

# Nettleham Neighbourhood Plan

## Consultation Statement





### Introduction

This Consultation Statement document has been prepared to support the submission of the review of Nettleham Neighbourhood Plan, prepared for the period 2023 – 2040. The review of the Plan has been undertaken to ensure the Nettleham Neighbourhood Plan is up to date and in accordance with the latest local and national planning legislation. The Parish Council Neighbourhood Plan Sub-Group has been committed to undertaking consistent, transparent, effective and inclusive community consultation throughout the development of the Neighbourhood Plan and the associated evidence base.

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a consultation 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. This Consultation Statement has been prepared to fulfil these legal obligations; section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan (See Appendix A);
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted (See Tables 1 and 2);
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan (See Table 1 and 2).

The second Pre-submission Draft Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 21<sup>st</sup> April until the 13<sup>th</sup> June 2023. The principle method of consultation included the following:

- Residents' Survey
- Public Meetings
- PC Website updates

The Neighbourhood Plan Sub-Group has received direct support from officers at West Lindsey District Council (WLDC) and an independent planning consultant. Regular updates were also given to the Parish Council on the progress of the Plan throughout the process. More information about the process can be found at:

<https://nettleham.parish.lincolnshire.gov.uk/downloads/download/25/nettleham-neighbourhood-plan-review-documents>

### The Public Consultation

This Statement outlines the consultation stages leading to the production of the Scothern Neighbourhood Plan; consultation was sought from residents, businesses, stakeholders and statutory consultees. The document provides details of the consultation events and other ways in which residents and stakeholders were able to influence the content of the Neighbourhood Plan.

### Early Public Consultation Exercise July/August 2021

On 27<sup>th</sup> July 2021, members of the Nettleham Neighbourhood Plan (NNP) Review Group held a public meeting where suggested updates to the existing Neighbourhood Plan were presented.



In advance of the meeting, all homes in Nettleham had been sent an information leaflet outlining the policies. The mail-out also included a short self-completion questionnaire, seeking views on the policies, to guide the NNP Review Group on the next stage of the Plan's development. An option to complete the survey via an online means was also provided. The deadline for completion of the survey was 16<sup>th</sup> August 2021.



# Nettleham Neighbourhood Plan Review

## Copy of the survey sent to households

**NETTLEHAM NEIGHBOURHOOD PLAN**

By completing the following questionnaire survey you can give your views on the development of the Plan. Some of the questions refer you to maps and these can be found on the accompanying information sheet. If you would prefer to complete the survey on-line, please visit [www.westlindsey.gov.uk](https://www.westlindsey.gov.uk)

For those of you who live in Miner's Fields or Roman Gate the majority of these questions may not apply as they concentrate within and around the village of Nettleham. However, if you would like to complete the questionnaire then please do so.

The deadline for submission of the survey is **30/08/2021**.

Please refer your questionnaire to:  
The Parish Office  
Scottham Road  
Nettleham

**Question 1:**  
We would like your views on where you think new development would be acceptable and have the least impact on the community and its character, services and facilities. Please refer to Map A, and identify those area(s) of Nettleham where some new development could be allocated to accommodate the new housing requirement.  
Please tick all that apply (i.e. acceptable to you, leave blank otherwise).

Site A - Adjacent to A46 and north of Wastley Lane
Site B - North of Enterprise units on Deepdale Lane
Site C - Between Enterprise units and new development on Deepdale Lane
Site D - North of new development on Deepdale Lane
Site E - North of Cotton Smith Way, west of Southern Road
Site F - East of Brookfield Avenue, north of Ridgeway
Site G - East of Larch Avenue estate, north of Sudbrooke Lane
Site H - South of Greenhills
Site I - South of Bishop's Palace
Site J - Lincelands (All Saints Lane)

**Question 2:**  
The Central Lincolnshire Local Plan currently states that new development should either be located on allocated sites or within the existing developed footprint of the village. A 'developed footprint' includes the continuous developed form of a settlement.  
Please refer to Map B. This proposes a boundary that defines what is 'countryside' and what is the 'built form'.  
Tick if you agree with the proposed boundary

**Question 3:**  
Allocated development sites within Nettleham currently have a size threshold of up to 50 units (per site). Is this... (tick one only)

Too many	About right	Not enough
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**Question 4:**  
Larger developments of more than 10 dwellings are required to provide a mixture of property types and sizes. What types and sizes of new dwellings do you feel are needed in Nettleham to support the local community's needs:  
Tick all that apply:

1 bedroom	Flats or apartments
2 bedroom	Sheltered housing for older people
3 bedroom	Bungalows
4 bedroom	Semi-detached
5 bedroom	Detached
	Terraced

**Question 5:**  
Affordable Housing includes properties that are typically 20% below Nettleham's market value for rent or sale. What types of affordable housing do you feel would benefit Nettleham? Tick all that apply

Market houses for sale below 20% of the average Nettleham property value
Social rented properties such as those that are managed by the Local Authority or a housing association
Shared ownership (part buy/part rent)
First Homes for younger people that are 30% below the average Nettleham property value
Assisted living for older people such as those that are managed by the Local Authority or a housing association

**Question 6:**  
Existing parking standards for new development in the Neighbourhood Plan only relate to planned new development.  
Tick if you agree that these parking standards should apply to those existing buildings that propose a residential extension to their property

**Question 7:**  
To strengthen the existing Policy on local design, a Character Assessment has been produced (this is available to view on the Parish Council website). This document provides detail on the particular character areas, design features and local characteristics that make Nettleham what it is today. Where new development is proposed, a set of detailed design features (design-codes) will be produced to inform the design and layout of new development in the area.  
Tick if you agree that detailed design features to ensure retention of the Nettleham character will apply to new development.

**Question 8:**  
The current Neighbourhood Plan protects our valued community services and facilities such village hall and doctors.  
Tick if you agree that any new community facilities should have to justify what benefit this will bring to the community

**Question 9:**  
Although the Neighbourhood Plan protects the Nettleham Beck and other environmental features within the area, it is felt that further protection measures should be introduced to preserve the numerous green corridors across the area that act as movement corridors for wildlife and people. These can include waterways such as rivers, linear hedgerows, woodlands or groups of trees, footpaths and grass verges.  
The proposed designation of 'Green Corridors' seeks to see these features retained as intrinsic parts of the character of the area. The proposed Green Corridors can be viewed on Map C  
Please tick if you agree with the principle of Green Corridor designations

If so, do you feel any other areas that are not shown on Map C should be considered as a 'green Corridor' designation?  
Add other potential green corridors

For how long have you lived in Nettleham? Tick one only	To enable us to check we have a representative response from residents, please indicate if there are people in your household in each of the age groups. Tick those that apply
Less than five years	75 or over
5-15 years	55-74
15-25 years	35-54
More than 25 years	15-34
Not a resident	14 or under

Please give us your house number/name and Postcode:  
Any additional comments?

Please refer your questionnaire to:  
The Parish Office  
Scottham Road  
Nettleham

Thank you for taking the time to complete this Questionnaire.

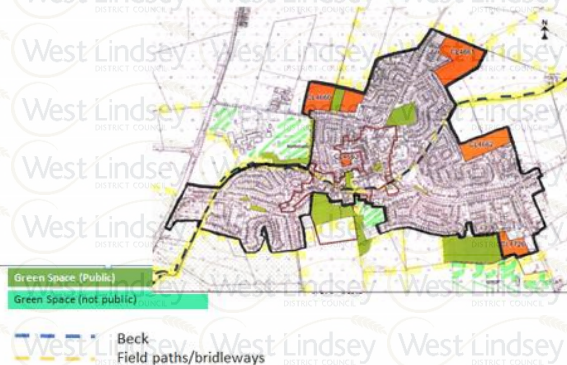
MAP B. Proposed Settlement Boundary

Which Map goes here? - this?

Without 1/2/3?



MAP C. Proposed Green Corridors



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## NETTLEHAM NEIGHBOURHOOD PLAN

Have your say

PUBLIC MEETING



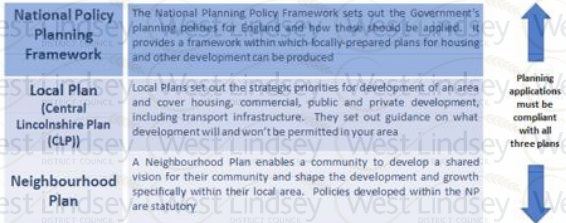
Due to changes in national planning policy there is a need to update the Nettleham Neighbourhood Plan that has successfully managed development in and around the village since 2015.

Dear resident,

As you may be aware, Nettleham produced a Neighbourhood Plan several years ago which was voted in by the majority of residents in a referendum in 2016.

The Neighbourhood Plan has been a successful document in managing new development. Due to changes in National Planning Policy, the Nettleham Neighbourhood Plan is currently being reviewed so that it conforms to the most up to date planning legislation.

In addition, the broader Central Lincolnshire Local Plan is also being reviewed.





# Nettleham Neighbourhood Plan Review

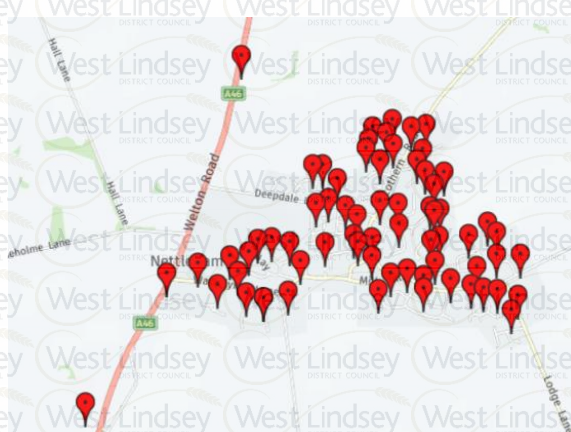
## Results of the Survey

A total of 231 surveys were returned;

- 135 in paper form; and
- 96 on line.

The data from each method have been combined. While respondents were invited to add any comments about the plan development, fewer than half of respondents did so. A few further supported their responses with letters, maps and emails. Not all the comments were relevant to the Plan review.

Responses were obtained from across the village as shown in Figure 1.



**Figure 1**

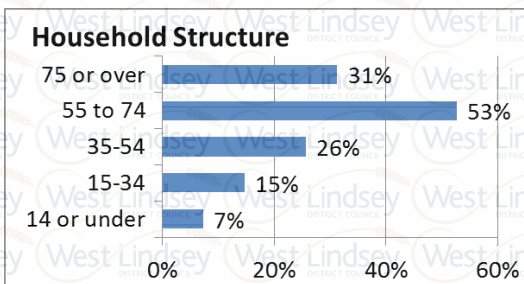
Plot of postcodes where provided.

All but 3 who completed on paper provided a postcode; just 51 of the 96 online respondents did so.

Base: 183

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Figure 2 shows the age profile of households who responded to the survey. A large proportion, 84% are aged over 55.



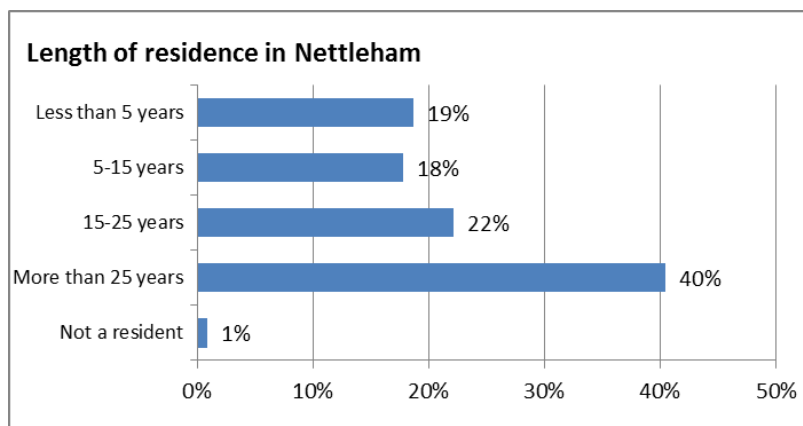
**Figure 2**

Up to date census information for the village is not available. Nettleham residents are generally considered to have a relatively high average age, but the age profile of respondents is unlikely to accurately represent the village.

Questionnaire surveys typically achieve higher response rates amongst older age groups, so the integrity of the data is not in question.

Base:303 (more than one response permitted)

Two fifths of respondents had lived in Nettleham a long time, 25 years or more, with just under a fifth coming here in the last five years.



**Figure 3**

Two respondents said they were not residents of Nettleham and declined to provide a postcode. It is likely that these are from within the parish. They have not been excluded from the analysis as too few to skew any results.

Base:230

### New Development

Many of the respondents who commented voiced opposition to any further development in Nettleham, feeling that the village had already 'taken its share' in recent years since the last Neighbourhood Plan. The resulting additional population is perceived to have put a strain on local services and infrastructure and there are concerns about this increasing further.

*No more development in Nettleham!*

*I am of the opinion that the Village has "done its bit" already in regards to "new builds" and a planned additional 175 houses is too much. There will also be an additional burden placed on the medical practice and local schools.*

*I think there should be a pause in house building after all the present approvals have been built. We need time for the present increase in population to integrate and to assess the impact on school places and health resources.*

*Nettleham has a number of new housing developments No more required The village will become over populated*

*The current infrastructure of the village cannot support further development. Concerns re flooding when heavy rain occurs. Already too much traffic passing through village.*

*It should be stressed that Nettleham has already taken c277 new approved houses, i.e. in excess of the original allocation and that therefore there should be a corresponding reduction in any new plan.*

*This is a village that is becoming like a small town.*

Whether there will actually be a demand for the proposed housing numbers was questioned. Alternatives to imposing new development in the village were suggested.

*Is there a need for more development – especially in Nettleham?*

*Usage of cars and types of cars will change as people work more from home and fossil fuel usage declines.*

*With a million EU & EEA residents leaving Britain since Brexit I would question the need for the quantity of allocated housing.*

*Before spoiling Nettleham any further, please consider developing town centre sites that are no longer occupied.*

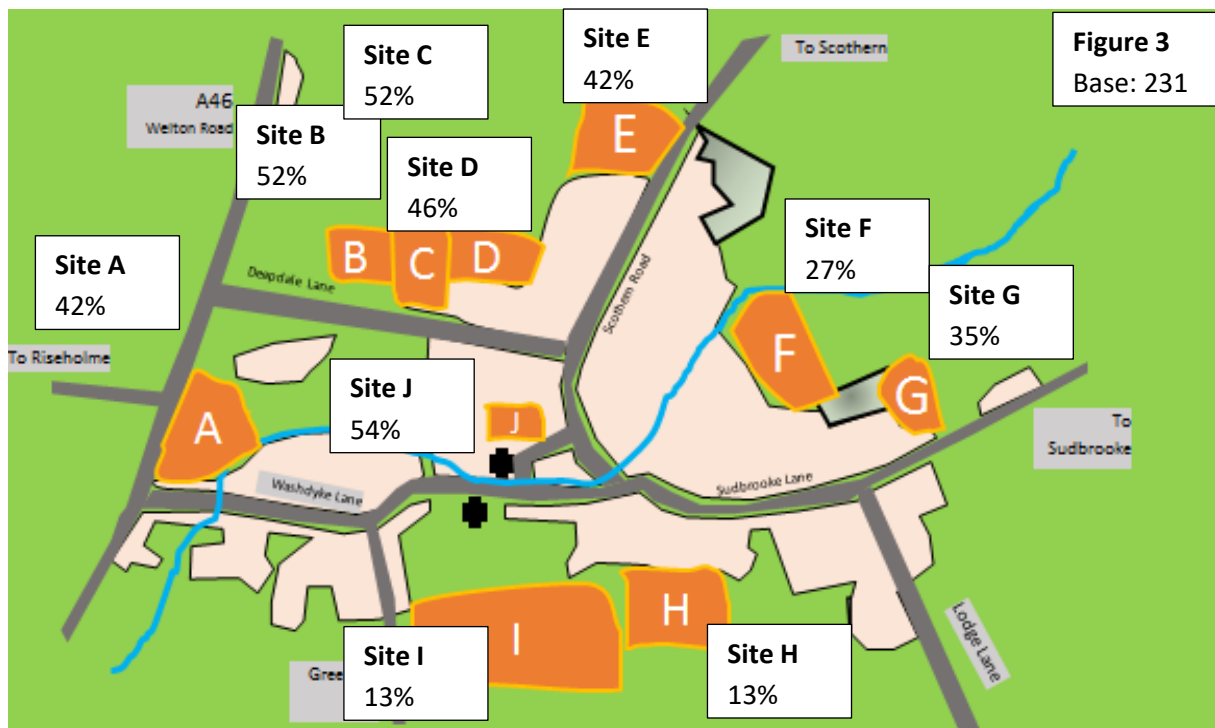
*Regenerate brown field sites the city centre*

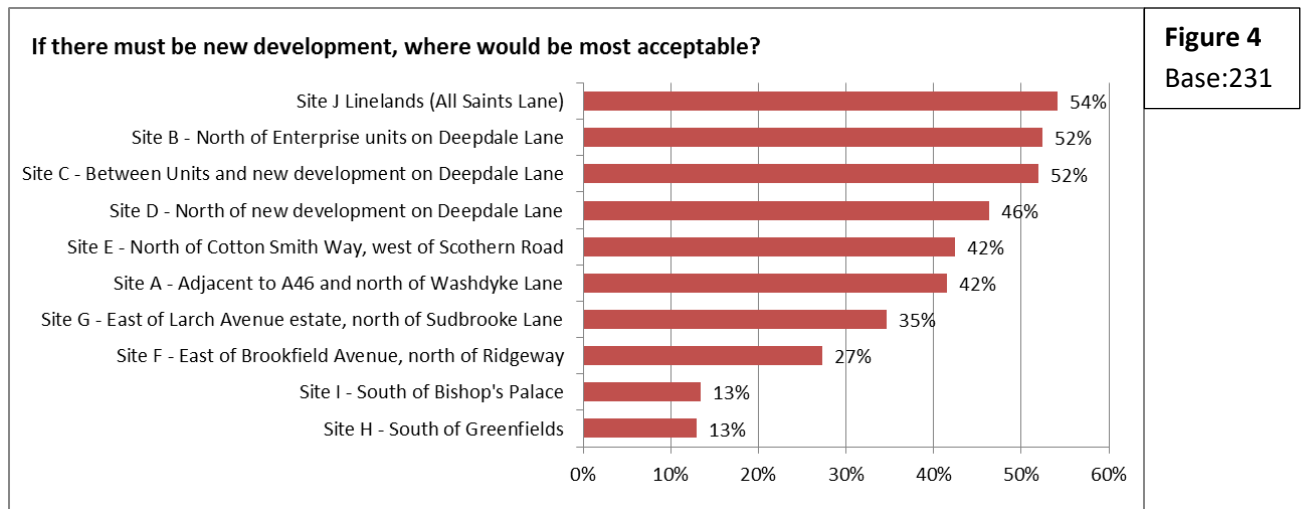
*The future of RAF Scampton is not known at present. If a site is available there for new houses this could reduce the need for further expansion in the fringe villages.*

*The brownfield RAF Scampton site is ripe for significant development, rather like Witham St.Hughs. The plans for this development should be prioritised so that ALL the other villages around Lincoln don't have to go through this painful navel-searching every few years.*

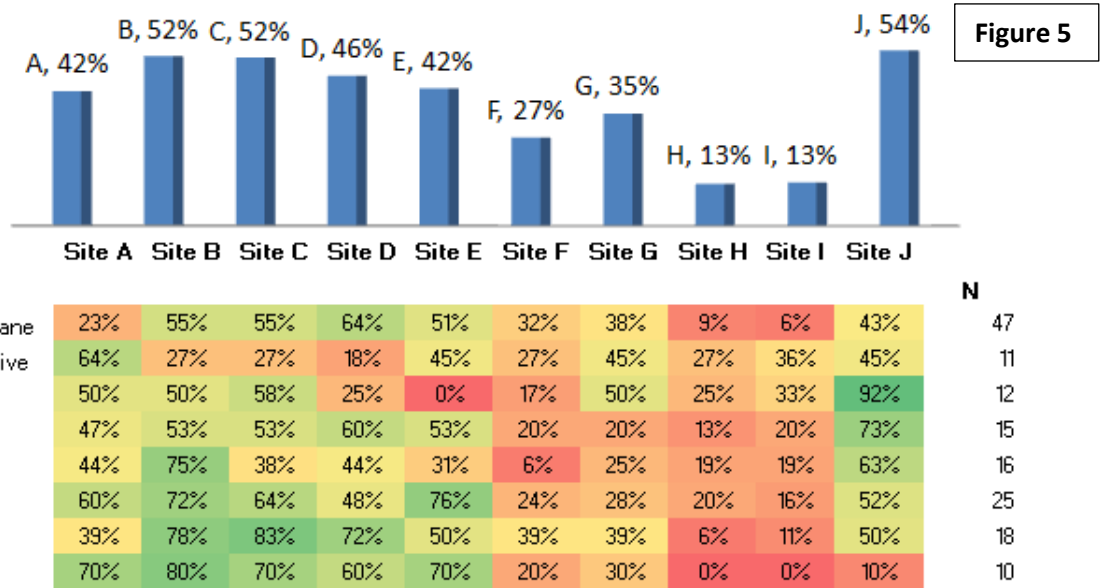
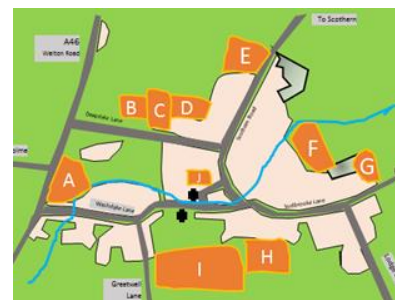
In the event that additional housing sites are imposed on the village, the survey sought respondents' views on locations of a number of potential sites, by indicating those they would consider to have the least impact on the community and its character, services and facilities. Figure 3 shows the site locations, and the survey response. This information is also presented in Figure 4.

On average, respondents indicated 3 or 4 sites, while 5% indicated none, demonstrating resistance to any further growth.





Unsurprisingly, acceptance of sites is influenced by area of residence. Grouping respondents by postcode into areas of the village shows that while sites B and C, near to the Baker Drive estate would be acceptable to just over half of all respondents, this falls to just 27% amongst residents in that area. Similarly, Site A (north of Washdyke Lane) has much less support from those living west of Greetwell Lane.



Note: **Indicative only**, number of cases per group is small, and location groupings approximate. Table shows proportions accepting of each site, colour coded green=high, red=low. Table excludes postcodes in centre of village.

The following section shows comments made about specific potential development sites and why they were found to be **acceptable** or **otherwise**.



- SITE A** *Concern if access direct to A46 – risky*  
*Critical part of the Nettleham green belt*
- SITES A/B/C** *Preferred as access not through the village*
- SITES B/C/D** *B, C D and E most acceptable because the basic infrastructure is already in place and access to the sites is good now*  
*The land north of Deepdale has already been over-developed. The traffic using Deepdale Lane is constantly at a high level.*  
*The current plans are undesirable, mostly because of the density of development, but eventually the gap between the Enterprise units and Baker Drive will be filled, so let us do it properly -*
- SITES E, F and G** *Erosive of farmland to the north and east, and building traffic pressure on the centre of the village*
- SITE F** *A particular worry- previously rejected due to sewage works – not a healthy neighbour, and the field itself is subject to flooding.*
- SITE G** *This is an extension to the already developed Larch estate – utilise areas not previously affected, e.g. H*
- SITES F & G** *Sites would not contribute to flooding – generally anything upstream of Vicarage Lane would add more pressure on sewers and flooding and should not be considered.*
- SITES H+I** *We strongly oppose developing sites H+I which if developed could lead to increasing flooding of the village (remember 2007), and the need to protect it as a green corridor.*  
*Postulated Site H and Site I are within the existing Green Wedge which should be preserved. Additionally neither site has an access which could support such a large development*  
*Critical part of the Nettleham green belt*  
*Leave this alone*
- SITE I** *Greetwell Lane is narrow with pavements on only one side. This development would detract from the view and ambience of Bishop’s Palace*  
*Part of this area floods – there are also footpaths here*
- J Linelands** *Subject to being limited to sheltered accommodation*  
*The re-development of Linelands must also take centre stage*  
*Doctors surgery should be moved to Linelands and be central to the village.*  
*Don't give up on Linelands project - fight the rather stupid planning officer objection based on Conservation Area considerations which are of vanishingly small disbenefit given the site location, vastly outweighed by benefit of such facility, and mitigated by good building design and tree screening.*
- ALL SITES**  
*The sites should allow access from different points - not all from Deepdale Lane or Washdyke Lane to minimise the traffic volume increase on any single road.*

The potential loss of green space was highly emotive, and many comments reflect recognition of environmental degradation and the need for climate change mitigation.

*Protect green spaces*

*Green spaces are an asset with value beyond money*

*Cleansing air controlling climate and carbon capture our mental wellbeing depends on connectivity with outdoor spaces*

*Retaining large areas of green space within the village is vital for wildlife, the environment and mental health.*

*The lagoon area at Minster Fields should be protected from further development as it has the potential to become a haven for wildlife and wildflowers, to be enjoyed by local residents and people living in Nettleham.*

*Most development/growth equals wildlife loss & pollution and therefore must be as sustainable as possible with minimal impact and mitigating planning conditions. The plan seeks to protect green space but should also develop additional green areas for Nettleham's non human residents.*

*Look to keep within the current shape/boundary rather than expanding out further*

*Potential Developers should be encouraged to re-instate designated green areas to encourage wildlife conservation and by planting trees where their intended development is going to cause a loss of such habitat.*

There is concern about Nettleham retaining separation from other nearby villages, and especially from Lincoln.

*Prevent merging with other settlements*

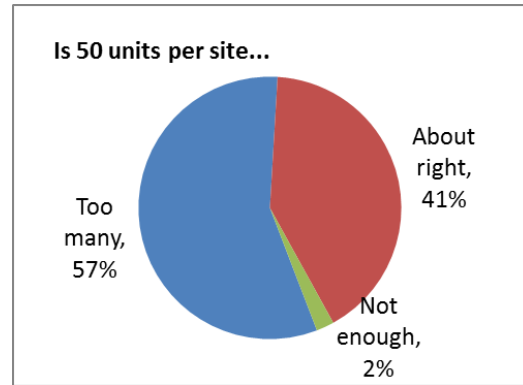
*Please rethink building especially where Local Building plans converge with other parishes' local area plans such as Sudbrooke Scothern Riseholme, North Greetwell and Cherry Willingham.*

*If new buildings have to be allowed, please encourage them to be on the far side of the village from Lincoln to prevent a gradual joining of Nettleham to Lincoln*

*Please stop ruining our beautiful village; we will soon be joined to Greetwell and Scothern if we're not careful. Leave our green open spaces and only allow any future building within the village as it stands now without extending the boundaries any more.*



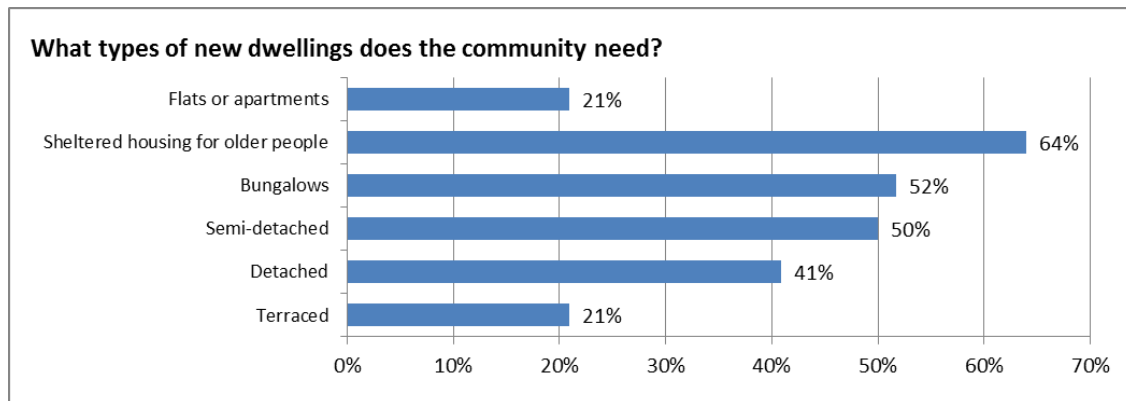
Respondents were asked whether they considered 50 units per development site was too many, too few or about right. There is a preference for smaller sites; almost three fifths felt that 50 per site was too many.



**Figure 6**  
Base:229

In terms of the types of dwellings the community might need, if there has to be additional development, there was a range of views, as shown in Figures 7, 8 and 9.

Given the age profile of respondents, it is unsurprising that there is perceived to be high requirement for sheltered housing for older people, and for assisted living for older people.

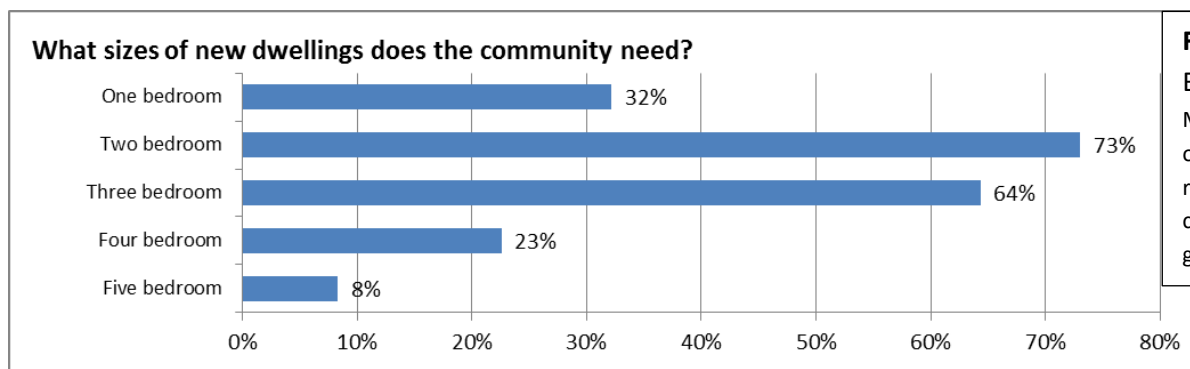


**Figure 7**  
Base:231  
More than one response could be given

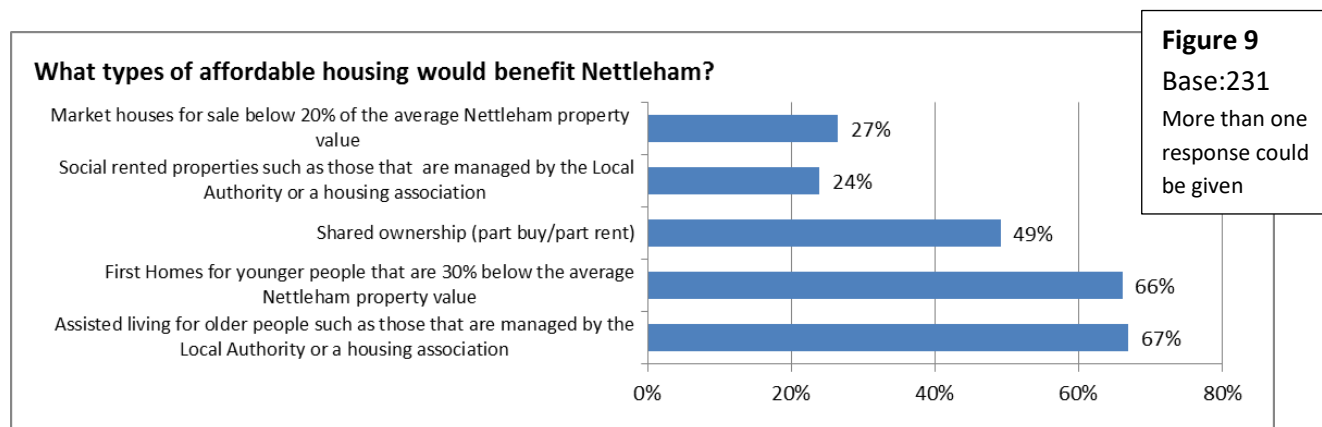
There is also strong support for starter homes (discounted), to allow younger people to be able to buy property in Nettleham, with almost three quarters saying two bedroom properties were needed, and a further third, one bedroom properties.

There was little support for five bed, or even four bed houses, or for social housing (other than for assisted living for older people).

*Most new residential has too many large (4.5 bedroom) houses, need to change this.*



**Figure 8**  
Base:231  
More than one response could be given

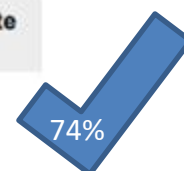


### Agreement with Policy Proposals

A number of policy proposals were presented, asking respondents to say whether they were in agreement with them.

**Q5 Existing parking standards for new development in the Neighbourhood Plan only relate to planned new development.**

Tick if you agree that these parking standards should apply to those existing buildings that propose a residential extension to their property



Comments showed that there was some confusion over what the parking standards were, which may explain the relatively low level of agreement with this policy, however, almost three quarters agreed that the standards should also apply to residential extensions.

*All private residents should have a minimum of 2 off road parking spaces*

*I don't necessarily think adding an extension should mean you have to meet new build parking standards but it shouldn't result in current parking provision worsening, if already below new build standards.*

*The proposed Policy D1 off-street parking space requirements are about right but the availability (or otherwise) on on-street parking spaces should also be taken in to consideration. If there is plenty of on-street parking, there is less need for off-street parking. Conversely, if there is little or no on-street parking, there is a greater need for off-street parking. Online shopping is here to stay and there is an increasing need for more parking space to be made available for delivery vans pausing briefly everywhere.*

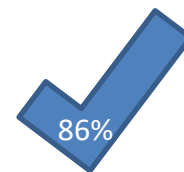
*Particular attention should be given to the provision of parking spaces for any new housing developments in Nettleham. Historically it has not been recognised by developers that many families have between 1 and 3 cars, which has led to a shortage of parking spaces. In these developments, where houses are often in close proximity to each other, too many cars end up parked on the road, sometimes straddling the kerb, potentially causing inconvenience for pedestrians and a hazard for parents with children in buggies/prams and wheelchair users. Designated parking spaces can alleviate this problem to a certain extent.*



Design Issues.

**Q6 To strengthen the existing Policy on local design, a Character Assessment has been produced (this is available to view on the Parish Council website). This document provides detail on the particular character areas, design features and local characteristics that make Nettleham what it is today. Where new development is proposed, a set of detailed design features (design-codes) will be produced to inform the design and layout of new development in the area**

- Tick if you agree that detailed design features to ensure retention of the Nettleham character will apply to new development.



*Green areas and other facilities such as game playing area and playgrounds are vital for the physical health and emotional wellbeing of the children in any new development as lack of provision will result in children playing in the streets with all the associated risks.*

*Any new development should minimise the need to use a car to visit the village centre by allocating sites as close to and symmetrically distanced from the centre, avoiding ribbon or strip developments.*

*Housing should include a proportion adapted for those with disabilities.*

*All new homes should have (i) sufficient appropriate space to accommodate the ever-increasing number of recycling bins that are expected to be used, (ii) a fibre broadband connection*

*Please stop people cladding and re-roofing in out of character materials.*

*No concrete or block paving driveways to reduce flood risk*

There were some expressions of support for the CLP's Climate Change Strategies.

*All new homes should have an electric vehicle charging point. Perhaps they should also have heat pumps rather than gas boilers.*

*Solar panels should be fitted to all new homes*

*Make provision for electric charging points compulsory on new housing*

*New developments should only be eco-friendly and energy efficient*

*The over-riding consideration is climate change. We increasingly hear of alarming reports on the threats posed by climate change and worryingly that changes are already happening. We cannot wait until 2050 to achieve carbon neutrality (net-zero carbon dioxide emissions) and the elimination of the use of fossil fuels. The Lincoln Climate Commission recognises that climate change applies to Lincolnshire just as much as it applies to other parts of the world. Therefore, any changes to the village need to be carried out with climate change in mind, and indeed to mitigate the impacts of climate change. This includes, but is not limited to new buildings that are energy neutral, not in 10 years time but when they are built from now on, so built with renewable energy sources fitted and insulated to the highest standard. Footpaths and green corridors are essential to reducing car use and increasing the quality of the village environment.*

**Q7 The current Neighbourhood Plan protects our valued community services and facilities such as village hall and doctors.**

- Tick if you agree that any new community facilities should have to justify what benefit this will bring to the community

91%

*Additional development is good providing it is managed correctly*

*The village needs a Youth Centre*

**Q8 Although the Neighbourhood Plan protects the Nettleham Beck and other environmental features within the area, it is felt that further protection measures should be introduced to preserve the numerous green corridors across the area that act as movement corridors for wildlife and people. These can include waterways such as rivers, linear hedgerows, woodlands or groups of trees, footpaths and grass verges.**

**The proposed designation of 'Green Corridors' seeks to see these features retained as intrinsic parts of the character of the area. The proposed Green Corridors can be viewed on Map B**

- Please tick if you agree with the principle of Green Corridor designations

94%

Respondents were invited to suggest additional areas that could be included as Green Corridors. Where mentioned, these tended to be wide areas, e.g. Site I rather than specific, identifiable corridors. However, one proposal to consider is within the Parish, but not part of Nettleham village;

*The list of green spaces identified as protected from development under Policy E2 should be extended to include those open to Minster Fields residents (but not to the general public), namely the 1.95 hectare field south-east of the A46/A15/B1182 roundabout (which is earmarked as an amenity woodland area) and the 1.08 hectare open space alongside Gibson Road from Wolsey Way to the Lincoln Bypass (which is earmarked for a children's play area).*

### Other Feedback

A number of comments showed that there is much scepticism about the planning process, and with the integrity of builders to comply with the planning process. One respondent is under the impression that the Truelove 'vision' for Nettleham is a given.

*Is the planning process fit for purpose?*

*Please ensure that the allocation from CLP deducts the additional housing unaccounted for in the current NNP, ie Lodge Lane estate, and the extra ones that the builders sneak on to sites once approved*

*I am not against additional housing per se. but builders always promise to give something as part of their build but often the promised work does not materialise.*

*Potential builders should be assessed on previous work reviews before planning is granted to them*

*To ensure once any planning permission has been agreed that no further development, to be applied for within 15 to 20 years of the approved planning can be applied for. ie getting*



*permission for 50 houses and then apply again to build a further development within the development.*

*Some people have lived in Minster Fields for over six years without the designated children's play area being set up and they might well be waiting for another six to eight years before it is finally installed. Their amenity woodland area currently comprises only about 30 saplings, many of which have died, in a field that can't be accessed because of overgrown grass. The implementation conditions in the planning permission have allowed the developer to defer incurring the costs entailed and this is unfair to residents.*

*Many times we have heard the phrase affordable housing and it has been promised. But how can the current projects within the village justify being affordable. I am still yet to see a development that provides realistic affordable housing and it appears that developers just this as a loop hole to get plans passed and then adjust their plans to just build more profitable homes*

## First Regulation 14 Public Consultation Summer 2022

A Regulation 14 (draft Plan) consultation period commenced on the 15<sup>th</sup> July and ended on the 9<sup>th</sup> September 2022. Two in-person public events were held at the Village Hall. A Poster was produced which advertised the events at the Nettleham Carnival and the Village Hall.



## Nettleham Neighbourhood Plan 2022-2040

### Public Consultation 2022

Work on the revision of the Nettleham Neighbourhood Plan has been underway for over two years. We are now ready to begin a period of Public Consultation. Residents will have the opportunity to respond to the document in its present form and these comments will be used to modify the final plan before it goes to final examination. The plan will be subject to a public referendum before it is adopted.

There will be two opportunities to speak to those who have prepared the Plan before the consultation period officially begins

### Nettleham Carnival

**Saturday 9<sup>th</sup> July 1pm – 4pm**

### Neighbourhood Plan Stall

Visit us our stall at the Carnival to ask any questions or make observations about the Plan. Please see the 4-page leaflet summarising the Plan accompanying this information poster.

### Public Meeting

**Thursday 14<sup>th</sup> July 7.30pm**

### Nettleham Village Hall

The public meeting will begin with a presentation on the purpose and process of producing a Neighbourhood Plan. It will explain the thinking underlying the Plan we have produced, including insight into the constraints under which we are required to work.

The full Plan can be found on the Parish council website.

<https://nettleham.parish.lincolnshire.gov.uk/>

The consultation feedback period will be from Friday 15<sup>th</sup> July to Friday 9<sup>th</sup> September 2022. The enclosed feedback form can be delivered to the Nettleham Parish Office or returned via the Nettleham Parish website.





**Table 1: Statutory Consultation Responses to Regulation 14 Public Consultation between 15<sup>th</sup> July until 9<sup>th</sup> September 2022**

Stakeholder	Response	Group Response
<p><b>National Highways</b></p>	<p>National Highways welcomes the opportunity to comment, in accordance with Regulation 14, on the Nettleham Neighbourhood Plan which covers the period from 2022-2040. We note that the Neighbourhood Plan aims to shape and influence future development whilst safeguarding and enhancing the area.</p> <p>National Highways has been appointed by the Secretary of State for Transport as a 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 the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to this consultation, our principal interest is in safeguarding the A46, which routes approximately 5km southwest of the plan area.</p> <p>We understand that a Neighbourhood Plan is required to conform with the relevant national and borough-wide planning policies. Accordingly, the Nettleham Neighbourhood Plan is required to conform with the Central Lincolnshire Local Plan (CLLP), which is acknowledged within the document. The CLLP (2018-2040) defines Nettleham as a “large village”. This means that the village provides housing, employment, and retail facilities for the local area.</p> <p>The Nettleham Neighbourhood Plan was adopted by West Lindsey District in 2016 and was originally conceived to be the plan for the village until 2031. However, to ensure that the plan complied with the latest national planning legislation and changes to the CLLP a revised Nettleham Neighbourhood Plan has been developed.</p> <p>In 2016, the Nettleham Neighbourhood Plan proposed that 200 new homes would be delivered by 2031; this target has already been exceeded. The CLLP has</p>	<p>Noted.</p>

Stakeholder	Response	Group Response
	<p>identified the need for a further 175 homes to be delivered in Nettleham by 2040. This growth is additional to any existing committed sites within the parish. The additional 175 homes will largely be delivered on 4 undeveloped sites outlined below:</p> <ul style="list-style-type: none"> <li>• Land north of Lechler Close (allocated for 72 homes)</li> <li>• Land east of Brookfield Avenue (allocated for 57 homes)</li> <li>• Land off Sudbrooke Lane (allocated for 46 homes)</li> <li>• Land at Linelands site, All Saints Lane (allocated for 30 homes)</li> </ul> <p>We note that no further employment sites have been outlined in the Nettleham Neighbourhood Plan.</p> <p>National Highways believes this amount of growth could have a noticeable impact on the operation of the SRN. However, based on our review of the transport evidence presented by Central Lincolnshire as part of Local Plan Review, we note Nettleham’s projected growth has been included in the Local Plan. Therefore, we are satisfied that this level of growth has been considered for the purpose of understanding future growth aspirations in the area.</p> <p>We will continue to engage with the Central Lincolnshire Authorities to manage and mitigate the impacts of this level of growth on the SRN including the potential need for further transport assessments to measure the associated impacts of the proposals on the strategic road network. At this stage we have no further comments to provide and trust that the above is useful in the progression of the Nettleham Neighbourhood Plan.</p>	
<p><b>Internal Drainage Board</b></p>	<p>The location is not within any Internal Drainage Board Witham, the closest one is Third District Internal Drainage Board some 500m east of the village. The only remit of Third District Internal Drainage Board has for the area is that currently the Board acts as agent to Lincolnshire County Council, the Lead Local Flood Authority, for</p>	<p>Noted.</p>

Stakeholder	Response	Group Response
	<p>Consenting and Enforcement Under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991. Prior written consent is required for any proposed works or structures in an ordinary watercourse.</p> <p>It is noted the Neighbourhood Plan has identified flood risk within the area and appropriate policies are included.</p>	
<p><b>Environment Agency</b></p>	<p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p><b>Environmental constraints</b> Flood risk</p> <p>Your Plan includes areas which are located in flood zone 2 and 3. In accordance with the National Planning Policy Framework (NPPF) para 155-160, we remind you to consider whether the Sequential Test/Exception Test should be undertaken to ensure development is directed to the areas of lowest flood risk. The application of the Sequential Test should be informed by the Local Planning Authority’s Strategic Flood Risk Assessment (SFRA).</p> <p>It is important that your Plan also considers whether the flood risk issues associated with any proposed development can be safely managed to ensure</p>	<p>Noted.</p>



Stakeholder	Response	Group Response
	<p>development can come forward. Without this understanding your Plan is unlikely to complaint with the NPPF.</p> <p>The Lead Local Flood Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance.</p> <p>The Plan has a policy for development within the flood zone (Policy D3) which is acceptable and follows NPPF. We would suggest all development in flood zone is avoided but by following Policy D3, suitable sites with mitigation and resilience will be identified. Of the proposed development sites, site WL/NHAM/011 is partially covered by flood zone. The indicative site plan suggests that the area in flood zone will become a green buffer zone. We agree that no development should take place within the flood zone for this site.</p> <p>Ground conditions                      NPPF paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 183). The Plan area overlies a sequence of Limestone bedrock comprising Lincolnshire Limestone Formation, Rutland Formation (limestone and sandstone), and the Blisworth Limestone Formation. The Lincolnshire and Blisworth Limestone Formations are classified as Principal Aquifers, with the Rutland Formation classified as a Secondary A Aquifer. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water</p>	

Stakeholder	Response	Group Response
	<p>storage. They may support water supply and/or river base flow on a strategic scale. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers.</p> <p>Source protection zones Your plan includes areas which are located on Source Protection Zones. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance: <a href="https://www.gov.uk/government/collections/groundwater-protection">https://www.gov.uk/government/collections/groundwater-protection</a></p> <p>The south-western extent of the Parish lies within a Source Protection Zone (SPZ) 2, relating to groundwater abstractions located approximately 6 to 7 km to the southeast of Nettleham. SPZs are used for the purpose of protecting groundwater sources used to supply drinking water, with the zones showing the level of risk to the groundwater sources from pollution. Further information on groundwater SPZs can be found at: Groundwater source protection zones (SPZs) - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>Groundwater protection The use of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. We would like to refer you to our groundwater position statements in ‘The Environment Agency’s approach to groundwater protection’, available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:</p> <ul style="list-style-type: none"> <li>• • Waste management</li> <li>• • Discharge of liquid effluents</li> <li>• • Land contamination</li> <li>• • Ground source heat pumps</li> <li>• • Cemetery developments</li> <li>• • Drainage</li> </ul>	

Stakeholder	Response	Group Response
	<p>We are able to provide further advice on protecting groundwater, including guidance on the use of Sustainable urban Drainage System (SuDS). We recommend that developers should:</p> <ul style="list-style-type: none"> <li>• Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination</li> <li>• Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health</li> <li>• Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed</li> <li>• Refer to the contaminated land pages on gov.uk for more information</li> </ul> <p>Piling Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater.</p> <p>Wastewater infrastructure If your Plan proposes development or promotes growth we recommend early consultation with Anglian Water to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development within environmental limits of the receiving</p>	



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	<p>watercourse. This may impact on the housing figures and the phasing of development.</p> <p>General opportunities Drawing up a Neighbourhood Plan is an opportunity to think about improving the local environment. You may want to consider new green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to water quality and to local waterways.</p>	
<b>Coal Authority</b>	No further comments to make	Noted.
<b>Natural England</b>	<p>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.</p> <p><b>Natural England does not have any specific comments on the Nettleham Neighbourhood Plan.</b> However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted.
<b>National Grid</b>	<p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted.

Stakeholder	Response	Group Response
	<p>National Grid provides information in relation to its assets at the website below.  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p>	
<p><b>West Lindsey District Council Comments</b></p>	<p>General</p> <p>As you are aware the CLLP is currently being reviewed. It has now reached an advanced stage meaning that any NPs being prepared in WLDC need to align and build on its policies only rather than on those in the adopted CLLP. The CLLP Team has produced a useful guidance note to help NP groups prepare their NPs in the context of the emerging CLLP which can be viewed at <a href="https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/">https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/</a> Reference STA010 – NPs and Local Plan Reg 18.</p>	<p>Noted. Amendments made to the modified plan.</p>
<p>Policy E1 – Protecting the Green Wedge</p>	<p>Have you considered having green wedges between Nettleham and the settlements of Sudbrooke and Scothern? They have one between them.</p>	<p>Noted. The PC will consider these for the modified Plan.</p>
<p>Policy E2 – Local Green Spaces</p>	<p>Shown on the proposals map but where is it? Appendix B (13) Ridge and Furrow earthworks off Deepdale Lane. Is this site shown correctly on the map?</p>	<p>Noted. These maps have now been corrected and updated in the modified Plan.</p>
<p>Policy E3 – The Historic Environment</p>	<p>Para 5.8: It is likely that the review of Nettleham Conservation Area Appraisal will be available in near future. Therefore, suggest that the last sentence of para 5.8 be reworded: From: Information about the Conservation Area can be found in Appendix D. To: Information about the Conservation Area can be found in the Nettleham Conservation Area Appraisal, which is available on West Lindsey District Council’s website at: <a href="https://www.west-lindsey.gov.uk/planning-buildingcontrol/planning/conservationenvironment/conservation-areas">https://www.west-lindsey.gov.uk/planning-buildingcontrol/planning/conservationenvironment/conservation-areas</a> Appendix D: Also,</p>	<p>Noted. Amendments made to the modified Plan.</p>

Stakeholder	Response	Group Response
	it is suggested that Appendix D is removed from the NP as likely to be replaced in near future.	
Policy E4 – Major and Minor Green Corridors	Please see comments under Part 2.	Noted.
Map 2a: Major and Minor Green Corridors	Key required. What are the major and minor green corridors? Are those blue watercourses and open spaces shown included in definition? Not clear. Where is the justification behind buffer width distances? A larger map is required to help identify if a proposal falls within a buffer zone. What about the potential for improving linkages between green corridors, particularly where only small gaps exist? How about showing these on the map too with a similar requirement that nearby proposals contribute to enhancing the linkages?	Noted. The Map showing Major and Minor Green Corridors has now been revised to provide a clearer plan of these across the area.
Policy D1 – Parking Standards for New Residential Development	The Local Plan Review now includes parking standards so there is a need to avoid duplication here. If proposing something different from CLLP need to ensure there is sufficient evidence and need for it. Part 3, experience suggests that lowering standards could present problems.	Noted. The PC disagree and believe this approach will help reduce the impact of parking within the community.
Policy D2 - Parking Standards for additional Bedrooms to Existing Dwellings	This policy would be difficult to justify. Could be more onerous than standards for a new build property. For example, a 3 bed detached house having 3 spaces would need 4 spaces if it proposed a fourth bedroom. A 4 bedroomed new home only needs 3 spaces.	Noted. The PC disagree and believe this approach will help reduce the impact of parking within the community.
Policy D4 – Design of New Development and Parish Design Code Principles	Design code principles welcomed. The Nettleham Character Assessment is a good piece of work in terms of describing the existing character of the area. It also usefully identifies several character areas with existing features and defines views and vistas. However, it would really help if for each character area it identified the notable existing features which it would like to see reflected in new developments in that area thereby informing/ developing design codes. It is noted that the Conservation Area Appraisal is a supporting document to the NP- see appendix. This is currently being updated and will help further inform the NPs design and heritage sections. Part 2 a) unless there a clearer explanation given the density requirement should not be required. The policy should not overlap with the equivalent policies in Local Plan Review including S7 and S 53	Noted. The density for development has been informed the existing character assessment and development in the village. The density are already identified in the Made Neighbourhood Plan.
Policy D7 – Housing Development within Nettleham	A much more detailed map showing this boundary is required for the policy to be effectively implemented. There needs to be an explanation why the boundary includes two housing sites but not the other proposed ones. Part 3, for clarification purposes perhaps	Noted. Map has been amended in the modified plan. Noted.

Stakeholder	Response	Group Response
	better to say ... outside and not adjacent to the existing developed footprint. Need to be aware that First Homes/Entry Level Homes can come forward separate to neighbourhood plan requirements	Suggested wording amended in the Policy.
Policy D8 – Housing Mix and Affordable or Specialist Housing	It is agreed that housing need for Nettleham is for smaller properties and higher quality properties for downsizing. Support the need for affordable housing and that 25% of all developments in Nettleham should be affordable.	Noted.
Map 5: Land off Lechler Close	How about extending the earlier policy of green corridors to link with this site. Green buffer /hedgerow/ footpath etc shown on map could be recognised as new green corridors.	Noted.
Policy D8: Land North of Lechler Close (Site 24A) – Design Code and Development Principles	Design Codes welcomed. New trees requirement supported. Orientation of dwellings ...only where practicable. Part 2 reword to require that a masterplan be submitted as part of the planning application for the site.	Noted.
Map 6: Land behind Brookfield Avenue	Same comments as for Map 5 Also, how about a code to help protect existing trees?	Noted.
Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles	Same comments as for Policy D8	Noted.
Map 7: Land off Sudbrooke Lane	Same comments as for Map 5	Noted.
Policy D10: Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles	Same comments as for Policy D9	Noted.
Policy D11: Land at Linelands, All Saints Lane – Design Code	Design Codes welcomed. Orientation of dwellings ...only where practicable.	Noted.



Stakeholder	Response	Group Response
and Development Principles		
8 Local Businesses	Policy required?	Noted. No policy required here. The PC believe the CLLP satisfactorily covers business development.
Policy S1 – Local Community Facilities	These community facilities need to be shown on a map. The Local Plan review has a community facilities policy S50. Need to ensure that policies do not overlap. Ideal position is for Local Plan to set policy requirements and NP to identify qualifying facilities within the NP area.	Noted.
Appendix D	Remove, instead provide a link to WLDC website. See earlier comment.	Noted.
Additions	How about having a policies on? -protecting important views and vistas taken from the Character Assessment? - as well as local green spaces, identifying and protecting nature habitats (biodiversity) in open countryside such as woodlands and watercourses. - what about proposals in the open countryside beyond the developed footprint? Is the Local Plan Review policy S5 sufficient here or would you like to see other requirements e.g. on rural diversification. - in terms of encouraging active travel, it would be good to see the NP have a section on walking and cycling. This could seek to identify, protect, and improve both existing and proposed routes e.g. rights of way, permissible paths etc - the NP group has raised concerns about protecting notable trees in the village and on allocated sites not covered by TPOs. Policy examples that could be used to address these issues in your NP are given below. It would be good to see these included both for trees in the village and also on specific sites. For a policy on existing trees and hedges consideration should be given to identifying existing “significant trees” in the village and having a tree policy like neighbouring Sudbrooke has done in its NP under policy 5 Protected Trees and Significant Trees. These are notable trees but are not currently TPO protected. It is understood that Nettleham has many such trees. Please view Sudbrooke NP at: <a href="https://www.west-lindsey.gov.uk/planning-buildingcontrol/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/sudbrookeneighbourhood-plan-made">https://www.west-lindsey.gov.uk/planning-buildingcontrol/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/sudbrookeneighbourhood-plan-made</a> For existing trees and hedges around an allocated housing site a policy something on these lines should be considered: The existing trees and hedges within and in proximity to Housing Allocation	Noted. The PC will consider these suggestions in the modified Plan.

Stakeholder	Response	Group Response
	<p>Site X, and shown for illustrative purposes only on Policy X Map, are important natural features which contribute positively to the amenity, biodiversity, screening, and historic setting of the site and its surrounding landscape character. Development proposals that would result in the loss, damage, or deterioration of these natural features will be resisted. Development proposals for the site impacting existing hedges and trees should be prepared in accordance with the requirements of Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan (section 11.7) which can be viewed at: <a href="https://centrallincs.inconsult.uk/CLLP.Proposed.Submission./viewCompoundDoc?docid=12638580&amp;sessionid=&amp;voteid=&amp;partId=12679572">https://centrallincs.inconsult.uk/CLLP.Proposed.Submission./viewCompoundDoc?docid=12638580&amp;sessionid=&amp;voteid=&amp;partId=12679572</a></p>	
<p>Policy D5 – Climate Change Mitigation and Adaption</p>	<p>How do they demonstrate? Examples? Good practice? References? See suggestions at end of the table. Should require proposals to produce a Climate Change Statement/Assessment setting out how they have addressed each requirement of Policy D5. The statement should provide detail on the measures proposed to meet the appropriate level of sustainability required by relevant government schemes/guidance and if possible provide a calculation of the predicted annual energy loads and consumption of the development, as well as the predicted CO2 emissions. Is requiring “all development should” too onerous on minor developments? Should it be proportional to the scale of development?</p>	<p>The proposed policy has been produced to encourage the use of sustainable practices and technology to help reduce their impact on climate change. All development should propose, at least, the national standards in design, but the policy provides further encouragement for developers to go further.</p>
<p>a) Demonstrate how they contribute towards a net reduction in carbon emissions through the lifetime of the development;</p>	<p>How do they demonstrate? Examples? Good practice? References? See suggestions at end of the table. For example, predicted SAP (Standard Assessment Procedure) rating outputs with and without mitigation measures included in the development’s design as part of its Climate Change Statement/Assessment.</p>	<p>The Policy enables flexibility so that a scheme can propose appropriate methods to suit their needs and the development. Not all sites/development will be able to provide the same practice as it will depend on viability.</p>
<p>b) Demonstrate how they take advantage</p>	<p>How do they demonstrate? Examples? Good practice? References? See suggestions at end of the table</p>	<p>The Policy enables flexibility so that a scheme can propose</p>

Stakeholder	Response	Group Response
of passive solar heating opportunities through the layout of the building or scheme;		appropriate methods to suit their needs and the development. Not all sites/development will be able to provide the same practice as it will depend on viability.
c) Demonstrate how they contribute towards the delivery of the Nettleham Climate Change Strategy;	How would they demonstrate? Would they need to deliver identified projects? But which ones? Part 3 identifies projects that the NP can specifically help to deliver. More details about the projects need to be included in NP.	The Policy enables flexibility so that a scheme can propose appropriate methods to suit their needs and the development. Not all sites/development will be able to provide the same practice as it will depend on viability.
d) Incorporate renewable energy technology into the design of the scheme to help reduce the scheme' on conventional fossil-fuel energy supplies;	What forms of renewable energy technology are there?	The Policy enables flexibility so that a scheme can propose appropriate methods to suit their needs and the development. Not all sites/development will be able to provide the same practice as it will depend on viability.
e) Include water harvesting and recycling infrastructure on site;	How about giving specific e.g. water butts	The Policy enables flexibility so that a scheme can propose appropriate methods to suit their needs and the development. Not all sites/development will be able to

Stakeholder	Response	Group Response
		provide the same practice as it will depend on viability.
h) Use sustainable and low carbon construction materials that complement the local character;	What would these be, for example?	The Policy enables flexibility so that a scheme can propose appropriate methods to suit their needs and the development. Not all sites/development will be able to provide the same practice as it will depend on viability.
i) provide facility for a vehicle electric charging points at each building, of at least 7kw;	Building Regulations Part S aims to future proof homes and buildings via the installation of charging points for electric vehicles, and provides technical guidance regarding charging them in our homes.	Noted.
k) ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with national building regulations and environmental standards;	From 15 June 2022, all new homes must produce 30% less carbon dioxide emissions than current standards. The Building Regulations also include new standards to reduce energy use and carbon emissions during home improvements.	Noted.
Living roofs and walls will be supported where they are appropriately designed, installed	What is the latest industry good practice guidance?	These are identified within the Build Beautiful guidance.



Stakeholder	Response	Group Response
<p>and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.</p>		
<p>Policy D8: Land North of Lechler Close (Site 24A) – Design Code and Development Principles</p> <p>Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles</p> <p>Policy D10: Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles</p>	<p>Policy S6 1 and 2 Energy Statement, Policy S6 3 Energy Statement, Policy NS18 Policy S205, Policy S10.</p>	<p>Noted.</p>

Stakeholder	Response	Group Response
Policy D11: Land at Linelands, All Saints Lane – Design Code and Development Principles		
Policy E4 – Major and Minor Green Corridors	The identification of such corridors is welcomed. Policy E4 is helping to deliver biodiversity net gain (BNG). This should be proclaimed by the NP. BNG can help mitigate climate change through the restoration and protection of nature. For example, additional woodland creation will help take more carbon dioxide out of the atmosphere. BNG delivery can be a way in which local communities can be directly involved in climate related adaptation projects, including tree planting and maintenance. BNG can help communities adapt to climate change by increasing resilience to extremes of weather, including heatwaves and flooding. For example, green and blue spaces, such as woodlands, parks and rivers, can provide localised shading and cooling effects, whilst green roofs, street trees and other vegetated surfaces can help reduce flood risk in urban areas	BNG is identified within the Local Plan and therefore the PC believe this issue is already sufficiently covered.
2. All proposals wholly or partly within the recommended minimum buffer zone of a major Green Corridor (30m width), or a minor Green Corridor (15m width) should be supported by an Ecological Impact Assessment and Landscape and Character Statement. This should confirm the extent of the buffer zone in that location and	Isn't it too onerous to expect all proposals to be supported by an ecology study etc? How about proportionate to the scale of development? It would help if NP provided guidance as to what an Ecological Impact Assessment and Landscape Character Statement should comprise. Are there national standard examples available?	Possibly, but the green corridors have, in places, lost their ecological status due to over development or inappropriate development. The PC believe this policy requirement will help reduce a development impact on the wider environment and local wildlife.

Stakeholder	Response	Group Response
demonstrate how the design and layout of the scheme will positively respond to its location and should prioritise wildlife, recreation, or green open spaces.		
Proposals that provide an enhancement to a major or minor Green Corridor will be strongly supported.	Mandatory BNG requires development to deliver more for nature; setting a requirement to increase biodiversity by a minimum of 10% compared to the baseline. Consideration should be given in NP to raising this requirement for developments in Nettleham. For example, in Cambridge and South Cambridgeshire a value of 20 % is encouraged as best practice.	Noted.
4. Proposals for the creation of new Green Corridors are encouraged to help connect spaces and support local wildlife and biodiversity.	Ensure that creation of green corridors in NP's allocated housing sites link with existing green corridors. Show existing and proposed corridors on the map.	Noted.

**Second Regulation 14 Public Consultation Spring/ Summer 2023**

A second Regulation 14 (draft Plan) consultation was undertaken between 21<sup>st</sup> April and the 13<sup>th</sup> June 2023 due to some significant changes to the Plan following the previous consultation period. The Consultation commenced at the Parish Council's AGM meeting in April 2023.





Example of leaflet sent to all households for the Spring 2023 second Regulation 14 public consultation

**Nettleham Neighbourhood Plan 2023-2040**

Our Neighbourhood Plan influences the outcomes of planning applications throughout the Parish of Nettleham, including all of Minster Fields and some of Roman Gate.

**Regulation 14 Public Consultation – Spring 2023**

Amendments based on feedback following the public consultation in summer 2022 have been made to the draft Revised Plan. The latest draft of the Plan, with changes highlighted for ease of use, can be viewed at <https://nettleham-parish.lincs.gov.uk> *[INSERT LINK]*. Hard copies can be viewed at :-

Nettleham Parish Council Office,  
Scothern Road, Nettleham, LN2 2TU  
Telephone: 01522 750011  
Open from 9am to midday, Monday to Thursday

The Community Hub, 1 East Street, Nettleham, LN2 2SL  
Telephone: 07305 300761  
Opening Hours: see <https://www.thehubnettleham.co.uk/library>

Residents are invited to respond to the latest draft plan using the survey on the reverse of this leaflet. Your attention is also drawn to an article in the April edition of Nettleham Matters.



A short presentation on the Plan followed by an opportunity to ask questions will be given at:  
**Annual Parish Meeting**  
Tuesday 18<sup>th</sup> April  
2023 at 7.00pm  
Large Hall, Old School,  
Mill Hill, Nettleham

**NETTLEHAM**

**Planning Together**



Settlement breaks around Nettleham and Green Wedge



Minster Fields Local Green Space

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**Table 2: Statutory and resident Consultation Responses to Regulation 14 Public Consultation between 21<sup>st</sup> April until 13<sup>th</sup> June 2023**

Stakeholder	Response	Group Response
<p><b>National Highways</b></p>	<p>National Highways welcomes the opportunity to comment, in accordance with Regulation 14, on the Nettleham Neighbourhood Plan which covers the period from 2022-2040. We note that the Neighbourhood Plan aims to shape and influence future development whilst safeguarding and enhancing the area.</p> <p>National Highways has been appointed by the Secretary of State for Transport as a 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 the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to this consultation, our principal interest is in safeguarding the A46, which routes approximately 5km southwest of the plan area.</p> <p>We understand that a Neighbourhood Plan is required to conform with the relevant national and borough-wide planning policies. Accordingly, the Nettleham Neighbourhood Plan is required to conform with the Central Lincolnshire Local Plan (CLLP), which is acknowledged within the document. The CLLP (2018-2040) defines Nettleham as a “large village”. This means that the village provides housing, employment, and retail facilities for the local area.</p> <p>The Nettleham Neighbourhood Plan was adopted by West Lindsey District in 2016 and was originally conceived to be the plan for the village until 2031. However, to ensure that the plan complied with the latest national planning legislation and changes to the CLLP a revised Nettleham Neighbourhood Plan has been developed.</p> <p>In 2016, the Nettleham Neighbourhood Plan proposed that 200 new homes would be delivered by 2031; this target has already been exceeded. The CLLP has</p>	<p>Noted.</p>

Stakeholder	Response	Group Response
	<p>identified the need for a further 175 homes to be delivered in Nettleham by 2040. This growth is additional to any existing committed sites within the parish. The additional 175 homes will largely be delivered on 4 undeveloped sites outlined below:</p> <ul style="list-style-type: none"> <li>• Land north of Lechler Close (allocated for 72 homes)</li> <li>• Land east of Brookfield Avenue (allocated for 57 homes)</li> <li>• Land off Sudbrooke Lane (allocated for 46 homes)</li> <li>• Land at Linelands site, All Saints Lane (allocated for 30 homes)</li> </ul> <p>We note that no further employment sites have been outlined in the Nettleham Neighbourhood Plan.</p> <p>National Highways believes this amount of growth could have a noticeable impact on the operation of the SRN. However, based on our review of the transport evidence presented by Central Lincolnshire as part of Local Plan Review, we note Nettleham’s projected growth has been included in the Local Plan. Therefore, we are satisfied that this level of growth has been considered for the purpose of understanding future growth aspirations in the area.</p> <p>We will continue to engage with the Central Lincolnshire Authorities to manage and mitigate the impacts of this level of growth on the SRN including the potential need for further transport assessments to measure the associated impacts of the proposals on the strategic road network. At this stage we have no further comments to provide and trust that the above is useful in the progression of the Nettleham Neighbourhood Plan.</p>	
<b>Coal Authority</b>	No further comments to make	Noted.
<b>Natural England</b>	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	Noted.

Stakeholder	Response	Group Response
	<p>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.</p> <p><b>Natural England does not have any specific comments on the Nettleham Neighbourhood Plan.</b></p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	
<b>Sudbrooke Parish Council</b>	No comments to make at this time	Noted.
<b>Historic England</b>	No Comments	Noted.
<b>Dunholme Parish Council</b>	The Parish do not wish to provide comment on the proposed Neighbourhood Plan. Thank you for letting us know.	Noted.
<b>West Lindsey District Council</b>	<p>Introduction</p> <p>These comments relate only to:</p> <ul style="list-style-type: none"> <li>- the changes made to the NP since the previous draft plan as shown by strikethrough, yellow text, new maps, and appendices in the 2nd draft version of the NP dated March 2023.</li> <li>- the implications for the NP now that a new CLLP is in place. The new CLLP was adopted in April 2023. This means that any NPs being prepared in WLDC should align and build on its guidance. All references should be to CLLP 2023 and where there is overlay there should ideally be no differences/conflicts given that CLLP is so recent. References made in the NP should be to the newly adopted CLLP 2023 not the 2017 one or the review CLLP 2022.</li> </ul> <p>As for those large parts of the draft March NP that have not changed from the 2022 version, WLDC's previous comments still remain for consideration and are reproduced later.</p>	Noted. Suggested changes have been modified where relevant within the Plan.
	Map 2: Green Wedge and Settlement Breaks	Noted. Map has been revised.



Stakeholder	Response	Group Response
	<p>To avoid any boundary confusion this map needs to be shown at a much larger scale. Individual properties need to be identifiable in relation to the boundary of the Settlement Breaks. It is vital for planning applications to know which side of a boundary a site lies. This may mean separate maps for the Breaks. It is assumed that in the vicinity of Nettleham village the boundaries of the Settlement Breaks and Green Wedge are shared with the Developed Footprint boundary on Map 6. It is assumed that the NP’s intention is not to have any gaps between these designations thus avoiding land being in “no man’s land” and potentially a policy vacuum in terms of the NP. If this is the assumption, then maps need to be compared to ensure boundaries are the same. Currently, for example, Mulsanne Park Sports Field appears to lie outside either the Developed Footprint or Settlement Break 1 area. The Green Wedge boundary must replicate that shown in CLLP 2023. This is difficult to confirm as the map is at too small a scale. It appears that the green wedge boundary in the vicinity of Nettleham village does not correspond exactly with that shown in CLLP. It must do so, not just here, but for all the CLLP Green Wedge designation lying in NP area. There should be no differences. It is suggested that CLLP map of Green Wedge is shown here rather than try and redraw it on Map 2.</p>	
	Policy E1 – Protecting the Green Wedge Policy LP22 has been replaced	Noted.
	Policy E2 – Settlement Breaks Part 2. ....to the south and east of the...	Noted.
	<p>Map 3 Local Green Spaces in Nettleham Village</p> <p>Individual maps of each site should be provided in supporting Appendix B. The police site is not numbered. The Almshouse site number is not clear. All the local green spaces shown in the CLLP should appear on this map too. Some already are but others should be added. The supporting text should be updated to explain that some local green spaces appear in the CLLP 2023 too. For those local green spaces</p>	<p>Noted. Maps have been amended and individual maps have now been added to the appendices.</p>

Stakeholder	Response	Group Response
	that appear in both plans already please ensure that NP boundaries match CLLP's where possible. Where not then identify and explain in NP text.	
	<p>Policy E3 – Local Green Spaces</p> <p>Are there any local green spaces in the Lincoln Edge area west of Nettleham roundabout that lie in Nettleham parish? For example, off Harpers Road or Flavian Road. What about the balancing pond area? What about the field that remains northwest of Wragby roundabout and lies in the parish/NP area? Also, the site to the west of field is now under construction. What about safeguarding its future open spaces as shown in layout PA 120310?</p>	Noted. New proposed LGS have now been added to the Plan.
	<p>Map 5: Major and Minor Green Corridors</p> <p>A much larger map is required to help identify if a proposal falls within a buffer zone. Unclear which are major and minor green corridors. This is vital to know if applying policy. Also are the corridors where residents are permitted to walk. Are they PROWs or permissible pathways? They appear to be that apart from the bypass shown as a corridor. Need to be clear what qualifies as a corridor. If walkways, need to check that all those shown on the map are such and are shown correctly on the map, particularly to the south of the village. There appear to be some inaccuracies. The key appears to have little relevance to the map. Confusing terms used that do not align with those used in text/policy. What about showing those proposals identified in the excellent Ecology Report? A missed opportunity if not done.</p>	Noted. A clearer map has been produced and added to the Plan.
	<p>Policy D2 - Parking Standards for additional Bedrooms to Existing Dwellings</p> <p>This policy would be difficult to justify for all such applications.</p>	Noted. The PC disagree and believe this approach will help reduce the impact of parking within the community.
	Policy D4 – Design of New Development and Parish Design Code Principles	Noted. Amendment made.

Stakeholder	Response	Group Response
	<p>Part 2a Policy changed to confirm that density applies to sites in Nettleham Village. However, the Linelands allocated housing site in centre of the village has an indicative density of 78. The density requirement should be removed.</p>	
	<p>Map 6: Developed Footprint in Nettleham village</p> <p>Map is drawn at far too small a scale. Although good to try and show the whole of Nettleham village in context difficult to use in practice. Must be able to identify individual properties in relation to the boundary. Suggest boundary shown over 2 or 3 pages e.g. east/west or east/west/north.</p>	<p>Noted. Map has been reproduced to provide a clearer plan.</p>
	<p>Map 7: Development Sites</p> <p>Should show all CLLP 2023 housing allocations in NP area on map, so need to add WL/NHAM/034 and WL/NHAM/001 and WL/NHAM/033 Sites shown need to replicate those in CLLP 2023.</p>	<p>Noted. Development sites have been added to the Map.</p>
	<p>Policy D6 – Housing Development within Nettleham</p> <p>Part 3 What about the housing allocation sites 24A, 11, 10. But they currently lie outside the developed footprint boundary as shown on Map 6? The countryside is also covered by CLLP and NP green wedge policies and NP settlement break policy. Need to refer to these here and ensure no policy conflict with this policy. The Lincoln Edge part of Nettleham parish appears to comprise two CLLP housing allocations nearing or under construction (WL/NHAM/001 and WL/NHAM/033) and a field near Wragby roundabout. Better coverage needs to be given to the Lincoln Edge. It does form part of the NP area. Good to see that its local green spaces are now included in NP.</p>	<p>Noted. The proposed development sites although in open countryside have been allocated in the Local Plan or have received planning permission. The Developed Footprint merely shows the existing developed footprint of Nettleham village.</p>
	<p>Map 8: Site 24a Land North of Lechler Close Map 9: Site 11 – Land behind Brookfield Avenue Map 10 Site 10 – Land at Sudbrooke Lane Map 11 Land at Linelands Boundaries should mirror those already shown for sites in CLLP 2023.</p>	<p>Noted. Maps have been amended.</p>

Stakeholder	Response	Group Response
	<p>Currently, Map 9 access shown in the wrong place Map 10 Top tip end not included Map 11 The site boundary is different to that shown in CLLP 2023 for instance Church View entrance. Keys Remove parish entry. Remove developable entry and shading. Just show nondevelopable area eg trees and proposed corridors. Confirm that trees are existing ones and locations shown for illustrative purposes only. Biodiversity Corridors? Should these instead be called proposed major or minor green corridors?</p>	
	<p>12 Glossary</p> <p>This is a new addition to NP. All the terms defined in the glossary should appear in the main body of the NP. But there appears to be no mention in NP to, for example, public realm, non-designated heritage asset, greenspace, or local centre.</p>	<p>Noted. Glossary amended.</p>
	<p>Appendix B Local Green Space Justification (updated)</p> <p>For each site, there should be a large-scale individual plan showing the extent of site and its surroundings.</p>	<p>Noted. Maps have been added.</p>
	<p>Appendix C Nettleham Ecology Report</p> <p>This is an excellent piece of supporting work to the NP. It says that there are plenty of opportunities to enrich the Nettleham landscape for the benefit of residents and wildlife. To help achieve this, the report proposes schemes for example: to create and enhance walking corridors, woodland improvements, and identification of broad vistas and panoramas. The NP provides a superb opportunity to help deliver the report’s proposals. Some are already taken on board by the NP but it is felt that other proposals could be included too.</p>	<p>Noted. The Ecology report provides some narrative about the state of play in the community. The PC does not have the skills or ecological knowledge to provide further updates to this report.</p>



Resident Comments		
1	<ul style="list-style-type: none"> <li>• Building Houses creates CO2 and that has a detrimental impact on the environment</li> <li>• Important to have “local angle” design codes, otherwise will just become part of a national rules and regs, need the local aspect in order and fit within the relevant national requirements appropriately to the village needs</li> </ul>	Noted.
2	<ul style="list-style-type: none"> <li>• Offstreet parking spaces are essential.</li> <li>• Corner carparks as at aim act are not ideal</li> <li>• Especially when residents next to park encroach their boundaries onto them</li> <li>• Lands on the other side of bypass should be transferred to Lincoln city</li> <li>• How do you ensure that space for homeworking doesn’t result the need for larger housing from 3 bedroom to 4 bedroom.</li> </ul>	Noted.
3	<ul style="list-style-type: none"> <li>• Provide offroad parking at bill baileys field</li> </ul>	Noted.
4	<ul style="list-style-type: none"> <li>• Better annotated maps are required with a key reference</li> </ul>	Noted.
5	<ul style="list-style-type: none"> <li>• Emphasize the importance of the above measures for the future of the community.</li> <li>• Record our appreciation for the work done by the NNP working group</li> </ul>	Noted.
6	<ul style="list-style-type: none"> <li>• Policy E2 is not relevant to those of us living south of the Lincoln bypass</li> </ul>	Noted.
7	<ul style="list-style-type: none"> <li>• I am pleased that we have an active parish council monitoring our interests</li> </ul>	Noted.

## Nettleham Neighbourhood Plan Review

Resident Comments		
8	<ul style="list-style-type: none"> <li>• Congratulations to all concerned</li> </ul>	Noted.
9	<ul style="list-style-type: none"> <li>• Having just been online to learn of the pla from 23-40 I am now aware of the mammoth document and realise my previous expression of gratitude was hardly enough.</li> <li>• Many, many thanks for the time and energy the team have gone through for the benefit of all of us in the village.</li> <li>• You have our full trust to guard our environment in every aspect.</li> </ul>	Noted.
10	<ul style="list-style-type: none"> <li>• Complete loss of the front gardens and village ethos</li> <li>• Thankyou to everyone who has worked on this over the years</li> <li>• Most important thing is to sustain village status</li> </ul>	Noted.
11	<ul style="list-style-type: none"> <li>• If there is to be a new development it should primarily be for 2 -3 bedroom houses</li> </ul>	Noted.
12	<ul style="list-style-type: none"> <li>• I agree but would suggest policy E2 goes further and provides a prohibition against development in these areas to preserve ecological environment and identity of Nettleham as a village</li> <li>• Fully support the settlement breaks, if future housing is required then it should be allocated towards Nettleham fields.</li> <li>• Future development towards North Greetwell will erode the wildlife and public footpaths residents enjoy and benefit from.</li> </ul>	Noted.
13	<ul style="list-style-type: none"> <li>• Adequate spacing for parking and garages that are build to fit a car in</li> <li>• Protection of green spaces for future generations and public footpaths for mental health and wellbeing walks</li> <li>• Please capture the voices of young people as the long term effects of development will impact them</li> </ul>	Noted.
14	<ul style="list-style-type: none"> <li>• Putting hardstanding where the gardens used to be isn't good for the environment and hard surfacing contributes to flooding risks.</li> <li>• More Trees should be planted to impact the environment in a positive way and act as a natural flood defence.</li> <li>• Blocked drains need fixing and draining infrastructure investment.</li> <li>• Sustain village identity</li> <li>• High costs involved with the developments deepdale lane costing £780,000</li> </ul>	Noted.

Resident Comments		
15	<ul style="list-style-type: none"> <li>• Beck must not be allowed to become congested as its high flood risk</li> <li>• Utilities and infrastructure investment</li> <li>• Existing drain issues need rectifying rather than adding to the problems</li> <li>• Waterbutts should be a mandatory component of the houses being built</li> <li>• It is essential that the impact of adjoining development is assessed once fully completed before works begin on development 2</li> </ul>	Noted.
16	<ul style="list-style-type: none"> <li>• Loose promises by building companies</li> <li>• Drainage system improvements</li> <li>• Strongly agree especially to SUDs</li> <li>• Water conservancy</li> <li>• All new builds have mandatory water butts installed</li> <li>• Underground springs cause problems in this village when they overflow</li> </ul>	Noted.
17	<ul style="list-style-type: none"> <li>• Building companies making promises which they don't fulfill</li> <li>• Not enough green space as part of these developments</li> <li>• Village feel and identity must remain</li> <li>• Wildlife conservation</li> <li>• E1 should be clearly defined</li> <li>• E2 should clearly state no development in given space</li> <li>• E4 green corridor should have specified minimum width and character</li> <li>• Too many developments affecting the historic aspects of the village</li> </ul>	Noted.
18	<ul style="list-style-type: none"> <li>• Unworkable as any change however small has an impact</li> <li>• All new properties should have solar panels and rainwater catchment facilities</li> <li>• Our standard policies need updating to cover a minimum expectation with new developers</li> <li>• The lead in time for renewables is far too late , we should be acting on this sooner</li> <li>• Renewable energy should be put as top priority</li> <li>• The consultation leaflet uses the terminology of "Village" in summarising policies D4 and D5</li> <li>• Most of the village don't want to see anymore development , councillors are not listening to them.</li> </ul>	Noted.

Resident Comments		
19	<ul style="list-style-type: none"> <li>• A clause should be added in the developments , that the homes built are eco-homes, energy efficient taking the climate and environment into account</li> <li>• Climate change mitigation is Vital</li> <li>• Equivalent Tree planting to the homes built</li> <li>• High environmental standards need to be met</li> <li>• The Pretty appearance doesn't save the world</li> <li>• Importance of green spaces when new developments are built</li> </ul>	Noted.
20	<ul style="list-style-type: none"> <li>• Congestion at times can cause issues and be dangerous at peak times school pick up and drop off</li> <li>• Requirements of more suitable car parking</li> <li>• It may be necessary to create an additional bedroom , such as downstairs extensions for elderly occupants but may not be available due to the parking requirements , on road parking should be considered</li> <li>• Completely agree with D1 &amp; D2 , essential to minimise congestion of the roads</li> <li>• We need investment in safer roads and suitable crossings especially around the A46/nettleham road and lodge lane /wragby road.</li> <li>• Cycling routes and supportive infrastructure</li> </ul>	Noted.
21	<ul style="list-style-type: none"> <li>• These policies are site specific and village based, do doesn't affect the suburban part of the parish</li> <li>• Highway capacity remains an unresolved issue</li> <li>• Protecting people's rights of safe green spaces</li> <li>• Wild flower meadows and borders to encourage biodiversity</li> <li>• Correctly monitored project and not be a buy to let opportunity.</li> <li>• Flooding risks need to be appropriately handled</li> <li>• Village amenities need to be consider due to the increase in size</li> </ul>	Noted.
22	<ul style="list-style-type: none"> <li>• Leaflet says 175 home but up to 205 which is misleading</li> <li>• Could the fields on scothern road on the right be used drainage could be made to flow away from the village , less impact on the people of nettleham as all allocation is in one area.</li> <li>• Too close to the beck &amp; sewage facilities</li> <li>• Access concerns to the sites together with the agreed development WL/NHAM/018 will heavily impact current dwellings/ residents on larch avenue</li> </ul>	Noted.

Resident Comments		
23	<ul style="list-style-type: none"> <li>• Open landscape is important , proper fields should be reserved for food production/farming</li> <li>• How wide is the green buffer?</li> <li>• Wild flowers conservation?</li> <li>• Sewage issues on larch avenue , overloaded infrastructure which needs investment for various improvements.</li> <li>• Increasing population numbers and village identity</li> </ul>	Noted.
24	<ul style="list-style-type: none"> <li>• Development site access is appalling with current development being built</li> <li>• Traffic issues on Brookfield avenue</li> <li>• How wide is the green buffer ?</li> <li>• Landscape policies how will they be enforced ? The hedgerow in the middle of 018 has already been removed.</li> <li>• Stricter policies on housing numbers as some have increased from original promises</li> <li>• D8 requires mitigation at deepdale/A46 Junction</li> </ul>	Noted.
25	<ul style="list-style-type: none"> <li>• Existing development footprint has already exceeded the allocation by CCLP</li> <li>• No more development until infrastructure is rectified such as sewage systems.</li> <li>• With increasing numbers health services capacity issues may arise</li> <li>• More affordable housing if anything</li> </ul>	Noted.
26	<ul style="list-style-type: none"> <li>• Development policies work in theory but rarely in practice as promises aren't kept and boundaries are pushed</li> <li>• Please define windfall developments</li> <li>• Affordable housing under £600k</li> <li>• Whats is the development footprint of Nettleham?</li> <li>• I agree with the policies but they need to be enforced</li> <li>• Retain green spaces.</li> </ul>	Noted.
27	<ul style="list-style-type: none"> <li>• Builder amends the policies to suit themselves</li> <li>• Affordable housing causes resentment between property owners</li> <li>• Limits on housing height such as 3 bed town houses.</li> <li>• Misleading figures in the plans</li> <li>• Can the PC actually decline further development ?</li> </ul>	Noted.



Resident Comments		
28	<ul style="list-style-type: none"> <li>• A clause should be added in the developments , that the homes built are eco-homes, energy efficient taking the climate and environment into account</li> <li>• Climate change mitigation is Vital</li> <li>• Equivalent Tree planting to the homes built</li> <li>• High environmental standards need to be met</li> <li>• The Pretty appearance doesn't save the world</li> <li>• Importance of green spaces when new developments are built</li> </ul>	Noted.
29	<ul style="list-style-type: none"> <li>• Congestion at times can cause issues and be dangerous at peak times school pick up and drop off</li> <li>• Requirements of more suitable car parking</li> <li>• It may be necessary to create an additional bedroom , such as downstairs extensions for elderly occupants but may not be available due to the parking requirements , on road parking should be considered</li> <li>• Completely agree with D1 &amp; D2 , essential to minimise congestion of the roads</li> <li>• We need investment in safer roads and suitable crossings especially around the A46/nettleham road and lodge lane /wragby road.</li> <li>• Cycling routes and supportive infrastructure</li> </ul>	Noted.
30	<ul style="list-style-type: none"> <li>• These policies are site specific and village based, do doesn't affect the suburban part of the parish</li> <li>• Highway capacity remains an unresolved issue</li> <li>• Protecting people's rights of safe green spaces</li> <li>• Wild flower meadows and borders to encourage biodiversity</li> <li>• Correctly monitored project and not be a buy to let opportunity.</li> <li>• Flooding risks need to be appropriately handled</li> <li>• Village amenities need to be consider due to the increase in size</li> </ul>	Noted.
31	<ul style="list-style-type: none"> <li>• Leaflet says 175 home but up to 205 which is misleading</li> <li>• Could the fields on scothern road on the right be used drainage could be made to flow away from the village , less impact on the people of nettleham as all allocation is in one area.</li> <li>• Too close to the beck &amp; sewage facilities</li> <li>• Access concerns to the sites together with the agreed development WL/NHAM/018 will heavily impact current dwellings/ residents on larch avenue</li> </ul>	Noted.

Resident Comments		
32	<ul style="list-style-type: none"> <li>• Due to further expansion on the village we need to consider suitable traffic lighting especially at the junction of lodge lane and wragby road.</li> <li>• Suitable parking spaces has previous parking spaces have been inadequate.</li> <li>• Increased parking capacity for bigger households</li> <li>• Stricter enforcement on speeding and illegal car parking</li> </ul>	Noted.
33	<p>Quotes from the Nettleham Design statement 2010:</p> <ul style="list-style-type: none"> <li>• The six entrances to the village serve the community well and are an integral part of Nettleham , but at peak times can become congested. The Trend to multiple car ownership, expansion of housing within the village and popularity of nettleham schools has led to increasing traffic problems. Inconsiderate driving , the school run , On-street parking or high vehicle speed can disrupt village life and pose a risk to other village activitie such as access to public transport , schools , local shops asa well as pose a risk for other road users including cyclists , horse riders etc.</li> <li>• Although classed as a large village , nettleham is still of a size where it remains easy for residents to walk to any part along footpaths adjacent to the roads. Which urgently needs to be appraised and addressed.</li> <li>• Vehicles parked on front drives, or in front of the property, can visually dominate the street scene and be an obstruction to other road users.</li> <li>• There is a high level of interest amongst residents with the regard to traffic matters and traffic calming measures are generally welcome where they can be sensitively site and remain in character with the village setting.</li> <li>• All new traffic calming measures should be designed to emphasise to drivers that they are entering an area where the needs of the local community are at least as important as the convenience of through traffic.</li> <li>• The village has a higher than average retired population and pedestrian safety is a concern to all residents. Crossing points at junctions should be provided as appropriate and carefully sited, taking into account pedestrian needs rather than road traffic flows.</li> <li>• On-street parking should be discouraged.</li> <li>• Important that Minster fields is kept out of any future developments as its linked closely with Nettlehams community.</li> </ul>	Noted.

Resident Comments		
34	<ul style="list-style-type: none"> <li>• Increased street lighting and cycle lanes and road crossing sections</li> <li>• Village feel and identity needs to be kept.</li> <li>• Strict polices required which developers can't circumvent.</li> <li>• Parish council should have the right to refuse anymore development.</li> <li>• Green corridors are essential and must remain to protect further development.</li> </ul>	Noted.
35	<ul style="list-style-type: none"> <li>• Aim to preserve the rural character of the village, especially parts of the parish south of Lincoln bypass.</li> <li>• How come some of the aims from the 2016 plan not been implemented?</li> <li>• The plans we keep making are always changed and not stuck to.</li> <li>• I believe we are becoming a Lincoln suburb, our village amenities and infrastructure cant handle much more with the population we already have.</li> <li>• The neighbourhood plan has proved to be effective and the aims of the review are realistic and achievable.</li> <li>• We require more bus services in aims to reduce traffic congestion of personal cars.</li> </ul>	Noted.
36	<ul style="list-style-type: none"> <li>• We need to stop building on agricultural land and reserve these for food production.</li> <li>• The aims of the plans are great but whether they are actioned is the problem.</li> <li>• It's hard to see how the character of the village will be preserved when the growth is so disproportionate.</li> <li>• Agree with the plans but developers need to be held accountable if they don't follow the boundaries set out by the parish council.</li> </ul>	Noted.

### Resident Letter

Dear Parish council,

I believe it is now essential that as part of our Neighbourhood Plan a thorough, relevant review of the Conservation Area Appraisal is carried out and that an equally thorough traffic survey is conducted to determine all the factors causing high levels of traffic and congestion in Nettleham, including the whole Conservation Area but not necessarily restricted to it.

My justifications are as follows;

## Nettleham Neighbourhood Plan Review

- It is clear that traffic and congestion levels in the Village have risen considerably over time, which has incrementally caused serious harm to the Conservation Area and the enrichment it offers to the lives of the whole community of Nettleham. The Parking Plan that was put in place to provide more roadside parking in the Conservation Area has resulted in more congestion, more pollution and anti-social behaviours.
- There is a need and legal requirement to appraise the Conservation area so that actions can be taken to ensure it evolves positively for the benefit of the whole community both as part of the Neighbourhood Plan and because of the growing degrading effect of heavy traffic.
- The law protects Conservation Areas, such that Authorities should not allow planning decisions that negatively impact them, and which ideally should result in enhancement. This includes preventing steady incremental degradation over time.

I particularly want to draw your attention to the following 'Historic England' documents, (a government body) which include legal obligations and advice on best practice;

- Conservation Area Appraisal. Designation and Management — Historic England Advice Note 1
- Neighbourhood Planning and the Historic Environment — Historic England Advice Note 11
- Streets for All — Advice for Highway and Public Realm Works in Historic Places
- It is law that Conservation areas are appraised and regular reviews are carried out.

Nettleham Conservation Area was appraised in 1985, I am unaware of the findings of any subsequent appraisal reviews.

Character Assessments were carried out in 2014 and 2020 but neither comment on how the Conservation Area has changed positively or negatively over time, nor does it mention traffic conditions or the measures introduced despite heavy traffic being a known challenge. Nor does it comment on the most recent Parking Plan and its impact\* Yet it is recognised by the PC that traffic and congestion is a serious problem see Appendix

'Conservation Area Appraisal, Designation and Management',

Section 24 includes 'It is recommended that assessors make several visits to experience the area at different times of day and in different weather conditions as these can make a significant difference to experience of the sense of place, including impacts of traffic

Section 65 includes 'areas where traffic, noise or odour impacts affect the ability to use or appreciate the historic or architectural interest of the area.

Section 66 includes 'Generic issues that underlie obvious problems will provide evidence and identify the need for additional controls, particularly article 4 directions, to prevent further erosion of the areas special interest and support its potential capacity for beneficial change.

Such problems include':

- 'The effects of heavy traffic'
- 'Inappropriate advertising or areas subject to vandalism or antisocial behaviour due to lack of more positive activity'.
- There is also clear guidance on what actions should follow on from these reviews.

**Example;**

## Nettleham Neighbourhood Plan Review

I want to give a practical example to underline why there is a need for a thorough 'Conservation Area Appraisal Review' as opposed to a simple 'Character Assessment' that does not address incremental change over time;

On signage

The 'Nettleham Character Assessment 2020 simply states 'signage is minimal'. This clearly infers there are no problems with excessive or unnecessary signage in the Conservation Area and no further comment is made.

However here is what WLDC stated in 2019

1. 'The proposed signs in visual amenity terms are not acceptable. They are of a poor quality and standard and inappropriate in form, colour, material, and illumination. Their provision also results in an unnecessary proliferation of advertisements and excessive signage over the whole building and within the street scene. The proposals along with other advertisements on the building do not therefore respect or preserve the special character of the conservation area nor the setting of the nearby grade II listed building. The advertisements are not therefore in accordance with policy LP27 of the Central Lincolnshire Local Plan, the guidance within the National Planning Policy Framework, or the duty set out in the Planning (Listed Building and Conservation) Act 199th

Furthermore, the most recent parking plan itself had the effect of introducing a further visual blight on the Conservation Area;

In addition to all the yellow lines, 12 poles were erected for the dedicated signs.

Note; Dispensation to place signs on existing structures could have been sought to better respect the Conservation Area.

This is in addition to a profusion of other signage in the vicinity of the Coop (some of it referred to by WI-DC above) including the addition of other new unnecessary and inappropriate signs that have been installed unchallenged and without PP.

### **Conclusion**

I am passionate about improving the Conservation Area for the benefit of the whole community and there has been a profound negative change in traffic density and congestion over many years. Some key roads are now choked to the point where they offer only a single lane passage for considerable distances throughout most of the day because of continual roadside parking even though in some cases there is ample, convenient, off-road parking freely available.

This is increasingly damaging the environment, the setting of conservation assets and creating a hostile atmosphere that leads directly to aggressive, inconsiderate and anti—social behaviour. This situation can only get worse as the local population continues to grow if no positive action is taken to reverse the negative impacts described.



## Appendix A: List of those consulted

Northern Powergrid

Ancholme IDB & District of Scunthorpe and Gainsborough

Central Lincs Local Plan Unit

Severn Trent

Bassetlaw District Council

LCC Public Health

Defence Infrastructure Organisation

LCC Minerals and Waste

LCC Economy and Place

East Lindsey District Council

Heritage Lincolnshire

Lincolnshire Community Land Trust

Lincolnshire Wildlife Trust

Department of Housing, Planning and Local Government

Homes England

Environment Agency

West Lincolnshire Community Safety Partnership

LCC Archaeology

LCC Highways

Highways England

LCC PROW team

Lincoln City Council

Vodafone

National Federation of Gypsy Liaison Groups

Lincolnshire Fire and Rescue

SUSTRANS

Lincs Partnership NHS Foundation Trust

Lincolnshire Police Liaison Officer

Lincolnshire Wildlife Trust

## Nettleham Neighbourhood Plan Review

MOD safeguarding zones

National Grid

Economic Development Lincolnshire County Council

RAF Scampton

Network Rail

Newark and Sherwood District Council

North Kesteven District Council

Forestry Commission

Savills

North Lincolnshire Council planning

Home Builders Federation

Lincolnshire Cooperative Society

Upper Witham Internal Drainage Board

Stagecoach East Midlands

Scunthorpe and Gainsborough Water Management Board

Trent Valley Internal Drainage Board

Shire Group of Internal Drainage

University of Lincoln

Sport England

Lincolnshire Historic Buildings Joint Committee

Marine Management Organisation

National Farmers Union

National Trust

Sport England

Lincolnshire Agricultural Society

Lincolnshire Gardens Trust

Canal and River Trust

Civil Aviation Authority

Western Power Distribution

North Greetwell Parish Council

Dunholme Parish Council

## Nettleham Neighbourhood Plan Review

Sudbrooke Parish Council

Scothern Parish Council