Page 71 photograph label  Page 72 photograph and label   Page 74 photograph label	2.3 Coates Hall and open space to the fore 2.10 The moat and green area at the rear of St Edith's   2.17 Green space and Coates Hall in the background	2.3 Coates Hall  2.10 substitute revised image (attached) and insert new label to say 'The moat is part of the scheduled monument.' 2.17 Coates Hall in the background



2.10 The moat is part of the scheduled monument

## James Newton


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**From:** Nev Brown  
**Sent:** 27 October 2021 14:13  
**To:** WL - Neighbourhood Plans  
**Subject:** Sturton by Stow and Stow Neighbourhood Plan - Regulation 16 Submission Consultation  
**Attachments:** SbyS&S Reg 16 NP WLDC comments.pdf

To the Neighbourhood Plans Team  
Please find attached WLDC's comments on the submission version of the Sturton by Stow and Stow Neighbourhood Plan (Reg16).  
Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

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Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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**Sturton by Stow and Stow Neighbourhood Plan  
Submission (Regulation 16)  
WLDC's comments October 2021**

**Supplementary and Supporting Documents**

It would be helpful if references could also be given to the Neighbourhood Profile's supporting documents:

- Appendix 1 Enlarged Maps; and
- Appendix 2 Supplementary Photographs and Views.

**3 About Stow and Sturton by Stow**

Just a suggestion but wouldn't it be more logical to follow title order starting with Sturton by Stow first and then Stow.

Heritage Maps pages 18 and 19: Useful maps but unfortunately difficult to identify individual listed buildings. Would be helpful if maps could be like those used to show community facilities and protected views later in NP. Here they are larger scale base maps for settlements and have annotated the features.

Page 21 3.2.7 An update. According to latest LP4 monitoring table at 18 Oct 2021 viewable on WLDC's website both Sturton by Stow and Stow had nil remaining growth requirements. Please view table at:

[Housing Growth in Medium and Small Villages \(Policy LP4\) | West Lindsey District Council \(west-lindsey.gov.uk\)](https://www.west-lindsey.gov.uk/development-and-planning/housing-growth-in-medium-and-small-villages-policy-lp4)

**5 Neighbourhood Plan Policies**

4<sup>th</sup> Paragraph. Despite what it says here, no justifications are given as to how each policy aligns with the emerging Local Plan Review. For such references need to view the draft consultation version of the Review at:

[Local Plan | Central Lincolnshire \(n-kesteven.gov.uk\)](https://www.n-kesteven.gov.uk/local-plan)

The NPPF was updated in July 2021. All references in NP to NPPF need to come from latest version.

**Policy 1: Sustainable Development**

Part 1 first sentence 1 ... where it is.....

NOTE: The NP's identification of the existing or planned built up area is supported. This will certainly help determine the suitability of locations for development.

It is noted that the NOTE is a new addition to the policy. It did not appear in the NP's Regulation 14 version. It virtually mirrors CLLP policy LP2's definition of developed footprint of settlement. Although it is useful to know what the existing or planned built up area has been based on is it necessary to repeat CLLP policy

here? Also is the NP satisfied that its built-up area complies exactly with criteria a) to d)? It would unfortunately undermine the policy if it were shown that it actually included examples as given in criteria a) to d).

Would it be better instead to say in the justification that built-up area has had close regard to CLLP policies LP2 and LP4 in defining its settlement boundary? But not include the NOTE with the policy.

## **Policy 2: Residential Development Management**

Part 1 first sentence .... and redevelopment sites....

Criterion 1 f) does not support back-land development. But criterion a) supports development on ...other sites...in the existing or planned built up area many of which could potentially be defined as back-land sites. There appears to be an inconsistency between criteria a) and f).

Criterion m) Second sentence. Is this a planning matter? Is this reasonable to expect?

Criterion n) It is noted that this criterion is new to the policy. It did not appear in the previous Regulation 14 version.

WLDC is aware that the functioning of on-site sewage treatment facilities is a concern for the PCs. However, the operational side of sewage treatment facilities in terms of criteria n) i) to v) is not considered to be a planning application matter and therefore their inclusion in this policy is felt to be inappropriate.

Ensuring on-site sewage treatment facilities operate satisfactorily is overseen by other legislation/regulations administrated by regulators such as the Environment Agency, Building Control, and the local water and drainage authorities.

For example, such facilities require building regulations approval, and to accord with Approved Document H of the Building Regulations 2010. Also the operator (i.e. property owner(s)) of such a facility is understood to be subject to a permit process operated by the Environment Agency. An operator must follow the general binding rules or if not, apply for a permit. The binding rules include that the treatment facility is compliant with the British Standard in force at that time. Please go to: The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014 at:

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

Part 2. Second sentence with criteria i to v. appears to be a completely new addition to the NP not seen in the Regulation 14 version and not commented on previously by WLDC.

This part of policy appears to run contrary to Policy 1 in terms of development outside the built-up area. Policy 1 criterion d) i to iv takes a restrictive approach in line with CLLP strategic policy LP55 whereas policy 2 part 2 is more flexible enabling settlements to extend into open countryside in certain circumstances. These policies do not appear to be consistent with one another.

Part 2 criteria i. What is the overall shape of the village? For the NP isn't it that already established as the existing or planned built up area of each settlement shown on policy maps?

Part 2 criterion iii. What about extant planning permissions that run counter to the principles/provisions now established by the NP?

NOTES \* Same comment as given for Policy 1 where this advice also appears.

### **Policy Maps 2.1 and 2.2**

Maps need retitling to Existing or Planned Built Up Area to align with policy/text references to maps.

For several locations difficult to see exactly where the boundary for each area goes. Could a boundary line be added to both maps and for Policy Map 2.1 this to be shown at larger scale like for Stow's. If this is difficult to achieve, just a suggestion, but how about having two maps for Sturton, north and south using Marton and Tillbridge Roads as the dividing line.

On Policy Map 2.1 these planned built up areas need revisiting:

- Planning application ref 136428 for 6 homes, the south and west boundaries of site are unclear.

- PA 140331 for 5 detached homes, the site appears to extend slightly more eastwards than shown on Policy Map 2.1

Also the CLLP Review Draft Consultation version proposes 3 housing allocations in Sturton by Stow. These are shown on the interactive map, please go to:

[Aurora \(statmap.co.uk\)](http://Aurora(statmap.co.uk))

They are:

- WL/STUR/003, this would appear to lie inside the area.
- WL/STUR/006A, much of this site lies outside area but adjoins it.
- WL/STUR/007, this would appear to lie inside area.

Have these been considered by the NP in drawing up the boundaries for existing or planned built up areas? Two already appear to lie inside but what about extending area to include the whole of proposed allocation WL/STUR/006A?

### **Policy 3: Area of Separation between Sturton by Stow and Stow**

Why is there significant field gaps between Stow's existing or planned built up area and the area of separation? Wouldn't it be best for planning policy purposes if both shared the same boundary in this location? Is there a specific reason why

the field gaps have been omitted from the area of separation? What development policy would they currently come under? Open Countryside CLLP LP55? NP Policy 1 d)? NP policy 2 part 2?

#### **Policy 4: Housing Mix and Affordability**

Para 5.4.2 – The tenures detailed within this paragraph are not tenures that are specified as affordable housing within the latest NPPF. The justification suggests it's from the NPPF so this should really correlate with latest NPPF definitions. There also needs to be mention of the new First Homes tenure.

Para 5.4.3 – Is this suggesting there will be a more localised housing mix detailed in Policy 4? The mix is currently set out within the CLLP's Supplementary Planning Document – Developer Contributions. But as Policy 4 doesn't specify anything other it would revert to the SPD mix.

5.4.3– "Housing affordability ensures that larger developments will deliver the affordable houses" Not sure this sentence makes any sense or serves any relevant purpose? This paragraph needs to reiterate that should a mix of housing come forward that is different to that as per the CLLP and its SPD, it must be evidence based to show why it will be offering something different.

Policy 4 As with the Regulation 14 version, there is still no evidence to suggest in NP locality that there is a need for older persons' accommodation, smaller properties or starter homes. The policy includes these 3 "types" of housing but starter homes is a tenure and not a type of housing and so that needs to be made a little clearer if possible or remove the reference to starter homes completely.

#### **Policy 5: Delivering Good Design**

Part 2 h) The requirement to meet Building for Life (BfL) standards is welcomed. However BfL has now been updated and renamed to Building for A Healthy Life (BHL) - a design code for neighbourhood, streets, homes and public spaces. BfL's good and very good ratings as referred to in the policy no longer appear in BHL. Instead the objective for a development is to secure as many green lights and as few red lights as possible.

It is therefore suggested that this criterion be reworded to:

h) will secure as many green lights and as few red lights as possible against Building for A Healthy Life design code;

#### **Policy 6: Historic Environment**

No. 33 Former Friends' Meeting House is of insufficient merit to be recognised as a non-designated heritage asset.

#### **Policy 7: Employment and Business Development**

5.7.4 Policy 14 not 15?

Policy 7 b) (ii) Policy 5 not 6?

Is this policy referring to a single proposal or to proposals in general?

### **Policy 8: Community Facilities**

5.8.3 Policy 8 not 9?

Criterion 1 c) reference to the built-up area. Is this the same area as existing and planned built-up area referred to in Policy 2 and shown on Policy Maps 2.1 and 2.2? Needs clarification.

Part 2 Policy Maps 8.1 and 8.2 not 9.1 and 9.2?

### **Policy 10: Protected Views**

Part 2 Should it be Protected Views rather than Locally Protected Views?

### **Page 59 Policy Map 9.1**

Spelling... Ordnance Survey.. Licence?

### **Policy 11: Green Infrastructure**

The Policy makes no reference to Policy Map 11 (Map 11) which is referred to in 5.11.5.

Map 11 Retitle to Policy Map 11.

### **Policy 13: Environmental Protection**

Part 3 Suggest reword:

Developments will be supported that include environmental protection measures which clearly demonstrate mitigation, adaptation and resilience to climate change.

### **Policy 14: Flood Risk**

5.13.2 .....which requires...

5.13.2 ....pages 73 to 75...

5.13.4 Renumber paragraph 5.13.3

### **Policy 16: Footpath and Cycleways**

Suggest these changes to Policy Map 15 Legend:

- Change from Walking Routes to Walking and Cycling Routes
- Yellow route... retitle... Footpath- public right of way- walking
- Blue route ..retitle...Bridleway - public right of way- walking and cycling



## **6 Monitoring and Implementation**

6.1.4 Need to monitor the NP against the Local Plan Review which is currently underway.

### **Appendix B**

As mentioned earlier, ensure definitions such as for affordable housing come from latest NPPF July 2021

As mentioned earlier, Building for Life has now become Building for A Healthy Life.