

A photograph of a forest path with sunlight filtering through the trees. The path is covered in fallen leaves and branches, and the trees are tall with dense green foliage. The sunlight creates a dappled effect on the ground and leaves.

A Neighbourhood Plan for Sudbrooke

Consultation Statement

January 2019

Introduction

- 1.1 The Neighbourhood Plan steering group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Plan (NP) and associated evidence base.
- 1.2 The Neighbourhood Plan Regulations require that, when a Neighbourhood Development Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

Legal Basis:

- 1.3 Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a consultation statement should be a document containing the following:
 - Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
 - Explanation of how they were consulted;
 - Summary of the main issues and concerns raised by the persons consulted; and
 - Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NP.
- 1.4 The NP for Sudbrooke will cover the period 2019 until 2036. The NP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Our Consultation Statement

- 1.5 This statement outlines the stages in which have led to the production of the Sudbrooke NP in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees.
- 1.6 In addition, this statement will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood development Plan Steering Group, including; producing questionnaires and running consultation events.

The Neighbourhood Development Plan designation

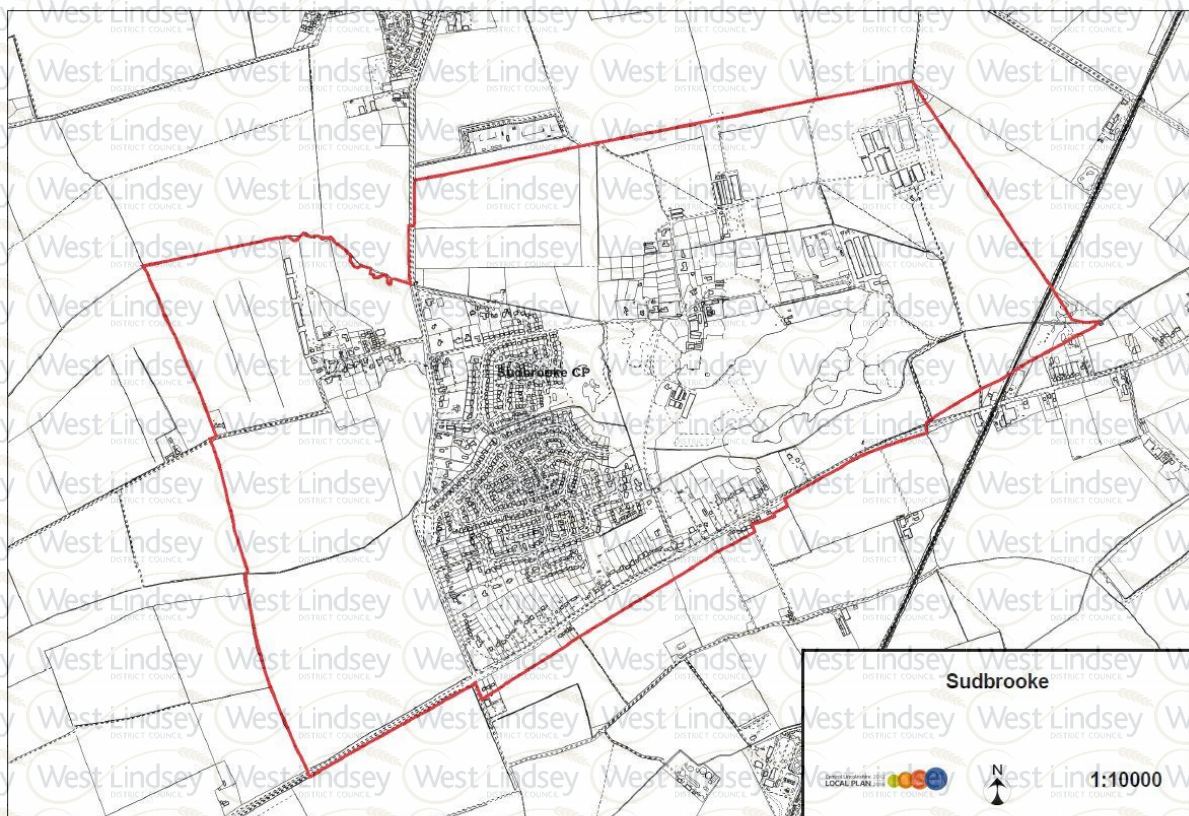
1.7 As part of the process, an NP area needs to be designated to allow a scope of work to be produced. The NP area covers the entire Parish of Sudbrooke which allowed the Parish Council to act as the qualifying body to lead and manage the NP process.

1.8 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan area and Sudbrooke Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan, by West Lindsey District Council, on the 10th January 2016.

1.9 Information on the designation can be found in the Designation Statement on West Lindsey District Council's webpage:

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

Figure 1: Sudbrooke Neighbourhood Plan Area



Establishing a Neighbourhood Development Plan steering group

1.10 People from our community have contributed to producing the plan. Everyone who offered their opinion, idea, argument or hands on has helped produce the final Plan. At the time of writing the NP, the Steering Group consisted of people who have volunteered to work together to complete the process. They usually met once a month, or more if needed, to report on progress and to review comments and ideas, as well as look at new ways to engage

with the community. The group regularly reported back to the wider Parish Council when appropriate.

Professional support and advice

- 1.11 The Neighbourhood Plan group received direct support from officers at West Lindsey District Council and independent planning consultants. This support was aimed at both guiding and directing the Neighbourhood Plan Steering group and to produce technical reports to support the evidence base.

The Consultation Process

- 1.12 The steering group engaged with the whole community in establishing our issues, opportunities, future vision and our objectives for the next 18 years.

The benefits of involving a wide range of people within the process, included:

- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

- 1.13 The Neighbourhood Plan process has clear stages in which the steering group has directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys and presentations. Residents were updated on the process through local newsletters, the website: <http://parishes.lincolnshire.gov.uk/Sudbrooke/section.asp?catId=37318> and the District Council Website. Regular updates were also given to the Parish Council on the progress of the Plan throughout the process.

Table 1: List of Consultation dates and events

Event	Date	Attendance
Public meeting about the Neighbourhood Plan process	04/10/2015	39
Resident Questionnaire	01/11/2015 – 2/02/2016	210 returns (30%)
Public consultation event	11th March 2016 2-7pm	41
Land Survey Leaflet	12 th February 2017	102 returns (15%)
Public consultation event	24 th February 2017	142
Draft Plan Public consultation event 1	2 nd October 2018	42

Event			Date	Attendance
Draft	Plan	public	11 th October 2018	33
consultation event 2				

- 1.14 Regulation 14 consultation was advertised by a notice in Sudbrooke News from the 2nd September until the 3rd November 2018. This was delivered to all residents within the Neighbourhood Plan Area.
- 1.15 All residents were offered the opportunity to view for hard copies of the documents which were made available for on the evenings of the 2nd and 11th October 2018 (at the Village Hall), at which members of the Steering Group would be available for any questions. 75 residents attended over the two events, and some provided comments on the draft Plan which are summerised in Table 2.
- 1.16 In addition, all relevant statutory consultees were also notified by email of the consultation period. Some minor amendments have been made to the Neighbourhood Plan based on the comments received from residents and the statutory consultees and these are summarised in Table 2.



Early consultation with the public



Regulation 14 consultation events



Figure 2: Sudbrooke News Article

September 8

<http://parishes.lincolnshire.gov.uk/Sudbrooke/>

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Neighbourhood Plan

Your Village Your Voice

UPDATE

The second draft is underway to be completed and sent to the Parish Council for the PC Meeting on Thursday 6 September for their approval. Following this there will be a six-week Public Consultation and drop-in session by the end of October.

Any comments/changes should be made to the Plan by the end of November, after which the Parish Council to agree the final draft by the end of December. The Final Draft is submitted to West Lindsey District Council in December 2018/January 2019. Regulation six-week publicity period by WLDC January/February 2019. Independent Examination - February to March. Public Referendum April 2019 and finally Adoption by WLDC May 2019.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Lincolnshire County Council Minerals and Waste	<p>Thank you for consulting Lincolnshire County Council's Minerals and Waste Policy Team. The County Council, as Mineral and Waste Planning Authority, is responsible for producing the Minerals and Waste Local Plan for the County. The plan comprised two parts, the "Core Strategy and Development Management Policies" (CSDMP June 2016) and the "Site Locations Document" (SLD December 2017) These documents form part of the Development Plan for the county.</p> <p>As you may be aware, it is a statutory requirement that Neighbourhood Plans must be in general conformity with the strategic policies of the Development Plan, including the minerals and waste policies. I would therefore ask that you have particular regard to the proposals and policies in the CSDMP and SLD that:</p> <ul style="list-style-type: none"> • Safeguard existing minerals and waste sites from incompatible development; • Safeguard Mineral Resources to prevent unnecessary sterilisation by development; and • Identify the locational criteria and allocations for future minerals and waste development. <p>I would therefore ask that you assess your proposals against the adopted CSDMP and SLD. These documents can be found at www.lincolnshire.gov.uk/mineralsandwaste. If there are any conflicts, the County Council should be contacted at mineralsandwaste@lincolnshire.gov.uk.</p> <p>This reply sets out the County Council's comments and response in its capacity as the Mineral Planning Authority only. The views/comments of other relevant service areas/departments within the County Council (e.g. Highways & SuDs, Education,</p>	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	Historic Environment, etc) should therefore also be sought where appropriate and taken into account	

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Forestry Commission	Thank you for your correspondence regarding the Neighbourhood plan, unfortunately we are unable to respond to neighbourhood plans but would point you towards (if it is relevant in your area) the Standing Advice on Ancient Woodland and Veteran Trees, this provides guidance on how these should be considered. https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences	Noted. No amendments to the Plan.
Witham Third District Internal Drainage Board	<p>Witham Third District Internal Drainage Board area covers a proportion of the village of Sudbrooke. The Board's maintained Sudbrooke Beck, Sudbrooke Tributary and Park Close Drain run through the parish (see attached map). More information about the Board can be found on the following website; http://www.witham-3rd-idb.co.uk/</p> <p>The Board supports West Lindsey District Council Planning Policies.</p> <p>Below are general Board comments for Neighbourhood Plans.</p> <p>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.</p> <p>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.</p> <p>Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures within any watercourse within the District. This is independent of the Planning Process.</p>	Noted. This Neighbourhood Plan supports CLLP Policy 14 on Flooding and drainage and believes this policy is sufficient in dealing with new development and the risk of flooding.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	Outside the District under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991, the prior written consent of the Lead Local Flood Authority (Lincolnshire County Council) is required for any proposed works or structures in any watercourse outside those designated main rivers and Internal Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board.	
Canal and Rivers Trust	Thank you for your consultation on the Sudbrooke draft Neighbourhood Plan. Having reviews the details, I can confirm that the Canal & River Trust do not wish to make comments on the Plan	Noted. No amendments to the Plan.
Greetwell Parish Council	Greetwell Parish Council congratulate the Sudbrooke Steering Group of the Neighbourhood Plan for producing such an interesting and informative document.	Noted. No amendments to the Plan.
National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.	Noted. No amendments to the Plan.
Resident 1	I agree with the design of the village Neighbourhood Plan. There is a need for low cost housing and retirement homes for the ageing population of the village. Also, I agree we need more facilities in the village.	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Resident 2	A very good piece of work – an excellent blueprint for the future. But, I have the following points to make:	
	7.13 Additional residential development. I recognise the criteria for testing this, but I feel uncertain that the number will multiply over the years (even though we are already above the 10%). It's difficult, but could there not be a special review/ reviews if say 5% more have been agreed?	Noted. No amendments to the Plan.
	11.4 – much more needs to be done to encourage this <u>within</u> the village. Road design, accessibility – family use, getting to the shop, school, new pub in the parkland. Better for health and the environment.	Noted. No amendments to the Plan.
	13.11 Is this an error? – 800 residents – should it not be homes?	Agreed. There reference has been removed from 13.11.
	Page 8 SWOT – Poor road junction at Wragby Road. Although recognised as a 'weakness', I could find nothing in the plan to tackle this. With the growth in car use and attempt/plan should provide another access*, EAST of the village, particularly with the additional vehicles that will come from the new parkland development. *to Wragby Road	Noted. The Neighbourhood Plan does not cover highway/ traffic issues in detail due to these forming different legislation. However, traffic issues have been added to the list of community aspirations and things to improve in the area.
Resident 3	Pg 35 – local green spaces No 4 Beech Tree Corner is owned by Wilkinsons (according to Stuart C. – & Dominic Jackson). They also own the RHS of track from Scothern Lane to the end of track.	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	Pg 41 – significant trees – the 3 copper beech trees on Beach Tree Corner need to be added to the plan & any that are protected in the Clarke’s woods.	Noted. No amendments to the Plan.
Resident 4	The Parish Council should establish areas which cannot be developed by builders. I.e. woodland, open areas, footpaths etc. establish a fund to purchase for the community and for the future of the village. Maybe a Charity could be set up for the purpose of purchasing the land?	Noted. No amendments to the Plan.
Resident 5	Fig 3 <u>WILL BE</u> Action should be more definite not will.	
Resident 6	Where West Drive goes through Sudbrooke wood it turns into a single track road surrounded by Poplars. I understand that there is a proposal to make this two lanes to service the development. In order to do this a lot of the Poplars will need to be removed. (Judging by the red paint dots!!). This will ruin the atmosphere of the area so I would suggest the road is left as single track with additional passing places so that the trees are preserved and the road should be able to cope with the extra traffic. The other advantage is that what would become a long trait which encourages speeding would become narrowed hopefully slowing traffic down.	Noted. No amendments to the Plan.
Resident 7	Page 69 Playing Field – all weather play area & village hall. <u>Not</u> tenanted, owned by PC. Hall leased to Village Hall Management Committee.	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Resident 8	As the village grows the Village Hall will need to be extended to accommodate community groups. Will there be any possibility of grant aid/ subsidy from developers to extend Village Hall?	This will be added to the list of Community Aspirations.
Resident 9	<p>Policies are good – How to achieve them – what is the process to make them achievable?</p> <p>Preserve the Settlement Break between Sudbrooke and Nettleham. Do we need a larger map to show this?</p>	Agreed. A larger map for figure 14 will be added into the final Neighbourhood Plan.
Resident 10	<p>Thanks to all involved for putting the presentation together. We feel saddened that more Sudbrooke residents didn't attend.</p> <p>Objectives are great but need following:</p> <p>Must be achievable. Have a realistic timeline & an action plan. Otherwise they are merely targets.</p> <p>With 300 additional houses with at least two cars per property, I dread next summer, trying to access the A158. Some form of traffic control will be essential. It would appear that the Great Crested Newt has more protection than the average driver!</p> <p>The preservation of ancient woodland must be taken into account. The lifespan of an oak tree should be several times that of the new properties scheduled to be built.</p>	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Resident 11	My main concerns are: Our 10% growth has already been exceeded by the Park development - how does this impact on our total house numbers (c.800 dwellings)? Any WLDC review could also be 10% growth which means a further 80 dwellings allocated in an already overly developed village that lacks the infra structure to cope with the current situation.	This Neighbourhood Plan will be monitored and reviewed in line with any policy changes to the CLLP or National Planning Policy.
	Potential building on large individual plots for family members, which sounds reasonable but needs strict controls as this can be abused and has been in the past.	Noted. No amendments to the Plan.
	The new Eastern bypass is likely to encourage more traffic on the A158 to access it. This is likely to include even more juggernauts than are currently using it. Living on the A158 I have noticed a substantial increase in these vehicles over the past year as well increased general traffic from developments to the east of Sudbrooke (Wrabgy etc). The latest developments: in Langworth; togethe 6 houses (12 cars) next to 91 Wragby Road; and a minimum of 2 cars per household on the Park development (c. 260 cars), would greatly increase the traffic on the A158 - in particular junction with Scothern Lane. Highways need to address this situation as there could be potentially serious hazards here. A 40 mph maximum speed limit is the least they could impliment, but there is likely to be a need for a roundabout at this junction, which is effectively a cross roads including the road access to the Cafe and Oil refinery.	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
Highways England Response	No specific comments to make	Noted. No amendments to the Plan.
The Woodland Trust Response	<p>Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Sudbrooke, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.</p> <p>Neighbourhood Plan Objectives</p> <p>The Woodland Trust is pleased to see that the objectives of your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Sudbrooke</p> <p>Trees are some of the most important features of your area for local people, and already this is being acknowledged with the adopted Local Plan for Central Lincolnshire (2017), and Policy LP17 (Biodiversity and Geodiversity), which seeks to protect and enhance the intrinsic value of the landscape and trees and woodland, and Policy LP21 (Biodiversity and Geodiversity), which acknowledges the need to retain irreplaceable habitats such as veteran trees and ancient woodland. Therefore, this should also be taken into account with Objective 6 of your Neighbourhood Plan for Sudbrooke, and it should be amended to include the following:</p>	Noted. Agreed. Objective 6 will be amended to include the revision recommended.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>'Objective 6: To protect, retain and enhance the natural environment of the village, its ancient woodland, veteran trees, and hedgerows flora and fauna for future generations to enjoy.'</p>	
	<p>Natural Environment</p> <p>We are pleased to see that your Natural Environment section acknowledges the vital contribution of the countryside in Sudbrooke, and how Policy 5 (Protected and Significant Trees) identifies the trees and woodland as an obvious natural feature which should be maintained. But this should also recognise the fact that development should not lead to loss or degradation of trees in your parish. Increasing the amount of trees in Sudbrooke will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24th July the Ministry of Housing, Communities and Local Government published the revised NPPF which states:</p> <p>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</p> <p>The Woodland Trust believe this must be given due weight in the plan making process as it shows a clear direction of travel from central Government to</p>	<p>Agreed. Policy 5 will be amended to include the revision recommended.</p>

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>strengthen the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy 5 should include the following:</p> <p>‘1. There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees. Where appropriate, proposals must preserve the identified “protected trees”, the “significant trees” and green corridors on figures 11 and 12. Proposals that unduly remove, or would cause unnecessary harm, to these trees will not be supported.’</p> <p>Whilst the Woodland Trust is pleased to see that your Neighbourhood Plan is more specific about ancient tree protection with Policy 5, also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:</p> <p>https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>We would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Sudbrooke. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the</p>	

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.	
	<p>Community Aspirations</p> <p>Whilst your Neighbourhood Plan does identify the fact that an audit of shortfalls in community provision is going to be acknowledged as something that needs to be taken forward, protecting natural features such as community space provision should also be taken into account, and it should also seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new housing proposals. There are Natural England and Forestry Commission standards which can be used with developers on this. The Woodland Access Standard aspires:</p> <ul style="list-style-type: none"> • That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. • That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes. 	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication Stemming the flow – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/ .	
Natural England Response	No specific comments to make.	Noted. No amendments to the Plan.
Historic England Response	No specific comments to make.	Noted. No amendments to the Plan.
West Lindsey District Council Response	Contents Need to include a list of policies	Noted. Agreed. A list of Planning Policies will be added to the contents page.
	Figure 5 No reference to this in nearby text. Is it a national or local designation? What significance does it have for plan?	Figure 5 identifies a local designation to reflect the historic boundary of Sudbrooke Park.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>Figure 7</p> <p>Ensure latest LP4 growth target figure is included in submitted version of plan.</p>	Agreed and amended in section 7 of the Neighbourhood Plan.
	<p>Figure 9</p> <p>Sudbrooke Park is a large housing site currently under construction. Should more be said of it in the plan? What will it offer, its impact and how will it integrate with existing settlement? For example housing mix, open space, links to footpath network etc. Has its offer had an influence on the scope of the plan for rest of Sudbrooke? Should the site's masterplan be included in plan for information?</p>	Agreed. Additional information has been included within section 7 of the Neighbourhood Plan to further explain what the development will bring to the village.
	<p>Figure 9</p> <p>It is recognised that existing developments enable Sudbrooke to far exceed its growth target. However planning permission is for a limited period and some permissions could expire over the lifetime of the plan. Therefore is it worth considering allocating some of these sites to ensure they remain as housing sites over the plan period? This would also enable them to contribute more significantly to your settlement's housing supply should this ever be challenged in future by any unwanted housing proposal that may arise. Please refer to NPPF para 14.</p>	Noted. No permitted sites will be allocated in this Neighbourhood Plan following earlier consultation about additional residential development. These sites will be monitored with the Plan and a number of these are now under consultation, including Sudbrooke Park.
	<p>Policy 1</p> <p>It is understood that the wording of the criteria for demonstrating community support is based around a model version which Spridington NPG was working on</p>	Agreed. Policy 1 has been amended to reflect the agreed criteria for demonstrating community support.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	with WLDC and which has now been agreed. Could this model version be now used instead in policy 1.	
	<p>Policy 1 a)</p> <p>Wording unclear. Does the need for elderly and affordable housing apply to any sized scheme? But self-build or custom build have to be single unit developments only? Need to confirm what is meant by a single unit development too. Are these requirements justified by local evidence. Also, the CLLP already includes requirements like these e.g. affordable housing but on certain sized sites. Must ensure there is no conflict or overlap with CLLP policies in this respect.</p>	<p>Agreed. Policy 1 has been amended to reflect the agreed criteria for demonstrating community support.</p> <p>The references to the elderly and self and custom build have been removed. All new residential development is considered through policy 1.</p>
	<p>Policy 2</p> <p>Welcome the inclusion of this policy but would it be better included as part of policy 9 local design principles?</p>	<p>Agreed. Policy 2 (a) has been removed from the Plan and Policy 2 now has revised points (a-c) not (a-d).</p>
	<p>Policy 2 a) and b)</p> <p>Could these be in conflict with one another. Can something that complements or is innovative be in keeping?</p> <p>Policy 2 a)</p> <p>Not sure what is meant byand those within the immediate area.</p>	<p>Agreed. Policy 2 (a) has been removed from Policy 2.</p>

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>Figure 10</p> <p>Key description for site 6? Scout camp?</p> <p>Is it worthwhile somewhere in the plan to confirm the future of the remaining woodland, grassland, and lake to the east of the Sudbrooke park development. The plan shows this area as being partly covered by a TPO Figure 11 and shown in Figure 5 as area of historic parkland. Is it worth considering this remaining area for special attention like you have done for Nettleham Beck. It would also help bring together what appears to be a forgotten large area into the plan and whose future may be uncertain particularly the non TPO area. You can walk around the edge of the site using the public rights of ways and footways. Also you may wish to consider the scout camp in your plan which occupies a large site. Is it a community facility and would you wish its type of use to be retained as so?</p> <p>Also see later comment on settlement breaks of relevance to this area.</p>	<p>Agreed. The reference to the “Scout Camp” in the key of Figure 10 has been removed from LGS6.</p> <p>Due to the ongoing construction of the Sudbrooke Park Development, it is difficult to include a map of the areas likely to be left untouched by the development. A map showing this area can be included in a future review of the Plan.</p>
	<p>Policy 4</p> <p>Link to Sudbrooke Character Assessment welcomed. Could more cross references and links to the Assessment be made in the plan and how it has informed proposals, maps and policies etc. It is important that this is made particularly as Assessment is a supporting document to the plan and an</p> <p>important source of reference in planning application decisions.</p>	<p>Disagree. In recent examinations of Neighbourhood Plans, the examiners have recommended removing text, plans and information that is contained in the Character Assessment due to it replicating the information.</p>

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>Policy 5</p> <p>The inclusion of this policy is welcomed particularly the introduction of new local categories: significant trees and green corridors.</p> <p>Policy 5</p> <p>Paragraph 1 is supported and we have no queries or additional comments on its wording/content. It accounts for tree condition by using the word “appropriate”, which would allow trees of low/poor quality to be removed. The possible removal of healthy trees and the proximity of any new development to healthy trees is dealt with in the 2nd sentence, as any development should also give adequate consideration to a trees important rooting area and growing environment, to allow it space to grow and spread, and have adequate space to develop into a worthwhile feature. If development is allowed too close to large trees, or close to trees likely to grow into large trees, it creates future pressures for pruning which reduces the tree’s amenity value, affects the residents’ enjoyment of their property, and creates a burden of repeat pruning unless the tree is removed.</p> <p>Paragraph 2 - replacement of lost trees is important to retain the character of Sudbrooke, as the numerous trees and wooded areas are a key feature of Sudbrooke. Any development should allow adequate space for new planting in areas where it will contribute to the areas character and public amenity for the benefit of the local residents. Replacement planting in inaccessible areas or where few people would see it is not considered appropriate.</p>	Noted. No amendments to the Plan.

Table 2: Comments from Regulation 14 public consultation		
Respondent	Comment	Neighbourhood Plan Group Response
	<p>Figure 11 Protected trees in Sudbrooke</p> <p>Much of the Sudbrooke TPO coverage is by a 1950 TPO which is in need of updating, particularly following the development of Sudbrook Park which will significantly alter the TPO coverage in this area. Some TPO groups have already been replaced by development, and others are being eroded by time and nature as trees die and are not replaced.</p>	<p>Agreed. Any revised information regarding TPO's will be monitored and included within a future review of the Neighbourhood Plan.</p>
	<p>Figure 12: Significant trees and green corridors in Sudbrooke</p> <p>The locations of the significant trees are in areas where there are few TPOs. Although these are not currently protected by a TPO, in the event they become potentially at risk through development, they would be assessed for a TPO, strengthened by them being identified as significant trees in a NP.</p> <p>Green corridors are thin strips of land that are invaluable for wildlife movement, by linking otherwise isolated areas and providing food and shelter along the route. Without green corridors, pockets of wildlife can become isolated and their numbers likely to dwindle. The green corridors on this plan follow the route of the Beck and drain. Although watercourses support wildlife, and have embankment vegetation for land-based wildlife, other green corridors are equally important for wildlife. Hedgerows are within the Biodiversity Action Plan as priority habitats, important for the movement and security of wildlife. Roadside hedgerows are important green features softening the hard-visual impact of roads and buildings, maintaining the verdant character and visual link to the rural surroundings, and should be retained</p>	<p>Noted. No amendments to the Plan. Any additional "green corridors" identified would need to be subject to consultation and no additional sites have either come forward by the public or been discussed as the Neighbourhood Plan Group.</p>

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	<p>where possible. Could the plan identify more green corridors such as the type just mentioned?</p> <p>Showing the positions of significant trees on the map is helpful. Background evidence should be available e.g. tree survey info/ photographs to support the identification of these trees.</p>	
	<p>Policy 6, item c)</p> <p>This refers to the preservation and enhancement of amenity, biodiversity, identified significant trees and hedgerows and recreational value, but due to this being the policy for Nettleham Beck and balancing ponds, would the preservation of trees and hedges only be if they are features along the Beck or around the ponds? Are there any other considerations for hedgerows where they are not along the Beck? Are there other hedgerows in Sudbrooke worthy of identification and protection in the plan?</p> <p>There needs to be a map supporting this policy which specifically identifies the Nettleham Beck and its balancing ponds.</p>	<p>Policy 6 solely refers to Nettleham Beck and the Balancing Ponds. Figure 12 identifies the Nettleham Beck and the balancing ponds which run alongside it.</p>
	<p>Policy 7: Green Infrastructure and Figure 13</p> <p>Item 1, refers to the preservation and enhancement of the existing local green infrastructure network identified on Figure 13. However, this plan only shows public rights of way. "Green infrastructure" is comprised of more than just watercourses and public footpaths/bridleways. Maybe the section needs retitling to something</p>	<p>Noted. However, other policies within the Plan cater for the preservation of other elements of green infrastructure such as Policies 3,4,5 and 7. The policy title has now</p>

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	more appropriate to walking. Green infrastructure is a term more akin to green corridors than purely walking.	been changed to 'Public Rights of Way'.
	<p>Figure 13</p> <p>This needs to be at a larger scale as difficult to see routes. Also how about showing how these link with popular footway routes to provide a network of permissible routes around the settlement.</p>	Agreed. A larger map has been included within the final Neighbourhood Plan.
	<p>Figure 14: Settlement breaks</p> <p>A settlement break needs to be a large wedge between villages rather than just a strip alongside a road. For example, there is a purple area to the north side of Wragby Road for the intended settlement break between Sudbrooke and Langworth. What is to stop land owners trying to get planning permission across the land to the north of the purple area? Likewise for the purple strip to either side of Scothern Lane regarding development of fields to the east of the purple strip. This settlement break does not appear to follow any physical feature which will make it difficult to interpret on the ground. Also where does it finish? For help here please see Osgodby's NP and how the examiner resolved issue of a green wedge between Osgodby and Kirkby.</p> <p>Had consideration been given to having settlement breaks as well between Nettleham and also Reepham. Or in these cases have you chosen to use important landscape views to effectively do this job instead? See Figure 16.</p>	Agreed. The existing settlement breaks will be revised to include a larger area. However, any new Settlement Breaks would need to be subject to additional public consultation and therefore will not be included within the final Plan.

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	<p>Figure 15</p> <p>The Church Lane character area has a conservation area feel to it although it is not designated as such. Has any thought been given to single out this area for special policy attention as you have done with Nettleham Beck.</p>	<p>This area is identified as Character Area 1 in the Sudbrooke Character Assessment. This document supports the Neighbourhood Plan and has a character description of the area. Any development here would be subject to the relevant policies in this Neighbourhood Plan.</p>
	<p>Figure 16</p> <p>Views should be from public places. Not sure viewpoints 4 and 5 are reachable.</p>	<p>Noted. All viewpoints can be seen from either a public footpath, space or highway they have been walked by members of the Steering Group.</p>
	<p>Policy 9</p> <p>Include policy 2 here. Welcome mention of Sudbrooke Character Assessment - above comments apply here too.</p>	<p>Agreed. Further references to Sudbrooke Character Assessment will be made to Policy 9.</p>
	<p>Policy 10</p> <p>Welcome the identification of non-designated heritage assets. But how were they chosen and what criteria was used? It is important that they were selected according to the definition of a heritage asset as given in NPPF.</p>	<p>Yes. The classification of the Non-designated heritage assets were taken from the guidance in the NPPF and through the character Assessment.</p>
	<p>Chapter 15 Community aspirations</p> <p>Little is said in the plan so far about community facilities and the need to protect and enhance them where appropriate. This section has aspirations for village hall, post</p>	<p>These have been included in section 15 of the final Neighbourhood Plan.</p>

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	office and a health facility. Could the plan be a bit more proactive here by having a community facilities section and having planning policies and maps to protect/enhance and deliver facilities/aspirations in Sudbrooke. Many NPs have done this.	