

James Newton

From: LUP enquiries [REDACTED]
Sent: 09 September 2022 16:13
To: WL - Neighbourhood Plans
Cc: Nev Brown
Subject: Re: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

Dear Sir or Madam

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 responsibility 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

Find out how HSE is Helping Great Britain work well
For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Keelby Parish Council has submitted its Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council (WLDC) in accordance with Regulations 15 and 16 of the Neighbourhood Planning (General) Regulations 2012.

WLDC is inviting comments on the submitted Plan and you are being notified as a consultee.

The Plan and its supporting documents are available from:

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/keelby-neighbourhood-plan>

If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

The consultation period is until 4 November 2022.

All comments on the Plan should be made in writing and sent to:

Email: [REDACTED]

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

When making your comments 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 would like to know more about how WLDC uses your data in neighbourhood plan consultations, what your rights are and how to contact us if you have any concerns, please read our privacy notice:

www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



OC 121-174

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Interested in Occupational Health and Safety information?

James Newton

From: East and East Midlands Forest Area Enquiries
[REDACTED]
Sent: 09 September 2022 15:55
To: Nev Brown
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

Thank you for inviting the Forestry Commission to respond to the consultation on the 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.

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

This Message originated outside your organisation.

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www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



DM

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This email has been scanned for viruses and malware.

James Newton

From: Simon Tucker <[REDACTED]>
Sent: 09 September 2022 16:18
To: WL - Neighbourhood Plans
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation
Attachments: Response CRTR-POL-2022-36995.pdf

Thank you for your consultation to the Trust on the Keelby Neighbourhood Plan Reg 16 Consultation

Having reviewed the plan area in relation to our network, we can confirm that the Trust has no comment to make.

Kind Regards

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



Canal & River Trust

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

www.canalrivertrust.org.uk

Sign up for the Canal & River Trust e-newsletter www.canalrivertrust.org.uk/newsletter

Follow @canalrivertrust from the Canal & River Trust on Twitter

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.



From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby 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.

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If you require assistance accessing the documents please call WLDC's customer services on (01427) 676676.

The consultation period is until 4 November 2022.

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Email: [REDACTED]

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

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Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA 01427 676676



OC 61-120

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

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Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

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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 National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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.

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA
By Email: neighbourhoodplans@west-lindsey.gov.uk

Our Ref CRTR-POL-2022-36995

Friday 9 September 2022

Proposal: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for your consultation on the above Neighbourhood Plan.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation.

Having reviewed the location of the Neighbourhood Plan area in relation to our network the Trust has **no comment** to make on the proposal.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

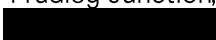
Simon Tucker MRTPI
Area Planner



<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN



[E canalrivertrust.org.uk/contact-us](mailto:canalrivertrust.org.uk/contact-us) [W canalrivertrust.org.uk](https://canalrivertrust.org.uk)

James Newton

From: Nick Feltham
Sent: 12 September 2022 07:55
To: Nev Brown
Subject: Keelby Neighbourhood Plan

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
Assistant Development Manager

[REDACTED]
[REDACTED]
www.n-kesteven.gov.uk
Kesteven Street, Sleaford, NG34 7EF



James Newton

From: Townend, Catherine <[REDACTED]>
Sent: 12 September 2022 10:32
To: Nev Brown
Subject: National Highways response - Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

Dear Sir or Madam,

Keelby Neighbourhood Plan

Thank you for consulting National Highways (formally Highways England) on the Keelby Neighbourhood Plan.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In responding to Local Plan consultations, we have regard to DfT Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

We have considered the contents of the draft Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination.

Kind regards

Catherine Townend

Spatial Planner

Operations Directorate (Midlands) – *Nottinghamshire, Derbyshire, Lincolnshire & Rutland*

[REDACTED]

Mobile: [REDACTED]

Web: www.nationalhighways.co.uk

My working days are Monday to Thursday

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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National Highways Limited | General enquiries: [REDACTED] **| National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |** <https://nationalhighways.co.uk> | [REDACTED]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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James Newton

From: Bramley, Chris [REDACTED]
Sent: 12 September 2022 09:23
To: Nev Brown
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

ST Classification: UNMARKED

Dear Nev

Keelby is not located within the Severn Trent operational boundary. As such we have no comments to make

Severn Trent only serve a small proportion of West Lindsey District

We will not be able to comment on neighbourhood plan that are outside of our operation region. Please can you ensure that Severn Trent are only listed as a consultee for the following Parish Council Areas:

Scotter	East Stockwith	Hemswell	Torskey
East ferry	Blyton	Harpwell	Fenton
Scotton	Pilham	Gainsborough	Kettlethorpe
Wildsworth	Willoughton	Lea	Hardwick
Laughton	Walkerith	Knaith	Newton on Trent
Northorpe	Morton	Gate Burton	Stow
Grayingham	Thonock	Marton	
Blyborough	Corringham	Brampton	

Kind Regards

Chris Bramley

Drainage & Wastewater Management Planning (DWMP) - Strategic Catchment Planner
Asset Strategy & Planning – Chief Engineer
Severn Trent

[REDACTED]
[REDACTED]
Severn Trent Water Ltd, PO Box 51, Raynesway, Derby, DE21 7JA
(Sat Nav postcode DE21 7BE)

Working together to get the best out of our assets

 **Consider the environment. Please don't print this e-mail unless you really need to.**

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Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



OC 61-120

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ This email (which includes any files attached to it) is not contractually binding on its own, is intended solely for the named recipient and may contain CONFIDENTIAL, legally privileged or trade secret information protected by law. If you have received this message in error please delete it and notify us immediately by telephoning +44 2477715000. If you are not the intended recipient you must not use, disclose, distribute, reproduce, retransmit, retain or rely on any information contained in this email. Please note the Companies reserve the right to monitor email communications in accordance with applicable law and regulations. To the extent permitted by law, neither the Companies or any of their subsidiaries, nor any employee, director or officer thereof, accepts any liability whatsoever in relation to this email including liability arising from any external breach of security or confidentiality or for virus infection or for statements made by the sender as these are not necessarily made on behalf of the Companies. Reduce waste! Please consider the environment before printing this email

James Newton

From: [REDACTED]
Sent: 15 September 2022 16:50
To: Nev Brown
Subject: Historic England advice on case PL00775782
Attachments: _HERef_PL00775782_L414836.doc

CAUTION:External email, think before you click!

Dear Nev

I am writing in relation to the following:

NDP: Neighbourhood Development Plan
Keelby Neighbourhood Plan
[Case Ref. PL00775782; HE File Ref. ./; Your Reference. ./]

Yours Sincerely

Sofia Fazal on behalf of Clive Fletcher
Business Officer

E-mail: [REDACTED]

Direct Dial: [REDACTED]

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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

Direct Dial: [REDACTED]

Our ref: PL00775782

15 September 2022

Dear Mr Brown

Neighbourhood Plan for Keelby

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 FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH




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,

C Fletcher

Clive Fletcher
Principal Adviser, Historic Places




THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



James Newton

From: Darl Sweetland [REDACTED]
Sent: 18 September 2022 08:23
To: Nev Brown
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

Good morning Nev

I am Anglian Water's contact for consultation on Local Plans, Neighbourhood Plans and National Infrastructure Projects.

Can I ask that you update your circulation lists.

The Anglian Water planning liaison email is for standard T&CPA planning applications and our spatial planning mailbox is not now checked.



Darl Sweetland DMS, MRTPI
Spatial Planning Manager

[REDACTED]
Web: 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: spatialplanning [REDACTED]
Sent: 18 September 2022 08:20
To: Darl Sweetland <[REDACTED]>
Subject: FW: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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

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Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



OC 61-120

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James Newton

From: SM-NE-Consultations (NE) [REDACTED]
Sent: 26 September 2022 09:58
To: WL - Neighbourhood Plans
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation Response
Attachments: 406277 Consultation Response.pdf

Dear Sir or Madam,

Please see the attached document/s for consultation response.

Yours faithfully,

Dominic Rogers
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ

Enquiries line: [REDACTED]
Email: [REDACTED]
www.gov.uk/natural-england



From: Nev Brown [REDACTED]
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Keelby Parish Council has submitted its Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council (WLDC) in accordance with Regulations 15 and 16 of the Neighbourhood Planning (General) Regulations 2012.

WLDC is inviting comments on the submitted Plan and you are being notified as a consultee.

The Plan and its supporting documents are available from:

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/keelby-neighbourhood-plan>

If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

The consultation period is until 4 November 2022.

All comments on the Plan should be made in writing and sent to:

Email [REDACTED]

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

When making your comments 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 would like to know more about how WLDC uses your data in neighbourhood plan consultations, what your rights are and how to contact us if you have any concerns, please read our privacy notice:

www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA [REDACTED] 6



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Date: 26 September 2022
Our ref: 406277
Your ref: Keelby Neighbourhood Plan – Regulation 16 Consultation



Nev Brown
West Lindsey District Council
[Redacted]

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
[Redacted]

BY EMAIL ONLY

Dear Nev Brown

Keelby Neighbourhood Plan – Regulation 16 Consultation

Thank you for your consultation on the above dated 09 September 2022

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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [c \[Redacted\]](#).

Yours sincerely

Dominic Rogers
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

James Newton

From: Hazel Smith [REDACTED] >
Sent: 30 September 2022 11:56
To: WL - Neighbourhood Plans
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation
Attachments: Response CRTR-POL-2022-37024.pdf

Hi Nev,

Please find attached the response of the Canal & River Trust to the above consultation.

Kind regards

Hazel Smith
MRTPI

Area Planner – Midlands

[REDACTED]
[REDACTED]

Please note that I do not usually work on a Monday.



Canal & River Trust
The Kiln, Mather Road, Newark, Notts. NG24 1FB
canalrivertrust.org.uk



*Sign up for the Canal & River Trust e-newsletter canalrivertrust.org.uk/newsletter
<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>*

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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Dear Consultee,

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If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

The consultation period is until 4 November 2022.

All comments on the Plan should be made in writing and sent to:

Email: [REDACTED]

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

When making your comments 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 would like to know more about how WLDC uses your data in neighbourhood plan consultations, what your rights are and how to contact us if you have any concerns, please read our privacy notice:

www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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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 National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA

Your Ref Keelby Neighbourhood
Plan
Our Ref CRTR-POL-2022-37024
Friday 30 September 2022

Dear Nev Brown,

Proposal: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for your consultation on the above Neighbourhood Plan.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural, and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Having reviewed the location of the Neighbourhood Plan in relation to our network, the Trust has **no comment** to make on this consultation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Hazel Smith MRTPI
Area Planner – Midlands

[Redacted signature block]

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>



Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

[E canalrivertrust.org.uk/contact-us](mailto:info@canalrivertrust.org.uk) [W canalrivertrust.org.uk](https://canalrivertrust.org.uk)

James Newton

From: The Coal Authority-Planning <[REDACTED]>
Sent: 03 October 2022 10:12
To: WL - Neighbourhood Plans
Subject: FW: [External] Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Neighbourhood Planning team


Thank you for your notification below regarding the Keelby Neighbourhood Plan - Regulation 16 Submission Consultation.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As you are aware, West Lindsey District Council lies outside the coalfield, therefore there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards

Deb Roberts

 **The Coal Authority**
Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager – Planning & Development Team
T [REDACTED]
[REDACTED]
W: gov.uk/government/organisations/the-coal-authority

My pronouns are: she / her
How to pronounce my name (phonetic spelling): Deb Roh-berts

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:53
Subject: [External] Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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Dear Consultee,
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If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

The consultation period is until 4 November 2022.

All comments on the Plan should be made in writing and sent to:

Email: [REDACTED]

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

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Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA 01427 676676



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James Newton

From: Guy Hird [REDACTED]
Sent: 21 October 2022 15:34
To: WL - Neighbourhood Plans
Cc: Nev Brown
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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ND-6125-2022-PLN

Dear Sir/Madam,

Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for the opportunity to comment on the above Neighbourhood Plan. Keelby Parish is partly within North East Lindsey Drainage Board area.

The Board has no comments on the plan and it is noted there are a number of appropriate inclusions with regard to flood risk and drainage.

Regards

Guy Hird
Head of Technical & Engineering Services

We have Engineering vacancies: <https://witham3idb.gov.uk/notices-ads/>



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

Witham House,
Meadow Lane
North Hykeham,
LINCOLN,
LN6 9QU (for sat nav use LN6 9TP)
Tel: [REDACTED]

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

www.witham3idb.gov.uk

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From: Nev Brown [REDACTED]
Sent: 09 September 2022 3:53 PM
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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

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www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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James Newton

From: geofhirst <[REDACTED]>
Sent: 31 October 2022 08:52
To: WL - Neighbourhood Plans
Subject: Keelby Neighbourhood Plan Draft 17.

Apologies for the lateness of this, but I trust it will be received in advance of the 4 November deadline; three specific observations:

1. Re page 18 it is good to see that the Library and Youth Centre are both mentioned in the document. The charity operating the Branch Library and Youth Centre that share the old school building at 9 Victoria Road is 'Keelby Community Voluntary Services' (KCVS). It is suggested that this name should be added to the script. In addition, the Trustees have agreed that during opening hours the premises can serve as a Warm Space over the winter period as is being provided in some other settlements.

2. Traffic is mentioned briefly in Planning Policy 6 on page 48 but traffic generally is a major factor in Keelby life and 'calming' should feature more prominently in the document with consideration of 20 mph zones in some areas eg near the school. The organisation Keelby Community Speed Watch has recently been established to promote lower driving speeds in the village.

3. On page 48 the lack of a bus service to Immingham is mentioned. The last service in this direction ended 30+ years ago when Applebys withdrew their coaches. However persons needing transport there can utilise the Voluntary Car Service based in Louth. Passengers pay only a mileage charge as otherwise the vehicle and driver are provided free of charge.

Many thanks,
Geoff Hirst, 8 Riby Rd Keelby DN418ER.

James Newton

From: Phil Hughes <[REDACTED]>
Sent: 31 October 2022 12:43
To: Nev Brown
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

CAUTION: External email, think before you click!

Hi Nev,

The only comment on this Neighbourhood Plan relates to car parking:

Planning Policy 3 suggests minimum off-street parking standards which we would suggest are used as guidance, each development proposal should be considered on its merits depending on location and transport accessibility.

Regards,

Phil

From: Nev Brown [REDACTED]
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

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Regards

Nev Brown
Senior Neighbourhood Planning Policy Officer





OC 1-60

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James Newton

From: Dietz, Corinna <[REDACTED]>
Sent: 04 November 2022 11:12
To: WL - Neighbourhood Plans
Cc: SM-MMO-Consultations (MMO)
Subject: RE: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation
Attachments: Standard_Consultation_Response_MMO.doc

Dear Neighbourhood Planning Team,

Thank you for your invitation to participate in the consultation for the Keelby Neighbourhood Plan.

No further comment is required from the MMO regarding Keelby Neighbourhood Plan, 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, including the tidal extent of any rivers. 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.

For further information, a copy of the standard response is attached. Please note when considering the MMO as a consultee in the future to send correspondence directly to the consultation mailbox (cc'd in) to ensure the right person will pick it up.

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]

Our MMO Values: Together we are **Accountable**, **Innovative**, **Engaging** and **Inclusive**
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From: Nev Brown [REDACTED]
Sent: 09 September 2022 15:53
Subject: Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,

Keelby Parish Council has submitted its Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council (WLDC) in accordance with Regulations 15 and 16 of the Neighbourhood Planning (General) Regulations 2012.

WLDC is inviting comments on the submitted Plan and you are being notified as a consultee.

The Plan and its supporting documents are available from:

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/keelby-neighbourhood-plan>

If you require assistance accessing the documents please call WLDC's customer services on [REDACTED]

The consultation period is until 4 November 2022.

All comments on the Plan should be made in writing and sent to:

Email: [REDACTED]

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

When making your comments 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 would like to know more about how WLDC uses your data in neighbourhood plan consultations, what your rights are and how to contact us if you have any concerns, please read our privacy notice:

www.west-lindsey.gov.uk/planning-privacy

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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This message has been sent using TLS 1.2 The Marine Management Organisation (MMO) The information contained in this communication is intended for the named recipient(s) only. If you have received this message in error, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the content is strictly prohibited and may be unlawful. Whilst this email and associated attachments will have been checked for known viruses whilst within MMO systems, we can accept no responsibility once it has left our systems. Communications on the MMO's computer systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

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: [REDACTED]

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

████████████████████ or telephone us on 0██████████

James Newton

From: LN Planning <[REDACTED]>
Sent: 18 November 2022 13:18
To: Nev Brown
Subject: RE: Hemswell Cliff and Keelby Neighbourhood Plans - Environment Agency's comments
Attachments: Reg 16 submission Keelby response .pdf

CAUTION: External email, think before you click!

Hi Nev,

Please find attached our responses to the Hemswell Cliff and Keelby Neighbourhood Plans submission consultation.

Kind regards

Amelia Crawford
Planning Advisor

Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



🌐 www.gov.uk/environment-agency

From: Nev Brown <[REDACTED]>
Sent: 18 November 2022 09:42
To: LN Planning <[REDACTED]>
Subject: Hemswell Cliff and Keelby Neighbourhood Plans - Environment Agency's comments

Hi Amelia

Thank you for your comments on the Hemswell Cliff and Keelby Neighbourhood Plans SEA/HRA screening reports which you were consulted about on 22 August and 9 September 2022 respectively.

At around the same time, consultations were carried out separately on the actual NPs. Please see my emails of 19 August and 9 September.2022.

With regard to the NP consultations, I so far do not appear to have heard from you on either plan.

Your comments on the NPs are important. I look forward to receiving your responses as soon as you can.

Regards

Nev Brown
Senior Neighbourhood Planning Policy Officer



From: LN Planning <[REDACTED]>
Sent: 06 October 2022 10:51
To: Nev Brown <N[REDACTED]>
Subject: RE: Keelby Neighbourhood Plan - SEA HRA Screening Report Consultation

CAUTION: External email, think before you click!

Dear Nev

Please find attached a copy of the Environment Agency's response to the above application.

If I can be of any further assistance please do not hesitate to contact me using the details below.

Kind regards,

Amelia Crawford

Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



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NEW: charging for planning

We now charge developers for some planning advice. Please get in touch if you have any questions.

From: Nev Brown <[REDACTED]>
Sent: 09 September 2022 15:54
To: LN Planning <[REDACTED]>
[REDACTED]
[REDACTED]
Subject: Keelby Neighbourhood Plan - SEA HRA Screening Report Consultation

Dear Statutory Consultee

I have attached for your consideration as a statutory consultee, the Keelby Neighbourhood Plan SEA/HRA Screening Report together with the Neighbourhood Plan which has been submitted to my Council as Local Planning Authority for the purposes of Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan can also be viewed with its supporting documents by using the following link:
<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning>

To enable my Council to determine whether the plan requires a Strategic Environmental Assessment (SEA) and or/a Habitats Regulations Assessment (HRA), it would be appreciated

if you could provide your formal opinion, as a statutory consultee, as soon as you are able to, please.

Please note that this SEA/HRA consultation is being undertaken in parallel with the wider (Regulation 16) consultation on the submission Plan itself, which will run until 4 November 2022. You have been contacted separately as part of that consultation.

I look forward to receiving your response to the screening report.

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



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Nev Brown
West Lindsey District Council
Development Policy
Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA

Our ref: AN/2007/101718/OT-41/SB1-L02

Date: 18 November 2022

Dear Nev

Keelby Neighbourhood Plan - Regulation 16 Submission Consultation

Thank you for consulting us on the above Neighbourhood Plan, which was received on 09 September 2022.

We have reviewed the information available at <https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/keelby-neighbourhood-plan> and the policies stated in the Neighbourhood Plan. We have no comments on the policies and we do not have any concerns to raise.

Should you require any additional information, please do not hesitate to contact me on the number below.

Yours sincerely

Amelia Crawford
Sustainable Places Planning Advisor



www.gov.uk/environment-agency

End

James Newton

From: Nev Brown
Sent: 18 November 2022 14:52
To: WL - Neighbourhood Plans
Subject: Keelby Neighbourhood Plan - Reg 16 consultation - WLDC's comments
Attachments: Keelby NP Reg 16 WLDC comments.pdf

To Neighbourhood Plans Team

Please find attached WLDC's comments on the submission version of the Keelby Neighbourhood Plan (Reg16).

Nev Brown

Senior Neighbourhood Planning Policy Officer



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



Keelby Neighbourhood Plan
Regulation 16 Consultation – WLDC’s comments

Contents	What about Policy 7?
Page 10	(second full paragraph) says “no further additions are being permitted to the listed buildings system” – this suggests that none of the buildings can be listed but this is an ever-growing tool being managed and revised. Recommend this statement be removed and instead simply start the paragraph talking about the non-designated buildings.
Planning Policy 1: Retain Village Character	
1 a)	<p>What is meant by safeguard? Can have several meanings.</p> <p>The green spaces shown in Appendix 3 map are also designated in the CLLP Review map.</p> <p>However, the adopted CLLP shows other green spaces including the village green. These should also be shown in Appendix 3 and thereby covered by the policy irrespective of whether they are protected by other legislation.</p> <p>No justification is given as to why green spaces have been designated. Such designation should only be used where the green space is: a. in reasonably close proximity to the community it serves; b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c. local in character and is not an extensive tract of land.</p>
1 b)	<p>In Appendix 5 photographs for buildings 9 to 16 appear to be incorrectly numbered.</p> <p>There appears to be no justification given as to why these buildings merit designation. Why are these non-designated buildings of interest? Why are they significant? Need to refer to this advice note:</p> <p>https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/</p> <p>Page 16 has advice on assessing the significance of an asset. If reference is made to that in the NP for such buildings then it will offer them more protection.</p>
Planning Policy 2a: Land at Church Lane, Keelby (Site WLKEE/003)	

1 a)	Where is the evidence available to support smaller homes and the 20% target? Is there a local housing needs assessment available? Evidence from paragraph 4.7 Housing Profile?
1 d)	What is lower density? Best to specify actual density required. Need to be mindful that NPPF requires the efficient and effective use of land.
1 e)	What are nearby residential developments? Could these be already occupied new homes on same site? Need to be mindful that permitted development rights may enable existing properties to raise their heights. Where is the justification for limiting heights?
1 f)	Does this apply to the whole site or part of it?
Planning Policy 2b: New Residential Developments	
1	Policy applies to proposals for all new residential development. What about mixed-use development which includes an element of new housing?
Planning Policy 3 – Local Residential Design Principles	
Intro	Policy applies to all development in Keelby so does it include that on allocated site having a design code. Need to ensure no conflict/overlap with allocated site and general design policies.
2	CLLP Review requires 2 spaces for 2 bedrooms and 3 spaces for 3 and 4 bedrooms in villages and rural areas.
Planning Policy 4: Business and Service Development	
2	Appendix 8 not 12? Add references as given in Appendix 8 eg A Keelby Primary School
Planning Policy 5: Environment and Countryside	
1 b	Should require a biodiversity net gain of at least 10%
1 d	Roxton Wood is not shown in Appendix 7.
Planning Policy 6: Roads and Transport	

	The NP can only apply to redevelopment of roads in the NP area.
Planning Policy 7: Walkways and Cycle Routes	
3	<p>Would it be worth showing proximity of National Cycle Route 1 to Keelby on a map?</p> <p>A new map showing existing footpaths and proposed/improved ones would be useful.</p>
7. Monitoring and Review	
	It isn't mandatory for a NP to be reviewed at least every five years.
List of Appendices	
A3	Justification required to support green spaces designations
A5	Descriptions required to support non-designated heritage asset identification.
Appendix 3 key required	
Appendix 4 photo missing for listed building 6	
Appendix 10 remove dates for submission, examination, and referendum	

James Newton

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✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



🌐 www.gov.uk/environment-agency

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Nev Brown
West Lindsey District Council
Development Policy
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Yours sincerely

Amelia Crawford
Sustainable Places Planning Advisor
 [redacted] (mobile)



 www.gov.uk/environment-agency

End