

**Waddingham NP (Draft Regulation 14 consultation version)
April 2019**

WLDC Comments – Table 1 General comments

Page	Location	Comment
7	3.3	<p>A hamlet, as defined by the Local Plan, is a cluster of 15 to 49 dwellings. Brandy Wharf has less dwellings and is regarded to be countryside by the Local Plan. It is therefore suggested that you do not describe Brandy Wharf in this way in the NP otherwise it could lead to confusion.</p> <p>Despite its size Brandy Wharf is well-known yet there are few references to it in NP. The NP also makes little mention of the countryside which makes up a large part of the area. Over the plan period there are likely to planning applications in these areas which could benefit from guidance provided by the NP. It is suggested that the NP provides more references/guidance for Brandy Wharf and the countryside.</p>
8	3.12	The SEA/HRA screening report could not be viewed. It was not available on the Parish Council's website. The final version needs to accompany the NP when it is submitted for examination.
15	Objective 1	This seeks to integrate new housing into Brandy Wharf. This would be contrary to the Local Plan which regards Brandy Wharf to be in the countryside where such type of housing would be resisted.
17	6.6	<p>The submission version of your NP will needs to state the latest housing growth targets for Waddingham as given on the WLDC webpage: https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/</p>
17	6.6	According to the latest LP4 table Waddingham has 13 units with outstanding planning permission and 4 have already been completed. The growth target

		<p>is 44 so this leaves the NP to identify new sites for at least 17 dwellings.</p> <p>At the moment the NP is reliant on all sites with planning permission eventually being built and therefore contributing to the housing growth target. However there is a risk that some may not come forward and their permissions expire during the plan period. This could possibly mean that the target is no longer met. Consideration should be given to allocating those sites with planning permission as well as this would guarantee their contribution to housing supply during the full NP period.</p>
18	6.9	The site highlighted in red? Where? on Map3?
19	6.12	Was Natural England consulted?
24	6.15	Figure 14 where is it? Need to check Figures numbering.
27	Policy 1	<p>Could the parcel of land to the east of site 4 on Redbourne Road be included in site? Would help the site integrate even better with existing village built fabric. Although partly affected by flood risk this land could also provide the site with a more direct public footpath to Redbourne Road and the village than the route currently proposed.</p> <p>It is suggested that the policy should require the site's development to be guided by a detailed masterplan as part of any planning application submitted. The masterplan should embrace the design code set for the site by policy 1.</p>
29	Policy 2	<p>The mechanism for triggering the release of site 5 would be difficult to apply. The NP would not be able to guarantee the delivery of all of those listed sites within 5 years. Their planning permissions do not require them to be completed within 5 years. As noted earlier there is also the risk that some planning permissions may expire which could mean they would never be delivered.</p> <p>It is considered that it would be better for your NP to lift the site's reserve designation and instead</p>

		enable it to be delivered at any time during the plan period.
Policy 3		<p>It is felt that the developed footprint shown on Map5 is shown far too tightly. It would stifle opportunities for suitable housing and employment opportunities within the village which may emerge later in the plan period.</p> <p>It is suggested that the NP should reconsider the boundary in the light of the definition of appropriate location as given in Policies LP2 and LP4 of the CLLP. Reference should also be made to the NP's character areas' boundary in Map 9.</p> <p>Consideration should be given to including these areas in the footprint: Church Lane; Common Road; Snitterby Road; and Redbourne Road. Site 2 in Church Lane that has planning permission was regarded to be in the developed footprint.</p>
33	Policy 3	Part 1 is contrary to the Local Plan. Any sized site should demonstrate support from the community as required by part 2.
34	Policy 3	Delete reference to West Lindsey District Council in part 4 of policy. The plan should not specifically instruct WLDC to do something. However should the plan be made and become part of the development plan for the district then the Council would have full regard to this policy.
37	Policy 4	<p>Part 1. As mentioned earlier the tightness of the developed footprint is likely to restrict the opportunities for suitable development, including employment schemes within Waddingham.</p> <p>Part 1. What are new employment opportunities? The NP needs to be more specific as to what it is referring to here. The application of those employment categories in the Use Classes Order could possibly help here.</p> <p>Part 2 What about other employment uses not included in the list? Where would the plan stand with such an application outside the developed footprint?</p>

		<p>Part 2 For those employment uses specified it would be helpful if their use class could be given, where possible.</p> <p>Part 3 Buildings suitable for conversion to many of the uses given in part 2 may be at a premium in the countryside outside Waddingham's current developed footprint. Moreover many of these buildings may not be worthy of retention. Given this, under the flexible wording of the policy it might be easy for developers to argue a case that it would be more feasible to provide new development instead somewhere else possibly at an unintended location close to Waddingham. Would the NP be happy for this to happen?</p>
41	Map6	A photograph of The Village Green is shown on page 40. Is this different from the Local Green Space LGS1 Village Green shown on Map 6? Does Waddingham have two village greens? Does one in NP need renaming?
44	Policy 6	To demonstrate that the facility has been marketed for another community use it would be first necessary for applicant to obtain planning permission for that use of the facility. This would greatly assist the viability assessment.
45	Map 7	It is necessary to show the full extent of the community facilities rather than identify them just with a dot. This would be the facilities' site areas/boundaries.
48	Policy 7	Part b) To show that all diversification options have been explored it would be necessary for applicant to first obtain planning permission for these uses to assist the viability assessment.
54	Centre photo	Not clear what this is intending to show.
62	Policy 8	The policy needs more cross reference guidance to character area features and characteristics given in the NP.
66	Policy 9	Part 3 Preferred minimum garage size should be 6m x 3.5m

66	Policy 9	Part 4. Parking bays are not encouraged in street layouts.
68	Policy 10	Is this just replicating national guidance provided in NPPF?
71	Appendix 1	Other notable features in the parish are the watercourses of Waddingham Beck, River Ancholme and Ancholme Canal. These should be considered for inclusion in the Appendix and relevant policy. Also what about public rights of way and the identification of non-designated heritage assets by the NP?
79	Map 12	Key needed.
82	Listed Building	What about the mill?
85	Table	For flood risk and surface water flooding why is site given amber rating rather than green. From your Map 12 it appears to be outside flood risk zones.
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WLDC Comments – Table 2 Typos and Format comments		
Page	Location	Comment
2	Contents	Add a list of policies to contents page
3	Foreword	Replace 'Foreward' with 'Foreword'
3	Para 1	Replace '2018' with '2019' as given in header

4	1.3	Replace 'plan' with 'Plan'
69	Map 10	Map but needs enlarging. Key needed.
7	3.3	Add .. which is 'is' a medium...
7	3.4	Replace 'A beck' with 'Waddingham Beck'
7	3.4	Replace 'river' with 'River'
9	3.13	Replace all 'river' references with 'River'
9	3.14	Replace 'History' with 'history'
9	3.15	Replace 'immediate' with 'immediately'
11	4.3	Replace 'table' with 'figure'
28	8.1	Add ... the number'of' current...
28	8.2	Addup 'and 'coming...
31	9.2 d)	Replace 'spots' with 'sports'
33	Policy 1 1.	Replace 'it' with 'they'
35	10.3	Replace 'programs' with 'programmes'
35	10.4	Replace 'jobs'with 'Jobs'
36	10.6	Replace 'Broadband' with 'broadband'
36	Figure 16	Replace 'Barriers' with 'Barriers'
37	Policy 4 1a)	Replace 'compliments' with 'complements'
38	11.5	Replace ' serval' with 'several'
40	Photo title	Replace 'village' with 'Village'
41	Map 6 title box	Reverse order to match map title above
44	Policy 6 1.	Reorder list of facilities to match Map 7 and number.

46	13.4	Replace 'Houses' with 'houses'
46	13.5	Replace 'Policy Aim To protect the public house as ' with 'The policy aim is to protect the public house as a'
47	Map 8 title	Replace 'registered' with 'Registered'
49	14.1	Replace ' part the' with 'parts of the'...
51	14.10	Replace '2' with 'Two'
55	2 nd bullet point	Replace 'establishment's' with 'establishments'
56	14.18	Replace 'has' with 'have'
56	14.21	Replace ' relativity' with 'Relatively'
56	14.22	Unclear 'environment prove to crucial'
59	14.24	Replace 'comprises' with 'Comprises'
59	14.26	Replace 'environments' with 'environment'
59	14.28	Replace 'throughout' with 'throughout'
61	14.31	Replace 'Stone' with 'stone'
65	15.4	Replace ' as a' with 'as'
67	16.3	Replace 'illuviation' with 'alleviation'
70	17.4?	Replace ' Planning' with 'planning'
71	LGS 1	Replace ' have is identified' with 'is'
71	LGS 2	Replace 'nosey' with 'noisy'
72	19.2	Replace 'Introduction' with 'introduction'
72	Bullet points	Lead with lower case letters except for Waddingham

79	Map 12	Map needs enlarging. Key needed.
83	Drainage comments	Replace 'close the' with 'close to the'
86	Conservation Area	Replace 'Waddigham' with 'Waddingham'