



# Consultation Statement

June 2023



## Table of Contents

1	Introduction .....	3
2	Purpose of this Statement .....	3
3	Consultation Statement .....	4
4	Designation of The Neighbourhood Plan .....	5
5	Establishment of a Neighbourhood Plan Steering Group (NPSG) .....	6
6	Professional support and advice .....	6
7	The Consultation Process .....	7
8	Regulation 14 Statutory Consultation .....	17

Appendix A - Initial advertisement & formation of NPSG

Appendix B - Public meeting 1 - Community Open Forum

Appendix C - Community Questionnaire (Public meeting 2)

Appendix D - Call for Sites (Public meeting 3)

Appendix E - Stage 1 review of sites

Appendix F - Public meeting 4 - Regulation 14



## **1 Introduction**

Over the past 6 years a great amount of work has been carried out to fully understand how Reepham has developed through the past to become where we all enjoy living today. Much work has also been carried out to understand the Parish as it is today and how the parishioners would like to see it develop in the future. All of this work has culminated into the Neighbourhood Development Plan and has been updated through public consultations of various forms.

## **2 Purpose of this Statement**

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

Legal Basis:

Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a consultation statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NP.

The NP for Reepham will cover the period 2023 until 2043. The NP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **3 Consultation Statement**

This statement outlines the stages which have led to the production of the Reepham NP in terms of consultation with residents, businesses in the parish, stakeholders, and statutory consultees. In addition, this statement will provide a summary of the numerous consultation activities in which residents and stakeholders were able to influence the content of the Plan. The evidence base for the information gathered throughout the process is summarised in this document and either the original documentation is referenced or contained within the appendices.

## 4 Designation of The Neighbourhood Plan

As part of the process, a NP area needs to be designated to allow a scope of work to be produced. The NP area covers the Parish of Reepham with Reepham Parish Council acting as the qualifying body to lead and manage the NP process.

The consultation period ended on the 12th July 2017 and the application was approved by West Lindsey District Council (WLDC) on the 13th 2017.

The approved NP designated area is shown in figure 1 and information on the designation can be found in the Designation Statement on West Lindsey District Council's webpage:

<https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Reepham%20NP%20Designation%20Statement.pdf>

**Figure 1: The Neighbourhood Plan Area**



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**Reepham Parish Boundary**



## **5 Establishment of a Neighbourhood Plan Steering Group (NPSG)**

The Reepham Neighbourhood Plan Steering Group was formed from interested members of the community after advertisement through Parish Council meetings and Reepham News announcements delivered to every dwelling in the Parish. Meetings were held once a month to discuss the formulation of the NP and agree consultation methods to capture the views of the community. All members volunteered their time depending on what they had available to offer. Working groups were set up to explore different aspects of community life and how the NP can bring about community benefits tailored to the aspirations of residents. Meetings switched to online working groups during the COVID-19 restrictions but continued, nonetheless. All members signed up to the agreed and adopted terms of reference.

The Reepham NDP Steering Group has engaged with the Community throughout the plan process, with various types of consultation such as public meetings, events in the Parish Church, surveys, drop-in sessions, a stand outside the Post Office, and regular updates in the monthly Reepham News magazine.

## **6 Professional support and advice**

The Neighbourhood Plan group received direct support from officers at West Lindsey District Council and independent planning consultants. This support was aimed at both guiding and directing the Neighbourhood Plan Steering group.

## 7 The Consultation Process

The steering group engaged with the whole community in establishing our issues, opportunities, future vision, and our objectives for the next 20 years.

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

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

The Neighbourhood Planning process has clear stages in which the steering group consulted directly with the community on aspects of the emerging Neighbourhood Plan, via events, surveys, and presentations. Residents were updated on the process and provided with event reports via flyer delivery, the parishes noticeboards, the dedicated NP website, the District Council website and the Reepham Parish Council website:

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

Throughout the process, regular updates and event reports were provided to the Parish Council and published in the council minutes of meetings. Hard copies of produced documents were also made available for interested parties to borrow.

Table 1 identifies the consultation events that were organised by the NPSG throughout the NP development process, along with the dates the event took place, the method of consultation and a summary of the details of the event.

Table 1: List of Engagement Events

Date	Event/Consultation	Outcome	Evidence
19.3.2018 deadline	Questionnaire	Demonstration of community preferences	165 Questionnaire responses and analysis
During Questionnaire process	Post Office tables	Reminder of the need to complete the questionnaires	Prompted improved response and allowed for direct community dialogue
24.5.18-11.6.18	Treasure Trail	Reepham Trail and Questionnaire completed by schoolchildren & their families	Comments included on the trail responses



April/May 2018	Reepham School Children's Project on <i>The future of Reepham</i>	Creative entries submitted and displayed in St Peter & St Paul's Church	Range of views from school age children on their priorities for Reepham over the next 20 years
May 2018	Open Churches Event	Increased dialogue with community	Reepham News advert and photos
13.5.18	Open Meeting at Fox and Hounds pub to encourage community to join the Steering Group & Working Groups	Increased dialogue and engagement with the community and the NP process	Record of attendees and supported attendance figures at Public meeting following week
17.5.18	Open Meeting at Fox and Hounds pub to encourage community to join the Steering Group & Working Groups	Increased dialogue and engagement with the community and the NP process	Record of attendees and supported attendance figures at Public meeting following week
24.5.2018	Open Public Meeting at Reepham School	Display of results of questionnaire & children's project work published also on PC website	Powerpoint produced to feedback analysis of results
June 2018	Call for Sites process began, submission deadline 27.8.2018	35 submitted sites	AECOM report
4th July 2018	Public Meeting – Reepham Parish Church	Presentation to assembled audience. Display of sites submitted	Flyer, powerpoint, attendance data

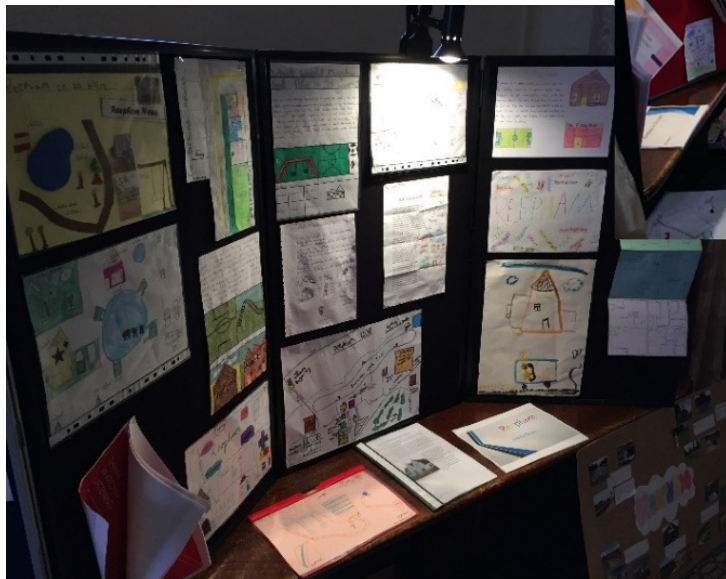
July to September 2018	Questionnaire on Stage 1 of Call for Sites	25 households returned comments on sites	Questionnaire, results analysis
27.7.2018	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
14.8.2018	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
1.12.2018	Drop in session to view site submissions at Parish Church	Community attendees	Advertised in Reepham News Nov 2018
4.7.2019 & 13.7.2019	Engagement regarding community engagement & communication of Call for Sites independent assessment	Community attendees	Advert in Reepham News June/Jul 2019 and meeting attendance. Community outcomes-survey that closed in Sept 2019

Date	Event/Consultation	Outcome	Evidence
Dec 2020- Jan 2021	Questionnaire on Stage 2	80 completed returns from members of Reepham Community	Questionnaires and analysis of responses
	Results announcement in Reepham News-  May- Sept updates on progress in Reepham News	Draft plan starting to be written	
January 2022	Notification that draft plan has been ratified by the Parish Council	Publication of the draft plan on the Parish Council website	Publicity; Reepham news, Parish Council website
14.7.22	Presentation in church to outline draft plan and 8 week consultation period & feedback gathering	Regulation 14 feedback from the community	Attendee location heatmap recorded
14.7.22	Presentation in church to outline draft plan and consultation period & feedback gathering	Regulation 14 feedback from the community	Attendee location heatmap recorded
24.8.22	Drop-in session in church to ask questions and give feedback	Regulation 14 feedback from the community	Direct community dialogue documented



3.9.22	Prop in session to ask questions and give feedback Flower & Produce show	Regulation 14 feedback from the community	Direct community dialogue documented
	Reepham News notification that consultation period ended & group now editing plan document	Regulation 14 feedback incorporation into the Plan	Direct community dialogue documented
June 2023	Submission of Plan to Parish Council for Regulation 16 approval		

Pictures of consultation events:



## **Further Information on Community Consultation Events.**

The formation of a steering group was advertised in Reepham News in June 2017. 13+ expressions of interest were received which led to formation of the Reepham Neighbourhood Plan Steering Group. Monthly meetings were held following this with the first one being held 31-7-17. See Appendix A for documentation relating to this phase of consultation.

Community consultation events commenced in January 2018 with an open meeting / workshop in Reepham Primary School. This event was advertised through Reepham News and Parish Council notice boards. This is referred to a Public Meeting 1 in this document. 65 residents attended this meeting and contributed ideas for how they would like Reepham to develop over the next 20 years and was well received by the members of the community who attended. An attendance heat map was produced to record the different areas of the village represented at the meeting. See Appendix B for documentation relating to this phase of consultation.

In March 2018 a community questionnaire was delivered to every household in the Parish. 165 of these were completed and returned to the NPSG for analysis. This analysis provided a basis for targeting community benefits to be achieved through the NP. A series of open events were held in April and May in the Parish Church and local pub to encourage dialogue between the community and NPSG. Reepham Primary School carried out a project on The Future of Reepham with creative items displayed in the Parish Church.

In May 2018, the results of the community questionnaire were shared with the community during a public meeting again at Reepham Primary School and the Reepham Trail was launched through the public meeting and the Primary School. This was a treasure hunt style quiz based around Reepham village, designed to encourage young people to engage in thinking about what they liked about the village and also bring in their parents into thinking the same and becoming more aware of the Neighbourhood Plan process. See Appendix C for documentation relating to this phase of consultation.



Between June and August 2018, a call for sites process was held to enable all landowners and local residents to submit sites for future development. Parish stakeholders were also sent the form to ensure anyone who is not based directly in Reepham, but has an interest in the Parish had the chance to submit a site if desired to do so. 35 submissions were received for community comment.

A series of open drop-in events at Reepham Parish Church were held up to the end of 2018 to allow opportunity for residents to talk through the proposed sites and wider NP issues with the NPSG.

Early 2019 saw the commissioning of an independent Site Assessment Report by Aecom. This lengthy process resulted in a final report being issued in April 2019. The resulting report was made available to the community and also submitted to a list of statutory authorities for comments relevant to their particular specialism.

The submitted sites were presented to the community during two public meetings in July 2019. Following this, the information was made available to the community both online and via paper format.

Between July and September 2019 community consultations were held to convey the results of the independent site assessment report and the comments of the statutory authorities. Feedback comment forms were delivered to every Parish household to obtain the views of the community. Feedback meetings were also advertised with the feedback form and held to help answer any questions the community has at this point. Once this information was received, the NPSG commenced a Stage One review to identify sites that were either single windfall sites (not required to be allocated) and also those sites that has significant constraints which would prevent them from being allocated in a NP.

It was at this point that the restrictions of the COVID-19 Pandemic truly set in and affected the way in which public consultations were held and community views obtained.

The results of the Stage One review were shared with the community in July 2020 via an information flyer delivered to every household within the community. This was followed in the Autumn of 2020 by a combined information flyer and feedback form to obtain views from the community of the remaining sites. This was to recognise that the context of each site can change as other sites are taken out of consideration.

The resulting feedback from the community was reviewed by the NPSG (Stage Two) to reach a final shortlist of sites to be assessed for suitability using ALL previously received feedback and comment from the community, statutory authorities (including WLDC) and the independent site assessment report by AECOM.

Following assessment of the final list of potential sites, development allocations were produced and incorporated into the Draft Neighbourhood Plan. In January 2022 the draft plan was submitted to and ratified by Reepham Parish Council. The draft plan was made available online for community review. This was communicated via Reepham News and direct communication channels made available to the community.

In July 2022 a public meeting was held in Reepham Parish Church to present the draft plan and formally commence Regulation 14 Statutory Consultation.

## **8 Regulation 14 Statutory Consultation**

Regulation 14 Statutory Consultation was held between 14<sup>th</sup> July and 8<sup>th</sup> September 2022 (8 weeks). This was advertised in Reepham News and by flyer delivery to every household in Reepham Parish. The flyer advertised the public meeting to present the draft plan and explained the process, timings and importance of making a contribution.

Statutory authorities were also consulted within this process, a full list of those consulted can be found in appendix F.

After the closing date of 8<sup>th</sup> September, the results were collected and tabulated. All comments were reviewed by the NPSG in closed working group sessions and actions identified to update the draft plan where necessary. Clarifications were sought from the relevant parties where necessary.

A table of comments received, and actions taken can be found in appendix F.

## **Appendix A** - Initial advertisement & formation of NPSG

Reepham News – June 2017 – Advertisement of Neighbourhood Plan.

Reepham News – July 2017 – Call for declaration of interest.

Agneda – Meeting nr 1.

Minutes – Meeting nr 1 19th - June 2017.

RNPSG – Terms of reference.

## **PLAY A PART IN SHAPING REEPHAM'S FUTURE!**

The recent consultation over the Goods Farm Development proposals has prompted a wide discussion of how Reepham is likely to change in the coming years. Following on from this, a team within the village have formed and met with the aim of creating a Neighbourhood Development Plan.

This is an invitation for others within the community to join this group. Currently the invitation is to anyone who feels that they can contribute their time, ideas, energy, skills or expertise to a team producing such a plan.

This will allow us, the residents of Reepham, to set out our positive vision and views of how we want our community to develop over the next 20 years- rather than leaving planning decisions to be made without them!

A Neighbourhood Development Plan is a framework, – led and produced by the local community for guiding the future development and growth of our community.

It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Once complete, our plan will be used by the planners at West Lindsey District Council to determine planning applications in Reepham.

If you are interested in playing a part in this or would just like to know more, please contact:-

David World

Tel 01522879328

email David.World@ntlworld.com

## **A message from our County Councillor**

### **COUNTY COUNCIL ELECTION, MAY 4<sup>th</sup> 2017**

I would like to thank many people for turning out and re-electing me in the recent election. I will continue to represent everybody to the best of my ability and welcome any comments or issues which you might like assistance with.

Kind regards

County Councillor Ian Fleetwood

4 St. Mark's Avenue

Cherry Willingham

Lincoln

LN3 4LX

Telephone : 07921 161113

Email : cllri.fleetwood@lincolnshire.gov.uk

## **HAVING DIFFICULTY GETTING TO THE DOCTOR'S SURGERIES?**

Do you know that for a small charge of around £3.00 from Reepham (based on the driver's mileage so may be a little more if the driver has to travel further) you can be taken by car to and from Nettleham or Cherry Willingham surgeries? The charge is payable to the driver.

When booking an appointment just ask the receptionist to arrange transport for you.

Unfortunately large wheelchairs cannot be conveyed and neither can those who cannot manage to get into or out of a car without assistance, unless someone can accompany them to assist.

## **This is your village - Take an interest! Be informed! Get involved!** **Reepham Neighbourhood Development Plan**

\*13th July 2017, the Parish of Reepham was designated as a Neighbourhood Planning area.\*  
Our neighbourhood plan will involve **YOU** in setting the framework for how Reepham develops over the next 20 years. It will allow our community to guide the future development, regeneration and conservation in Reepham. It's focus will be on the sustainable use of land to bring about improvement, new facilities and allocating key sites for specific kinds of development whilst being mindful of their impact on our community. It will deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport).

### **Progress so far.**

June 2017

- Invitation offered through Reepham News for others to join the Neighbourhood Plan Steering group- a working group who will produce the plan.
- application for Neighbourhood plan designation made by Parish Council to West Lindsey
- meeting called to establish a steering group for Reepham NP.
- 7 members and 1 working partner met and agreed a working partnership with and on behalf of the Parish Council who are the authorised body for the plan-making process.
- chair, secretary and treasurer elected

July 2017

- Designation of Reepham Parish as a Neighbourhood planning area
- Meeting called to consider next steps
- 8 members met with 2 representatives from WLDC with 2 observers and 1 working partner and decided on the methods of public involvement and consultation. The programme of meeting dates was decided for the next year. Project plan agreed.
- Working party met to devise questions to find out every resident's view of how Reepham should develop.
- Funding application for the Neighbourhood Plan is to be made by the Parish council.

### **Next Steps**

The next meeting on 21st August will decide the dates and methods of including our community in this process through consultation, questionnaires, community events and newsletters.  
Meetings (unless otherwise notified) will take place on the 3rd Monday of each month at Reepham Parish Church commencing at 7:30 pm.

### **All are welcome to attend, everyone's opinion is valued!**

Membership of the steering group is open to new members throughout the preparation and production of the plan, but will have to have a maximum size for effective working!  
The planning process up until now has given communities the opportunity to comment or object to applications- the opportunity to say what we DON'T want!  
Our Neighbourhood Plan give us the opportunity to say what we DO want for our community so that planners and developers will know what applications are appropriate!

For more information:- Visit our Facebook page: Reepham Neighbourhood Plan  
Reepham PC website: <http://parishes.lincolnshire.gov.uk/Reepham/>



**Reepham Neighbourhood Plan  
Steering group meeting  
Monday 19<sup>th</sup> June 2017  
St Peter & St Pauls Parish Church, Reepham  
Time 19:30**

- 1 Attendance, Apologies & Welcome
- 2 General principles and working practices for meetings
  - Steering Group membership
  - Identifying & involving key stakeholders and local partners
  - Frequency of meetings
  - Open nature of meetings
  - Participation in meetings
  - Central Lincolnshire Local Plan – Adopted framework
- 3 Minutes of the last meeting
- 4 Matters arising from the minutes
- 5 Progress since the last meeting
  - Application submission to WLDC
  - Definition of the Neighbourhood Area
  - Presentation to RPC
- 6 Steering group Terms of Reference
  - a) Election of Officers- Chair, Secretary and Treasurer
  - b) Working groups- developing a vision for the future
    - Environment, heritage and design?
    - Community?
    - Economic?
    - Transport and communication?
  - c) Dissemination of information and its frequency-
    - Reporting back to qualifying body,
    - PC website,
    - Parish magazine
    - other options?
- 7 Declaration of interest
- 8 AOB
- 9 Date of next meeting

12/06/17



## Reepham Neighbourhood Development Plan Steering Group Meeting Monday June 19<sup>th</sup> 2017 19:30

### 1. Attendance, Apologies & Welcome

#### Present:

D World, J Beresford-Robinson, T Boast, M Bradbury, C Wilson, J Smith, K Thoy, S Gee, J Good (observer)

Apologies: Non received

DW gave an outline of the origin of Neighbourhood Plans as offering a way for a community to develop a vision for its future development. A NP gives all members of the community and other stakeholders the opportunity to express their views and needs, and once complete, will become a framework to guide Planners and developers on a way forward.

WLDC will examine whatever plan is devised for the development of Reepham and if it is sound it will be presented to the public in order for the village to accept the plan. This NP will then be considered alongside any additional plans and used to determine the outcome of planning applications submitted. The NP should give a clear framework of policies for planners and will give key stakeholders an opportunity to develop business in the locality in a sustainable way.

Those present introduced themselves to the meeting and gave a brief summary of their interest in being a member of the steering group.

### 2. General Principles and working practices for meetings

- The principle aim of the Steering Group is to create the NP. The Steering Group has to demonstrate that it is inclusive and represents the interests of the whole community. The gathering of information and the extraction of reasoned solutions together with other sound working practices will be significant in this process.
- The Steering Group will need to identify key stakeholders and local partners and ensure they are involved at key points in the developing of the plan. Some stakeholders were identified as being: Church x2, Primary School, village shop, village pub, landowners, local farmers, businesses and enterprises and any housing associations. Further consideration to be given to identify these and others at an early stage.
- The whole process for developing and presenting the NP will be in the region of 12 – 18 months. To maintain momentum it was agreed meetings would be held monthly.
- All meetings will be fully open to any member of the community to attend. There will be a core steering group to focus on developing the plan, but no member of the community or other stakeholder will be excluded from meetings.
- The Central Lincolnshire Local Plan has now been adopted and will act as our working framework. The information pertaining to Reepham is to be presented at the next NP meeting.

### 3. Minutes of previous meeting 2/5/17

Agreed by those who attended as a true record.

### 4. Matters Arising

These to be taken within agenda items

### 5. Progress since meeting 2/5/17

- JB-R attended the Parish Council meeting (notes used by JB-R have been circulated). The Parish Council were positive and have endorsed the move to start the NP process. The Parish Council have formally notified WLDC of the intention to create a NP – WLDC is now undertaking a public consultation with a decision expected within 8 weeks.
- It was previously agreed that the Neighbourhood area be defined as that area within the Parish boundaries. The plan may wish to draw in aspects of the wider landscape value which are unique to the area. Once completed the policies will cover only the designated area. The plan will be

looking at sustainable development of the community for up to 20 years. This led to discussion as to the importance of representing all residential areas on the steering group – it was decided that those present should be representing the whole village and at this early stage it was necessary but not essential to continue to seek representation -particularly from the unrepresented outlying areas of the Parish.

- Discussion regarding the impartiality of individual steering group members ensued: although the steering group must remain impartial, it is anticipated that individual members will express their opinions. This emphasised the need for a declaration of interest and a membership that was representative of the entire community– this was endorsed.

#### **6. Steering Group Terms of Reference**

- The TOR previously circulated were considered and amendments made as follows:
  - A maximum membership of 20 members. It was agreed that if at specific points in the process a particular skill set was required members could be co-opted.
  - Meetings would be held monthly, the 3<sup>rd</sup> Monday in the month when possible and in the Parish Church.
  - Seven clear days notice of meetings to be given.
  - A minimum of 5 members to be present where matters for a decision are to be taken.
  - The steering group may establish working groups made up of partners from the community and key stakeholders to aid them in NP related work.
- Election of Officers: The following were proposed by CW and seconded by MB, unanimously accepted
  - Chair – David World
  - Treasurer – Jo Beresford-Robinson
  - Secretary – Sheryll Gee
- Working Groups  
The need for the early identification of working groups to ensure that all members of our community and stakeholders have their interests represented and to determine the initial consultations were discussed. How best to ensure the interests of young people are represented was discussed.
- Information to be disseminated as follows:
  - Report back monthly to Parish Council (DW to liaise).
  - Publish meeting notes, TOR etc on Parish Website, to put information into Reepham News on a regular basis, to put information onto Neighbour Next Door website (MB to facilitate).
  - Publish information on Parish notice boards.

#### **7. Declaration of Interest**

A form will be available at the next meeting for members to complete.

#### **8. Any Other Business**

- Time-line needs to be established. JB-R to liaise with WLDC re this for their template.
- Community questionnaire needs to be drafted. SG to commence this.
- Advice required from WLDC re putting a funding bid together
- DW to send link to members for the NP roadmap guide and the WLDC adopted Local Plan.
- Census Data / Neighbourhood Statistics date to be collated. This could be available from The Research Observatory in Lincoln.

**Next Meeting: Monday 31/7/17 7.30pm, Parish Church**

## Reepham Parish Neighbourhood Development Plan

### Steering Group Terms of Reference

#### 1. Purpose

a. The main purpose of the Reepham Steering Group is to oversee the preparation of the Neighbourhood Plan for Reepham in order that this will then progress to Independent Examination and a successful community referendum and ultimately be adopted by West Lindsey District Council to become planning policy.

b. The Steering Group will engage the local community to ensure that the Plan is truly representative of the ambitions of Reepham. The Group will maximise support for the approach taken in the Neighbourhood Plan by ensuring high levels of community engagement throughout the plan-making process.

#### 2. Principles

a. That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community

b. All decisions made shall be fully evidenced and supported through consultation with the local community.

**3. Roles and Responsibilities:** In order to achieve this, the Steering Group will carry out the following roles:

- Be accountable for steering and providing strategic management of the Neighbourhood Plan for Reepham;
- Produce, monitor and update a project timetable;
- Produce a consultation and engagement strategy, showing how the public will be involved throughout the process;
- Regularly report back to the Parish Council for endorsement of decisions taken;
- To undertake analysis and evidence gathering to support the plan production process;
- Actively support and promote the preparation of the Reepham Neighbourhood Development Plan throughout the duration of the project;
- Identify sources of funding;
- Liaise with relevant authorities and organisations to make the plan as effective as possible.

- Gather data from a wide range of sources to ensure that the conclusions reached are fully evidenced and that the aspirations and issues of all residents are understood
- Consult as widely and thoroughly as is possible to ensure that the draft and final NDP is representative of the views of residents
- Agree, subject to ratification by the Parish Council, a final submission version of the Reepham Neighbourhood Development Plan;

#### **4. Membership**

a. 3.1 The Steering Group will be made up of a cross-section of volunteers from the community, including Parish Councillors. Effort will be made to seek representation from under-represented sections of the community.

b. 3.2 Membership of the Steering Group will be open to the public indefinitely, up to a maximum of 20 members

#### **5. Decision Making**

a. The Steering Group has full delegated authority from the Parish Council to deliver its plan making functions up to and including publication of the Consultation Draft Plan]. The Group will report monthly to the Parish Council setting out progress on its work. The Parish Council will approve the Submission Draft Neighbourhood Development Plan prior to publication for consultation and independent examination.

b. The plan-making process remains the responsibility of the Parish Council as the qualifying body. All publications, consultation and community engagement exercises will be undertaken by or on behalf of the Parish Council with appropriate recognition of the Parish Council's position given in all communications associated with the project.

#### **6. Meetings**

a. Steering Group meetings will take place monthly.

b. Where possible, all meetings should be held within the Parish Church. The dates of future meetings will be made publicly available via the Reepham Parish website.

c. The Steering Group will elect a Chair, Treasurer and Secretary from its membership to remain in those positions until the project is completed. If these positions should become vacant, the Group will elect an alternate.

d. The Secretary shall keep a record of meetings and circulate notes to Steering Group members and the Parish Council in a timely fashion. Minutes shall be made publicly available on the Reepham Parish website.

e. At least 7 clear days' notice of meetings shall be sent to members via email.

f. Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of 50% of members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote.

## **7. Working Groups**

- a. The Steering Group may establish working groups, made up of partners from the community and key stakeholders to aid them in any Neighbourhood Plan related work.
- b. Each working group should have a lead person from the Steering Group.
- c. Members of the community will be encouraged to participate in the process at all stages.

## **8. Finance**

- a. All grants and funding will be applied for and held by the Parish Council, who will ring-fence the funds for Neighbourhood Development Plan work.
- b. The Steering Group will notify the Parish Council, advising them of any planned expenditure before it is incurred.
- c. Steering Group members and volunteers from any working groups may claim back any previously agreed expenditure incurred during any Neighbourhood Plan related work.

## **9. Conduct**

- a. It is expected that all Steering Group members abide by the principles and practice of the Parish Council Code of Conduct including declarations of interest.
- b. Whilst Members as individuals will be accountable to their parent organizations, the Steering Group as a whole is accountable to the wider community for ensuring that the Plan reflects their collective expectations.
- c. The Steering Group will achieve this through applying the following principles:
  - i. Be clear and open when their individual roles or interests are in conflict;
  - ii. Treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, or religion and belief; and
  - iii. Actively promote equality of access and opportunity.

## **10. Changes to the Terms of Reference**

a. This constitution may be amended with the support of at least ( two-thirds) of the current membership at a Steering Group Meeting and with the approval of the parish or town council.

## **11. Dissolution**

a. The Steering Group will be dissolved once its objectives have been attained and/or when at least two- thirds of its members and the parish or town council, consider its services are no longer required.

b. The Steering Group will then dispose of any remaining funds held in accordance with any conditions imposed by the grant funders and in the best interests of Reepham Parish.



## **Appendix B** - Public meeting 1 - Community Open Forum

Reepham News - Advertisement of event.

Poster - Advertisement of event. (Parish Council Notice boards.)

Flyer - Delivered to every household in Reepham Parish.

Presentation - Delivered at start of meeting by Chairman.





## OPEN PUBLIC MEETING

**Doors open 7pm-9pm on 11th January 2018**

**Reepham Primary School**

*What will life be like in Reepham in 20 years time?*

This is your invitation to shape a sustainable future for Reepham. All areas around Reepham are changing and growing. Reepham will not be an exception. What do **you** want to preserve and what should change about Reepham Parish?

With no Neighbourhood plan in place, development will still happen but with landowners, deciding which areas to develop and decisions made using National and county-wide priorities and criteria- possibly at the expense of many of the things we love about Reepham Parish.

**This is your opportunity to influence, right at the beginning, a really important plan for Reepham Parish. Come with your ideas, meet the group who are putting the Neighbourhood Plan together on your behalf and tell us what is important to you.**

Your involvement at this meeting will contribute to the creation of a questionnaire that is in its final stages of development. Shortly after it will then be presented to all the residents in our community. We need a clear message of what the people living in Reepham Parish value so we can be successful with our Neighbourhood Plan.





## **OPEN PUBLIC MEETING**

**Doors open 7pm-9pm on 11th January 2018**

**Reepham Primary School**

**What will life in Reepham be like in 20 years time?**

7pm	Welcome and introduction
7.15-8.15pm	Discussion and ideas for the future of Reepham
8.15-8.30pm	Refreshments
8.30-9pm	Summary of key ideas and next steps

**Come along and help shape the future of Reepham**



## **OPEN PUBLIC MEETING**

**Doors open 7pm-9pm on 11th January 2018**

**Reepham Primary School**

**What will life in Reepham be like in 20 years time?**

This is your invitation to shape a sustainable future for Reepham Parish. All villages around Reepham are changing and growing. Reepham will not be an exception. What do **you** want to preserve and what should change about Reepham Parish?

The Neighbourhood Plan that will be created is about so much more than housing development. It is also about creating a plan to prioritise the use of land around us so we take account of things that are important to our community - like history, open space, the environment and the unique character of Reepham Parish.

In autumn 2018 every person on the Electoral Roll in Reepham Parish will be asked to vote for the Neighbourhood Plan which will reflect your views, and if successful, the plan will be used in consideration for all planning proposals for the next 20 years.

With no plan in place, development will still happen but with landowners deciding which areas to develop and decisions made using National and county-wide priorities and criteria- possibly at the expense of many of the things we love about Reepham.







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**This is your invitation to influence, right at the beginning, a really important plan for Reepham Parish. Come with your ideas, meet the residents group who are putting the plan together on your behalf and tell us what is important to you.**

Your involvement at this meeting will contribute to the creation of a questionnaire that is in its final stages of development. Shortly after it will then be presented to all the residents in our community. We need a clear message of what the people living in Reepham Parish value so we can be successful with our Neighbourhood Plan.



Reepham Neighbourhood Plan

@ReephamNP

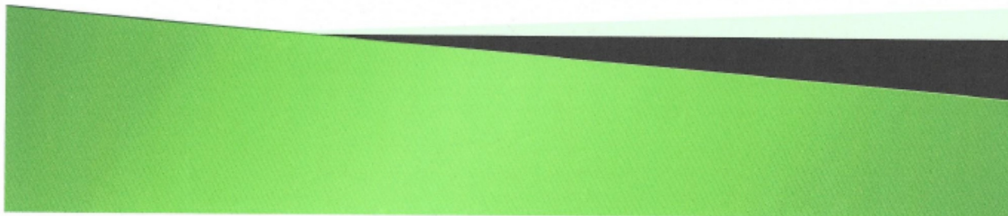
ReephamNDP@gmail.com



# Reepham Neighbourhood Plan

An Overview  
Tim Rideout

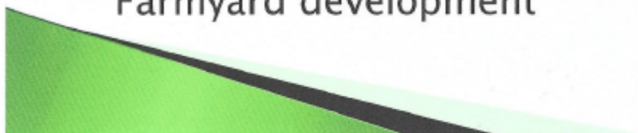
Chair – Reepham Neighbourhood Plan Steering Group



## Our purpose



- ▶ To create a document on behalf of the Parish Council, which:
  - Establishes a vision for the future;
  - Is led by the local community;
  - Incorporates the views and needs of all stakeholders;
  - Establishes policies that decide the future use of land; and
  - Needs the support of the majority of the community demonstrated via a referendum
- ▶ This process and plan is distinct from the Good's Farmyard development





## Approach and phases



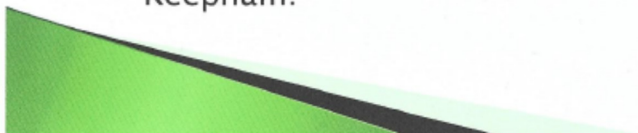
- ▶ We are taking a coherent, managed approach
- ▶ Phases of development:
  - Phase 0: create the right environment and arrangements;
  - Phase 1: create and implement an initial engagement & consultation strategy, including initial questionnaire – **by Easter 2018**;
  - Phase 2: evidence base building, evaluation, pulling the plan together ahead of submission of a Final draft – **by Easter 2018**;
  - Phase 3: submission to WLDC and subsequent referendum – **by late summer 2018**; and
  - Phase 4: Results and audit of the process – **by Christmas 2018**.



## Next steps



- ▶ Tonight's first public meeting:
  - What do you want to preserve and what should change about Reepham Parish?
  - An opportunity to influence, right at the beginning, a really important plan for Reepham Parish.
- ▶ Detailed questionnaire:
  - To be informed by tonight's public meeting; and
  - Issued to every household shortly afterwards.
- ▶ Further engagement events to take place
  - How else can we engage with those who live and work in Reepham?



## **Appendix C** - Community Questionnaire (Public meeting 2)

Reepham News - Notification & explanation of the questionnaire

Questionnaire front cover & 1<sup>st</sup> page

Business questionnaire front cover

Poster - Public meeting 2 – Questionnaire results

Flyer - Public meeting 2- Questionnaire results

Reepham News - Public meeting 2 - Questionnaire results

Presentation - Questionnaire results as used in public meeting 2  
Reepham Trail front cover



## The Neighbourhood Questionnaire

At the time of reading this, the Neighbourhood questionnaire may have already been delivered to you, or will be about to be delivered. We would ask that they are returned by Monday 19th March.

### What is it for?

Its purpose is to seek your views on a range of issues relating to change within our village. It aims to determine what is important to you when considering how our village develops over the next 20 years.

### Why is it important?

The views that you express in the questionnaire will form the structure of the neighbourhood plan.

This will include the use of land for building, the needs of our community facilities, open space, heritage and the local economy.

The neighbourhood plan will become part of future planning framework that will be used to examine all future planning applications in our village.

### What is my role in it all?

Completing and returning the questionnaire is most important. Everyone's views matter and all are equally as important!

### What if I need help completing or returning the questionnaire?

Members of the steering group will make themselves available to help you record your views on the questionnaire if you need help with this. Contact details will be supplied with the questionnaire. There are collection boxes available at the Post Office, School and Fox & Hounds Public House. If you are unable to return them to these points, call the number provided and someone will call and collect it from you.

## Help us to make your voice heard





***YOUR opinion counts!***  
***Please complete this***  
***Neighbourhood Plan Survey***  
***and return it by***  
***Monday 19<sup>th</sup> March***  
***2018***

Please return your completed questionnaire to a return box located  
at

Our Local Store / Post Office  
The Fox & Hounds Pub  
Reepham Primary School

***Thank you***



## Residents' Questionnaire

Dear Resident of Reepham Parish

We hope by now you have heard of the **Neighbourhood Plan** for Reepham Parish, which was launched on 13<sup>th</sup> July 2017. The Neighbourhood Plan is being drawn up by residents working with your Parish Councillors. We want **everyone** to have their say.

The focus of the **Neighbourhood Plan** is **housing and future development for the Parish**. The Central Lincolnshire Local Plan has been developed, stating a growth of 55 houses over the next 20 years should take place in Reepham. This survey gives you a chance to give your views on village issues. The Plan will help to guide any future development in the Parish, as well as helping us **improve the village for the future**. The Plan has no connection with any planning application currently being considered by WLDC.

The next stage of the **consultation process** with residents is the questionnaire and face to face meetings.

This questionnaire has evolved from work within the steering group and the public meeting held in January 2018. Please fill in the questionnaire and return it to reflect **your views and suggestions**. A focus group may be undertaken.

If there are issues you **feel strongly** about which are not included in the questionnaire, there is space at the end of the questionnaire to mention these.

We are distributing one paper copy of the questionnaire per household and we hope everyone will complete it.

Please **return** your completed questionnaire to The Village Store / Post Office, The Fox & Hounds Pub Reepham Primary School. If you are unable to return your questionnaire, call Sheryll Gee on Tel: 851733 or 07891 584 926 and she will be happy to collect.

**Please return your completed questionnaire by Monday 19<sup>th</sup> March 2018**

### THREE FABULOUS PRIZES TO BE WON

All completed questionnaires received by 19<sup>th</sup> March 2018 will be entered into a prize draw with the chance to win...

**£100 CASH**

**A BOTTLE OF CHAMPAGNE**

**MEAL FOR TWO AT THE FOX & HOUNDS PUB**

**SEE BACK PAGE FOR DETAILS**





## Business' Questionnaire

One essential part of the Plan is the understanding of the contribution that local businesses make to the local economy. It is essential that the plan preserves those features that make your businesses successful and plan for change that will promote wider success.

The more information you are able to give us, the more likely we are to achieve this in Reepham.

1 About your business		
	Yes	No
I operate a business in Reepham	<input type="radio"/>	<input type="radio"/>
I operate a business from my home in Reepham	<input type="radio"/>	<input type="radio"/>
I operate a business from premises in Reepham	<input type="radio"/>	<input type="radio"/>
I own land in Reepham	<input type="radio"/>	<input type="radio"/>
Name or type of business:		
Address of business or location of land (optional)		

2 The contribution that Reepham makes to the local economy. What we need to preserve:	
2a	What benefits do you perceive in operating your business from Reepham?



**OPEN PUBLIC MEETING**

7-9pm Thursday 24th May 2018

Reepham Primary School

Questionnaire Results Review

- |          |  |
|----------|--|
| 7-7.15pm | Welcome and Introductions                      |
| 7.15pm   | Children's Future Reepham Competition review   |
| 7.35pm   | Reepham Trail Activity Introduction            |
| 7.45pm   | Results and discussion of recent Questionnaire |
| 8.30-9pm | Summary of key results and next steps          |

**Refreshments will be available through the evening**

(Times may vary slightly)

**Come along and help shape the future of Reepham**



## **PUBLIC OPEN MEETING**

**7pm-9pm on 24th May 2018**

**Reepham Primary School**  
(Not as previously advertised)

**Community Feedback on the findings of the  
Neighbourhood questionnaire**

Many thanks to all of you who gave your time to complete the Neighbourhood questionnaire. This will add to the views and ideas that have already been communicated and will be used to create a draft plan for future change in Reepham.

Because this involves so much more than just counting responses, more time is going to be needed so that findings and conclusions from questionnaire results can be fed back to our community. Because of this we have revised our plans for this meeting.

Children from Reepham Primary school have contributed their ideas to the Neighbourhood plan through a project that they have recently undertaken. This work will be on display for you to view on this occasion.

Our aim is to produce a plan that is truly representative of the views of *all* those who value the village in which we all live.







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## Can You Solve the Reepham Trail?

A fun activity for children with a prize!

**24<sup>th</sup> May – 11<sup>th</sup> June 2018**

**(Time extended from that previously advertised)**

Children of all ages, other young people with their parents are encouraged to participate and explore the village of Reepham. The May bank Holiday period is an opportunity to get out and discover more about the extent of Reepham village and what it has to offer. What do the children of our parish think about our neighbourhood? There are a few questions on the trail sheet where they can express their views.

Entry forms can be collected from the School and the Post Office. If you have solved the trail and completed the questions then please return to the Post Office (green box) by the 11<sup>th</sup> June where you can collect your prize.

**Remember that Neighbourhood Plan steering group meetings take place on the 3<sup>rd</sup> Monday of each month. All are welcome to attend/observe.**



Reepham Neighbourhood Plan

@ReephamNP

ReephamNDP@gmail.com



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**Reepham Primary School**

(Not as previously advertised in Reepham News)

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**Remember that Neighbourhood Plan steering group meetings take place on the 3<sup>rd</sup> Monday of each month at 7.00pm in the Parish Church.**

**All are welcome to attend/observe.**

 Reepham Neighbourhood Plan  
 @ReephamNP  
 ReephamNOP@gmail.com

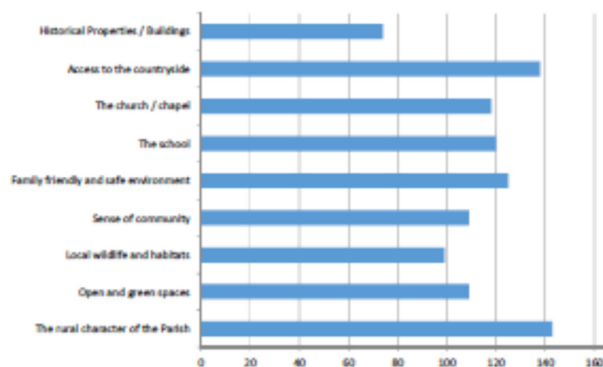




## Neighbourhood Questionnaire Responses and conclusions



Q1 What do you feel are the strengths or positive features of our Village and Parish? Please tick all the things you value.



### Priority order

- 1 Rural character (87%)
  - 2 Access to the countryside (84%)
  - 3 Family friendly and safe (76%)
  - 4 The school (73%)
  - 5 Church/chapel (72%)
  - 6 Open/green spaces/Sense of community (66%)
  - Wildlife & habitat (60%)
  - 9 Historic Reepham (45%)
- Having the Shop / PO / Pub*  
*Friendly / safe environment*  
*The size of the village feels appropriate*  
*Ease of access to Lincoln / facilities*  
*Regular / good bus service*

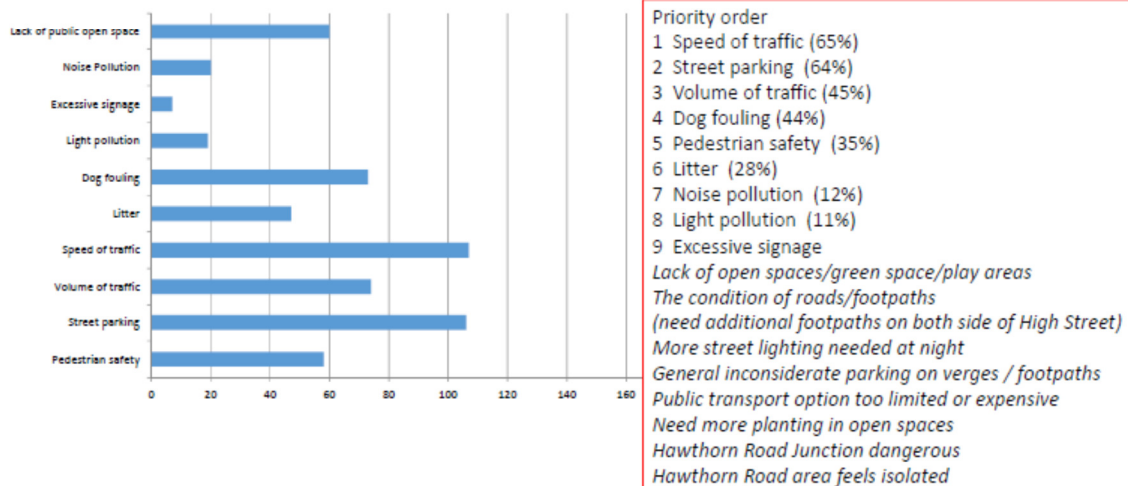




The Neighbourhood Plan should aim to preserve and promote those aspects of the village that have been agreed by Reepham residents as being positive features of the village.



Q2 What do you feel are the weaknesses or negative features of our community? Please tick all the things that concern you.

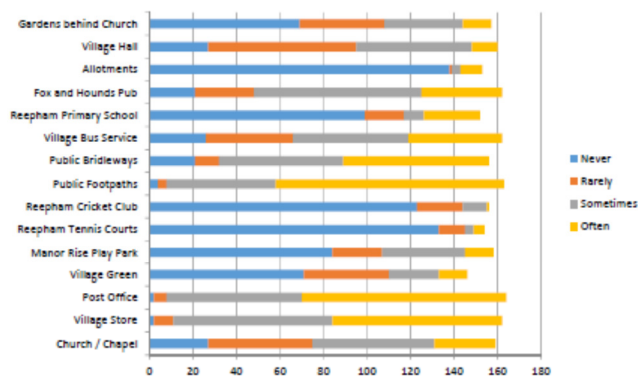




Future plans for change should address concerns about the speed and volume of existing traffic, pedestrian safety and street parking in our village. The lack of Public open space for play is identified.



Q3 Do you use the following existing Parish amenities?



Amenities used by the majority of respondents sometimes or often

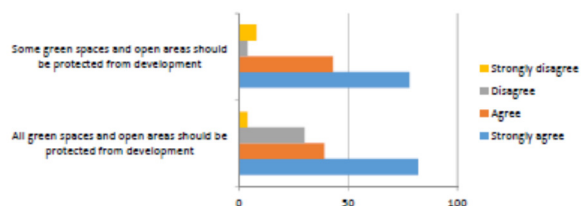
1. Post office (95%)
2. Footpaths (94%)
3. Village shop (91%)
4. Bridleways (76%)
5. Fox & Hounds (69%)
6. Bus service (58%)
7. Church Chapel (51%)



Planning for change within our village must sustain and promote these amenities and ensure access to them.

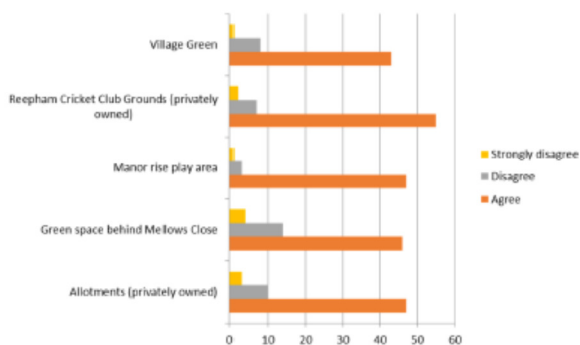


Q4 Thinking about our green spaces and open areas, please respond to the following statements.



Paddocks,  
School playing field,  
Area around village hall,  
All footpaths,  
Fiskerton Road field / roman field,  
Green area at Hawthorn Road / Kennel Lane junction,  
Conservation area,  
Current green wedge,

If you agreed or strongly agreed with 'b' above, please tell us Which you feel should be protected:





There is support from a significant majority of respondents to actively protect areas that are considered important in sustaining the character of the village.



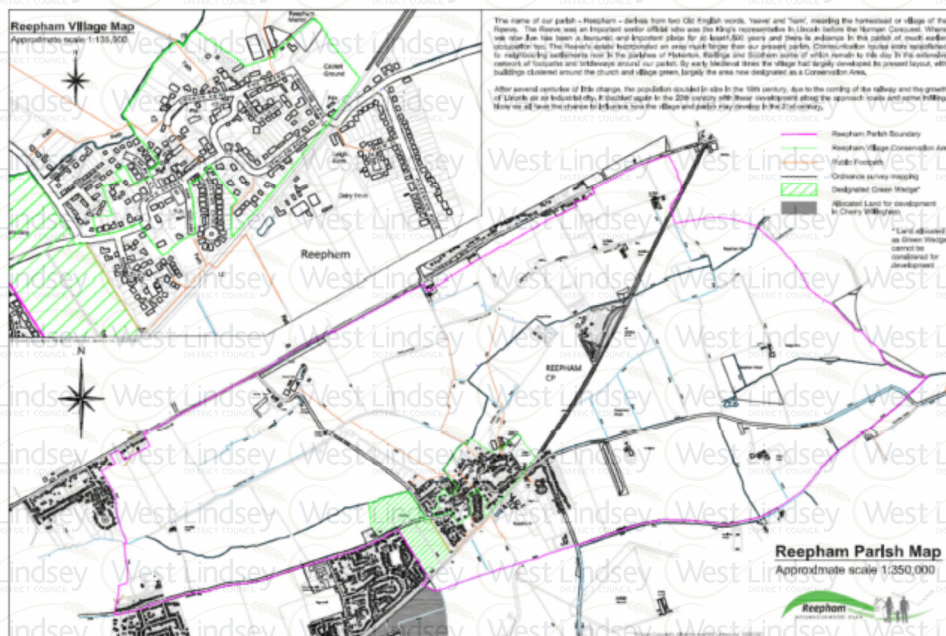
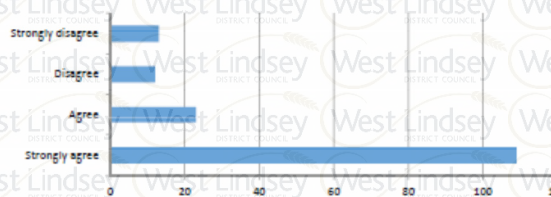
**Q5 Please inform us what you think any future additional public open space could be used for:**

Open area for families to use/for picnics/space to play/outdoor activities (32)  
For games / ball games / football (30),  
Community/village activities (8),  
For peace/quiet/natural space (8),  
Should be able to use school field/cricket field (5),  
Fenced area for dog walking/training (5),  
Have a proper village green (1)



**Q6 There is a limited amount of “Green Wedge” land designated to separate the village of Reepham from neighbouring villages to maintain its identity. The local Plan shows that development has been allocated to land directly adjoining Reepham Parish boundary that will form part of Cherry Willingham- (see map for reference – Green Wedges highlighted)**

**How much do you agree that additional Green Wedge land is needed to maintain the discrete identity of our village?**



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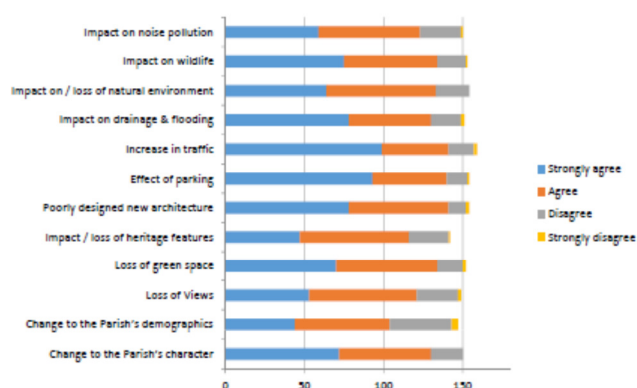




80% of all respondents identify the need to establish additional areas of green wedge in order to maintain the discrete identity of Reepham. This should be promoted by the Neighbourhood Plan



Q8 In terms of People, Environment & Conservation how much do you agree that the following are concerns with any future development plans for Reepham?



#### Priority responses

- 1 Poorly designed new architecture (85%)
  - 1 Increase in traffic (85%)
  - 3 Effect of parking (84%)
  - 4 Loss of green space (81%)
  - 4 Impact on / loss of natural environment (81%)
  - 4 Impact on wildlife (81%)
  - 7 Change to the Parish's character (79%)
  - 7 Impact on drainage & flooding (79%)
  - 9 Impact on noise pollution (75%)
  - 10 Loss of Views (73%)
  - 11 Impact / loss of heritage features (72%)
  - 12 Change to the Parish's demographics (63%)
- Need another link to A158*  
*Impact on the size of the school*  
*An ageing population will change the character*



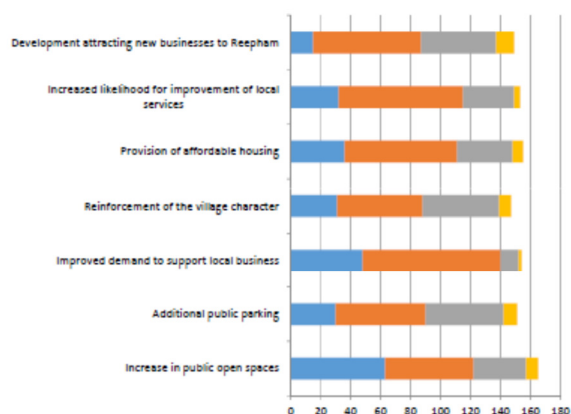


The residents of Reepham have significant concerns about future development. These include the nature and design of developments and the subsequent problems generated by additional traffic. The impact on green space and consequential loss of the natural environment is feared to alter the character of the village and impact on heritage features and views into and out of the village.

These should be borne in mind when evaluating proposed sites for the Neighbourhood Plan.



Q9 In terms of People, Environment & Conservation how much do you agree that the following are possible benefits associated with any future development plans for Reepham?



#### Priority of agreed possible benefits

- 1 Improved demand to support local business (85%)
- 2 Improvement of local services (69%)
- 3 Provision of affordable housing (67%)
- 4 Increase in public open spaces (64%)
- 5 Additional public parking (54%)
- 5 Reinforcement of the village character (54%)
- 7 Attracting new businesses to Reepham (53%)

*Alternative school parking*

*Don't want industrial development in Reepham*

*Not to build in the centre*

*Need a link to A158 (for Reepham or not passing though Reepham??)*



The residents of Reepham clearly identify benefits from future development promoted by the Neighbourhood plan.



Q10 How many new homes do you feel Reepham needs over the next 20 years?

No more than the 55 on the Central plan	146	(88%)
---	-----	-------

More than the 55	9	(5%)
------------------	---	------



The Neighbourhood Plan should aim to plan provision for the development of 55 homes as targeted by the Central Lincolnshire Local Plan.



Q11 New homes will be provided in the Parish, which type of dwellings are needed?



#### Hierarchy of needs identified by majority of respondents

- 1 Small houses for purchase (1 to 2 bed) (83%)
- 2 Affordable houses (82%)
- 3 Medium houses for purchase (3 to 4 bed) (81%)
- 4 Care Home, Retirement or sheltered housing (58%)

*Barn conversions something that fits the village*

*If village has to expand allow young people of lower income families the opp to enjoy rural life or stay where they were brought up preference should be given to those brought up around here*

*Bespoke self build*

*Spread of dwelling types to bring & keep people in village.*

*We are an unbalanced community. To address this more affordable / social housing should be built. These should be the majority of homes built*

*We need more young people moving to the village with an ageing population there may be an opportunity for sheltered housing / retirement living*



The Neighbourhood Plan should aim to plan provision for the development of 55 homes as targeted by the Central Lincolnshire Local Plan.



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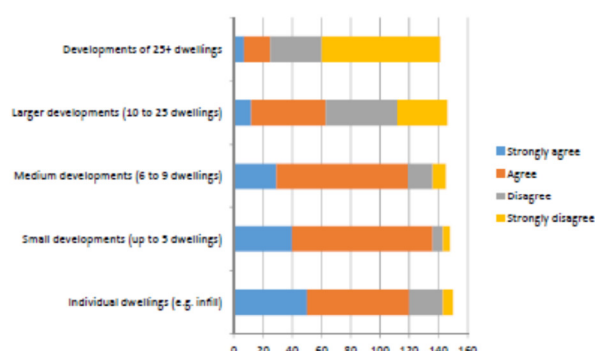
*We need more young people moving to the village with an ageing population there may be an opportunity for sheltered housing / retirement living*



The Neighbourhood Plan should promote the provision of affordable housing. Smaller and medium sized homes are identified as those that are in greatest need. Provision for the elderly through appropriate housing, sheltered housing and care provision is also to be promoted.



Q12 What type of development is appropriate to accommodate new homes?



#### Majority consensus

Support for small developments up to 5 dwellings (82%)  
 Support for Individual dwellings e.g. infill (72%)  
 Support for medium developments of 6 to 9 dwellings (73%)  
 Opposition to larger developments of 10 to 25 dwellings (51%)  
 Opposition to developments of 25+ dwellings (70%)  
*Only larger developments if in the right location*  
*Larger developments bring better benefits to village*  
*Need housing for younger people*



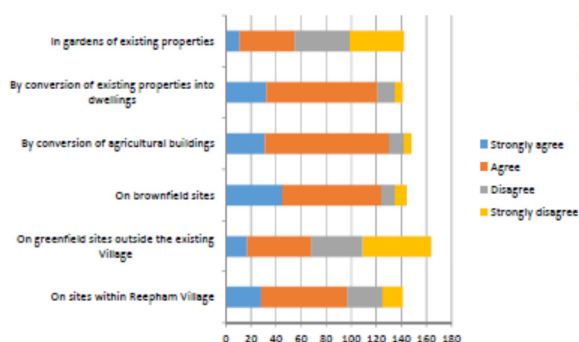


The neighbourhood Plan can confidently assume support when proposing site developments of up to 9 properties. Sites between 9 and 25 might be supported if the proposal was appropriately and sensitively located, reflecting those preferences expressed by local residents, but is less likely to be supported at referendum.

Unfortunately, benefits by way of contributions of monies or land from developers are only associated with developments greater than 9 properties.



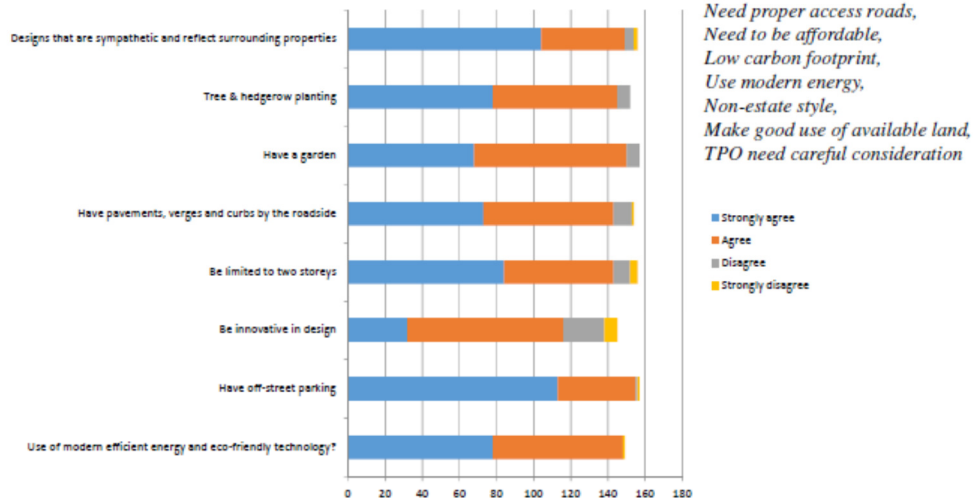
Q13 How and where should any building development be located?  
(see map for reference only)



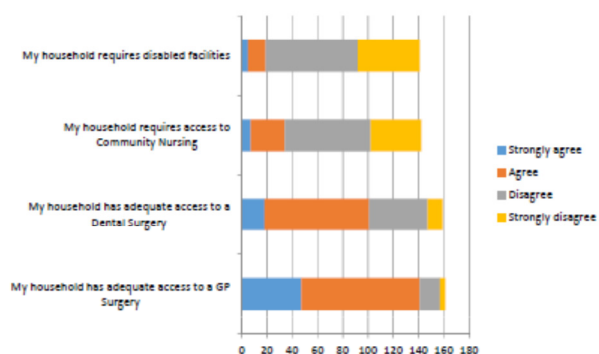
Support for conversion of agricultural buildings (79%)  
On brownfield sites (75%)  
Support for conversion of existing properties into dwellings (73%)  
On sites within Reepham Village (59%)  
Opposition to development in gardens of existing properties (56%)



Q14 What principles should influence the design of new houses?



Q18 How much do you agree or disagree with the following statements?



The majority of respondents feel they have adequate access to GP and Dental surgeries  
11% of respondents identify with a need for Disabled facilities  
20% of respondents identify a need to access Community Nursing.



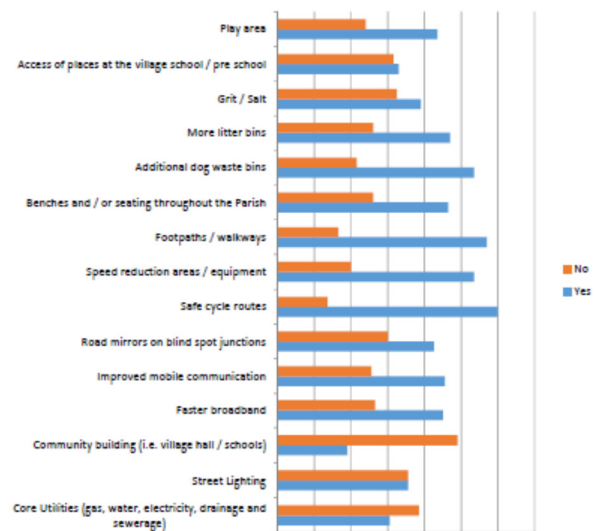
The Neighbourhood Plan should anticipate proportionate planning for disabled facilities and access to appropriate healthcare services.



Q19 Are there any other facilities/ services you would like to see improved in our Parish?

Our community is divided in its opinions about adequacy of access to school and pre-school places and the adequacy of gritting roads and street lighting provision. There is clear support for improved provision of:-

- Play area
- Litter & dog waste bins
- Benches and seating
- Footpaths & walkways
- Speed reduction measures
- Safe cycle routes
- Road mirrors
- Improved Mobile communication
- Faster broadband





## Reepham Primary School

The school is identified as :-

- The largest employer in Reepham
- One of the greatest strengths of our village
- One reason why there are problems with traffic and parking at certain times during the day

Is the policy for admissions to schools in Reepham/Lincolnshire/across the country understood?

If the village grows, the school will not have to become larger

There are adequate places for all Reepham children when the village grows

Reepham children have priority of access, children from outside can apply for available spaces.

Only 66 of the 196 places (34%) in the Primary school are filled with children from Reepham at present

Children moving after the start of their key stage could have difficulty obtaining a place in a local school

A larger population of children from Reepham means that fewer places will be available to those children from outside the village.

Alternative questions:-

“Are our village school buildings adequate for 21<sup>st</sup> Century educational provision?”

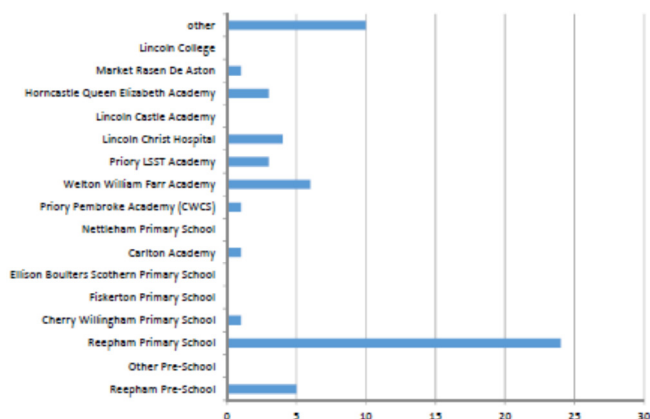
“Should the Neighbourhood Plan anticipate an alternative site for the school and alternative use of the land on which the current school is sited?”



Q21 Do you have any children?

If yes please specify where the children go to school or study:

Yes	44
No	105



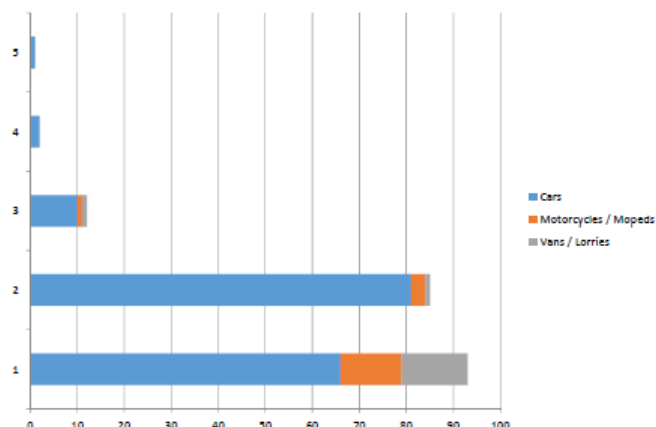
We need to determine the demand for places at the pre-school as they currently use rented premises. Does this restrict access to local children? Do they have suitable accommodation?

At Primary level, the majority of local children attend Reepham Primary school.

At secondary level, local students attend a wide variety of locations



Q22 How many vehicles does your household run? Please write the relevant number in the boxes below



Of the 165 respondents, a total vehicle count of 312 is calculated. This responds to approximately 1.9 vehicles per household. This compares to 1.7 vehicles per household in the 2011 census.

Vehicle ownership is the inevitable consequence of living in rural locations. What proportion of our population rely entirely on public transport?

*General concerns regarding road safety/speed of traffic through village, kennel lane junction (6), Additional footpaths needed along High Street to make walking safer (4), re-open train station to take traffic out of village (3), parking area for Kennel Lane (2), reduce street furniture (1), school crossing needs improving (1)*

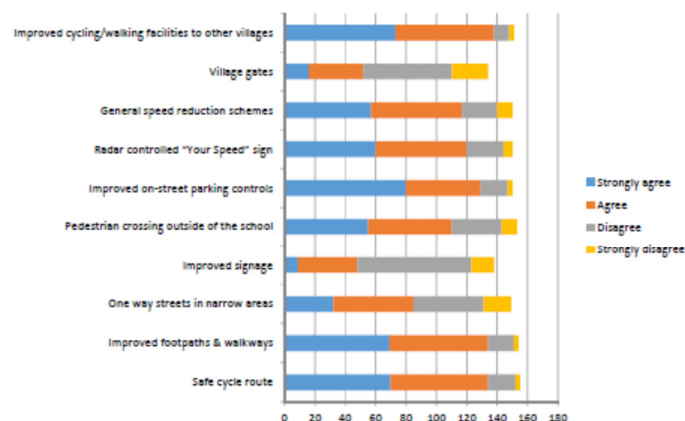


The neighbourhood plan should anticipate a minimum of 2 cars per household and the consequential vehicle movements from them. Planning for parking, road provision, junction planning, road safety schemes, noise and air pollution should anticipate double the number of vehicles as houses.





Q23 How much do you agree or disagree that the following additional safety features should be introduced to the parish?



## Popularity of support by all respondents:-


Improved cycling/walking facilities to other villages	83%
Safe cycle route	81%
Improved footpaths & walkways	81%
Improved on-street parking controls	78%
Radar controlled "Your Speed" sign	72%
General speed reduction schemes	71%
Pedestrian crossing outside of the school	66%
One way streets in narrow areas	51%
Village gates	32%
Improved signage	29%



Q24 Thinking about local bus services, please respond to the following:

	Yes	No
Existing bus services should increase in frequency	43	103
Additional routes are needed.	21	75

*Run later in the evening (8), Service to Nettleham (8), Sunday service (2), more buses down Hawthorn Road (2), Service to Tesco / Wragby Road (3) Too expensive (2), bus needed to Moor Lane (1)*



**Reepham**  
NEIGHBOURHOOD PLAN

*A gift for every completed trail*

**Can you solve the Reepham Trail?**

*A fun way for children to explore Reepham!*

Example.....

2 What is the name of the cottage on the corner?

R	O	S	E
	14		

At location 2 the answer was 'ROSE'.  
Now enter the letter 'O' into the answer box at the number 14

**REMEMBER TO...**

- Only do the trail with a responsible adult unless you have permission to do the trail with friends from a parent/guardian.
- Take care. You are responsible for the safety of yourself and your party. Crossing a road safely is more important than finding a clue.
- Respect the privacy and property of others.

## **Appendix D** - Call for Sites (Public meeting 3)

Call for sites invitation letter / submission form.

Call for sites – Final call letter.

Stakeholder list

Reepham News – July / Aug 2018 – Call for sites communication.

Reepham News – Nov 2018 – Call for sites update.

AECOM – Independent Site Assessment final report front cover

Statutory Consultee List & text from e-mail approach

Public meeting nr 3 – Advertisement & information Flyer.

Public meeting nr 3 – Meeting presentation.

Further feedback meetings flyer / poster.

Call for sites - Feedback form.

Nigel Hewardine  
56 Fiskerton Road  
07793 414 755

Louise Carder  
1 The Green  
01522 751 659



## **CALL FOR SITES**

**JULY / AUGUST 2018**

Dear Reepham Residents and Land Owners,

As you should all be aware, Reepham Parish Council is in the process of creating their Neighbourhood Plan.

As part of that process, the committee are obliged to seek out sites suitable for meeting the growth target for Reepham within the Central Lincolnshire Local Plan, currently 55 dwellings over the next 20 years.

We are therefore, contacting all residents and owners of land within Reepham Parish to establish if there is a desire to put forward land to be considered as potential future development sites (for both community benefit as well as housing).

All sites put forward will be assessed in accordance with planning laws and regulations by an independent 3rd party and reviewed for suitability for inclusion in the plan. Once we have the resulting report from the independent assessor this goes out to ten government agencies for a six week consultation period. During that period we will hold a further public meeting to give residents a chance to voice their opinions on the sites and whether they are supported, or not.

On the following page you will find a form that can be completed should you have any land that you wish to put forward for consideration. Any response represents a draft position and at this stage does not automatically bind a landowner to make any such provision(s). Landowners should bear in mind that any potential land which is not put forward at this stage may not be considered for allocation during the period of the plan. Equally, sites can only be promoted for allocation if they are demonstrably deliverable and this is a matter which you may want to address in your submission. Any sites previously submitted to WLDC by landowners as part of previous Strategic Housing Land Availability Assessment (SHLAA) will automatically be considered.

All submissions must be received by the 27<sup>th</sup> August 2018. Submissions can either be handed in to one of the addresses above, or emailed to [ReephamNDP@gmail.com](mailto:ReephamNDP@gmail.com)

Receipt will be confirmed, so please ensure you provide your email address or phone number on the form.

Should you wish to speak to someone about this process, please do not hesitate to contact either Nigel or Louise in the first instance and thank you as always for your support.

*Thank you*



Reepham Neighbourhood Plan

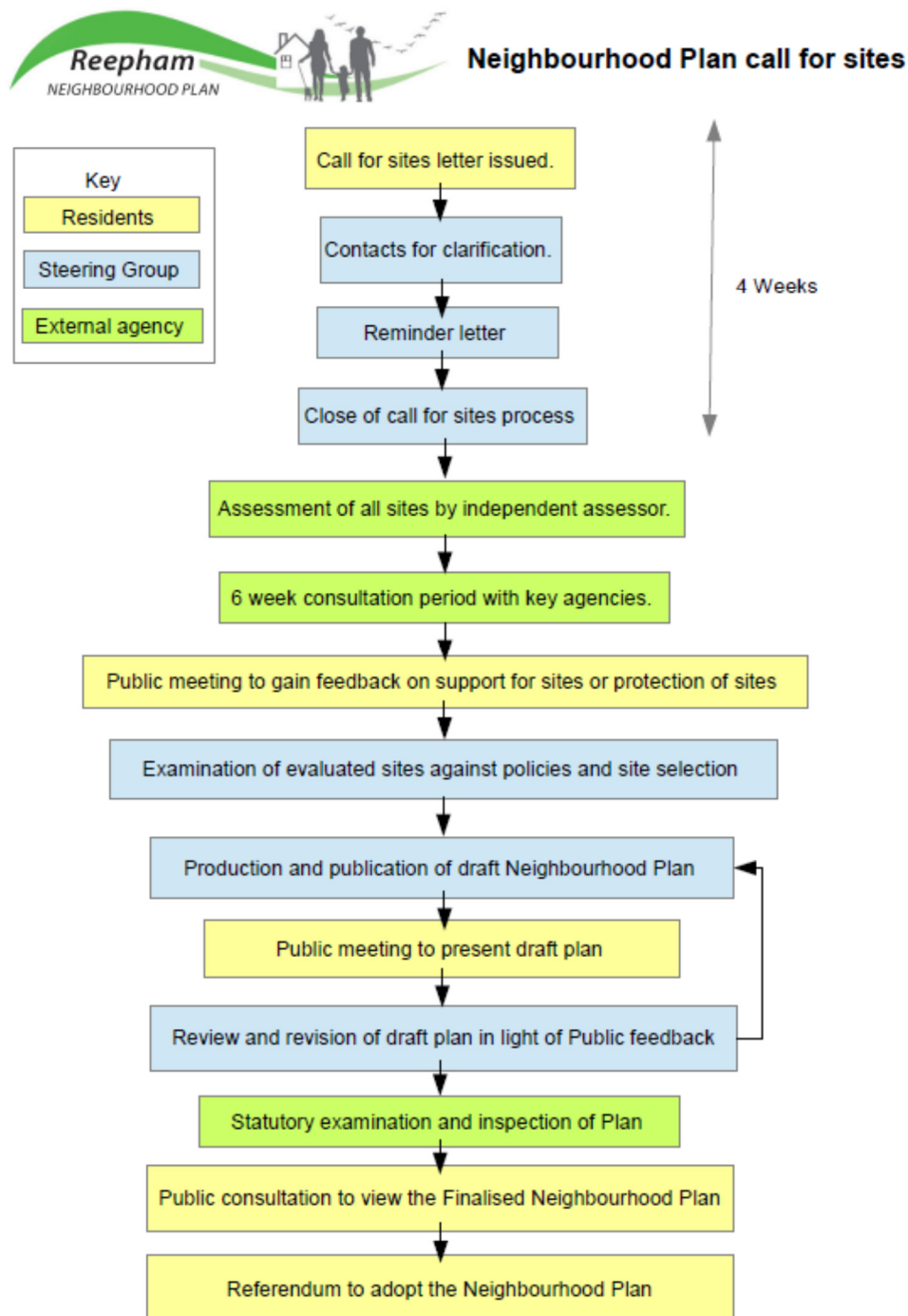


@ReephamNP



[ReephamNDP@gmail.com](mailto:ReephamNDP@gmail.com)







**Reepham Neighbourhood Plan – Call for sites submission July / August 2018**

Are you the: Land Owner | Land Agent/Planning Consultant | Other (*please circle*)

If you are not the landowner, or the site is in multiple ownership, please submit the name, address and contact details of the land owner/s, and also indicate if support is given by the owner(s) for the proposed development.

Name:

---

Address:

---

---

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---

Details about your site (i.e. site area (m<sup>2</sup>/acres/hectares), type of development you have in mind, number of dwellings, timeframe etc.)

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Email Address:

---

Contact Number:

---

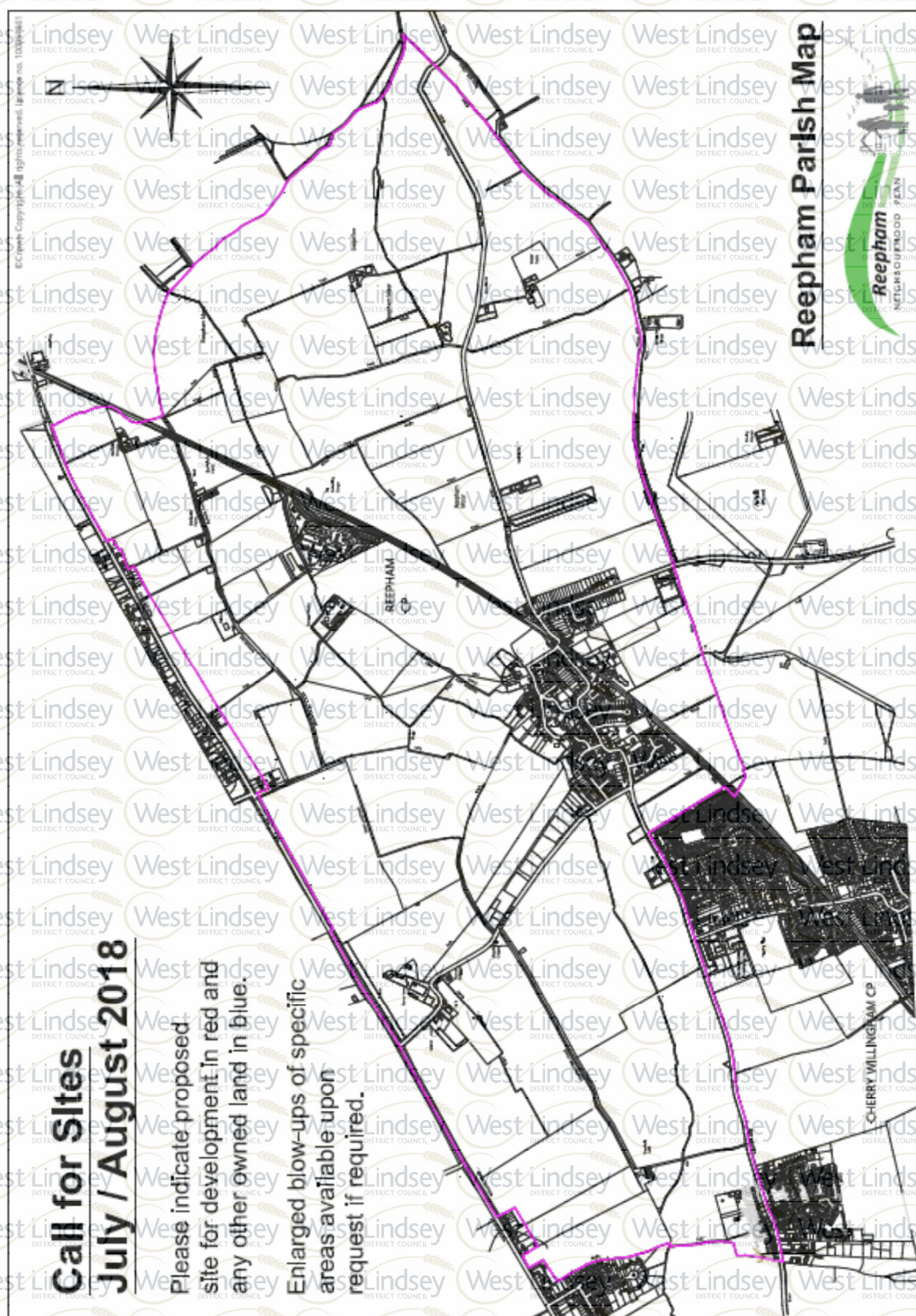
If you have already started the planning process, please provide planning reference:

---

If you are a Land Owner, please indicate the site location on the enclosed map provided

Submission Date:

---



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Contacts -

Nigel Hewerdine  
56 Fiskerton Road  
07793 414 755

Louise Carder  
1 The Green  
01522 751 659



## **CALL FOR SITES**

### **FINAL CALL**

All interested parties are invited to submit details of any land or buildings that they would wish to have considered as part of the process for the development of Reepham's Neighbourhood Plan.

E-mail submissions, with a marked-up map to the below e-mail or to either of the 2 address's listed above by

**MONDAY 20<sup>TH</sup> AUGUST 2018**

A big thank you to those who have already submitted expressions of interest with details of land / conversion of buildings to the Steering Group. After Monday 20<sup>th</sup> June 2018 it will not be possible for the Steering Group to consider any further submissions.

All sites will go through an independent site assessment including any further submissions prior to 20<sup>th</sup> August. This involves each location being assessed against a set of criteria under five main headings;

- Environmental constraints
- Built & landscape character and Heritage Constraints
- Education constraints
- Transport constraints
- Other infrastructure considerations.

A consultant will be appointed to assist with the development of Neighbourhood Plan for Reepham. This process is to ensure that any plan, completed on behalf of our Parish, complies with policy and legislation contained within local and national planning guidance.

The details of all submitted sites will be forwarded to other key agencies for their initial assessment. Your feedback from the questionnaire responses has been included within each of the submissions.

Look out for the next Public Meeting

*Thank you*



Reepham Neighbourhood Plan



@ReephamNP



ReephamNDP@gmail.com

## **Reepham Neighbourhood Plan – Call for Sites**

**Parish Stakeholders sent call for sites forms. (Those not based in the Parish / not recipient of call for sites form local delivery)**


- Church Commissioners
- Reepham Primary School
- Star Energy



If you wish to advertise please contact Mike Stocks michaelstocks16@yahoo.com

JUL/AUG 2018  
Reepham News

Page 5



**Reepham**  
NEIGHBOURHOOD PLAN

**Neighbourhood Questionnaire- a few brief conclusions**  
(details of questions and responses are available on the Parish website – printed versions available on request.)  
The response rate was 42%

**The Neighbourhood Plan should:-**


- ☐ plan provision for the development of 55 homes
- ☐ preserve and promote those aspects of the village that have been agreed as positive features.
- ☐ sustain and promote existing amenities and access to them
- ☐ protect areas that are considered important to the character of the village.
- ☐ establish additional green wedge to maintain the identity of Reepham.
- ☐ promote the provision of affordable housing, smaller and medium sized homes and provision for the elderly.
- ☐ assume support when proposing site developments of up to 9 properties.
- ☐ establish that there is clear, local support before proposing sites greater than 9 properties. These can bring significant local benefits through financial or amenity contribution.
- ☐ anticipate proportionate planning for disabled facilities and access to appropriate healthcare services.
- ☐ anticipate provision for double the number of vehicles as houses.


**Residents have significant concerns about:-**


- ☐ the nature and scale of future development (as well as recognising the benefits it might bring).
- ☐ speed and volume of existing traffic, pedestrian safety and street parking in our village.
- ☐ the lack of Public open space for play.

**Next steps!**  
**Call for Sites**  
Every household and everyone who owns land in Reepham Parish will receive an invitation to make a submission in the "call for sites" process. The purpose of this statutory process is to give the same opportunity to everyone to propose a potential development site that they own to the Neighbourhood Plan.  
All submitted sites will undergo an assessment by an independent company to provide an independent evaluation of the proposed sites with recommendations. This technical support will then provide the Neighbourhood Plan steering group with the means of putting forward a range of options to the residents of Reepham. Public meetings will provide an opportunity for residents to express their views and preferences.

**Our aim is to produce a plan that is truly representative of the views of all those who value the village in which we all live.**  
Remember that Neighbourhood Plan steering group meetings take place on the 3rd Monday of each month in the Parish Church, starting at 7.00pm. All are welcome to attend/observe.  
Contact

  
 Reepham Neighbourhood Plan

  
 @ReephamNP

  
 ReephamNDP@gmail.com

Tel. 07793 414 755 (evenings/weekends only)      Written communications c/o Reepham Post Office

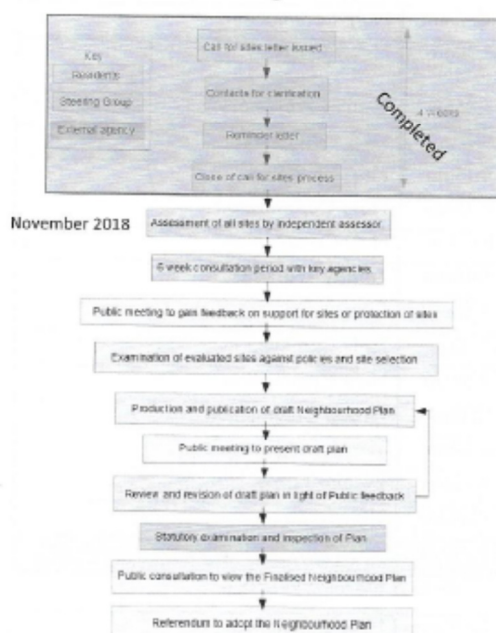




### Call for sites update

All submitted sites are currently under review by AECOM – an independent organization, who will assess all sites on their suitability. To remind you of our progress and the up-coming activities, we have included the following flowchart.

Although the period of independent site assessment is likely to take several months to complete, we consider it important to keep you updated on the progress that we are making. With this in mind we would like to invite you to:-



### Public drop-in session

**Come and view the site submissions for the Neighbourhood Plan and chat with members of the Steering Group about the future of your village**

**Saturday 1<sup>st</sup> December 2018  
St Peter & Pauls Parish Church  
11:00am-4:00pm**

Neighbourhood Plan Steering Group meetings are held on the 3<sup>rd</sup> Monday of each month at St Peter & Paul Parish Church 7:00 pm. All are welcome to attend.

**AECOM** Imagine it.  
Delivered.

# Reepham Neighbourhood Plan

Site Assessment  
Final Report

April 2019

## **Reepham Neighbourhood Plan – Call for Sites**

### **Statutory Consultee List**

West Lindsey District Council  
Lincolnshire County Council – Planning  
Lincolnshire County Council – Highways  
Lincolnshire County Council – Archaeology  
Lincolnshire County Council – Minerals and Waste  
Lincolnshire County Council – Education and Cultural Services  
Lincolnshire County Council – Countryside access  
Internal Drainage Boards – Reepham – Witham Third  
Environment Agency  
Natural England  
Historic England  
Anglian Water  
Sport England

Dear Consultee,

**Reepham Neighbourhood Plan – Independent Assessment of Proposed Development Sites**

*Reepham Parish Council are currently producing a neighbourhood plan. A fundamental part of our neighbourhood plan is to plan for the level of housing growth set out by the Central Lincolnshire Local Plan. Our neighbourhood plan is seeking to allocate areas of land for residential use to meet the addressed need. These allocations will effectively accept the principle of residential development on the specific sites. It is therefore crucial to the process that statutory agencies are provided with the earliest opportunity to comment on the potential residential allocations and methodology.*

*Therefore, we are inviting comments on the attached Independent Assessment Report.*

*The consultation period will run for a 6 week period and concludes on 13/05/2019, please send your comments to [nigel@djsallowconstruction.co.uk](mailto:nigel@djsallowconstruction.co.uk)*

*The report is largely based on the site assessment approach adopted by the Central Lincolnshire Local Plan. The neighbourhood plan seeks to mould this approach into a localised version while maintaining its strategic principles and objectives. This Report will form part of the evidence base supporting the residential allocation policies within our neighbourhood plan. As part of the site selection process within the Report, we have provided a draft recommendation on the sites. Once this consultation has concluded, the Parish Council will consider the comments made and will make a decision as to which sites will be allocated for residential use within the draft (Reg 14) neighbourhood plan.*

*Please be aware our neighbourhood plan as a whole will be consulted on with statutory bodies as part of the Regulation 14 and 16 consultations. This consultation on the report is being completed as an advanced consultation which aims to confirm a robust methodology and select the most appropriate sites for residential development within our neighbourhood plan.*

*Please get in contact with us directly if you require any further information.*



## PUBLIC OPEN MEETING

7pm-9pm on Thursday, 4th July 2019

Reepham Parish Church

Community Engagement & Communication of Call for Sites  
Independent Assessment

Dear Resident,

The purpose of our 3<sup>rd</sup> Public Meeting is to share with you the sites that have been submitted as part of the Call for Sites process, carried out last year. These sites have now been independently assessed and commented upon by a number of statutory authorities (such as Highways, Natural England etc.) and now it is time to find out what our community think of these potential sites for development, what form it should take and any alternative uses of these sites. Our meeting will be an open event with displays showing the results of the independent assessment of each site along with Statutory Authority comments received to date.

There will be opportunity at the meeting to review these sites and ask questions to the Neighbourhood Plan Steering Group. We then will ask for everyone to let us know what they think about each site, whether it be good, bad or neutral. There will be a set period after the Public Meeting to submit comments by paper form or online. This will give a chance for people to properly consider the benefits and drawbacks to any potential development. We really need to know what people support, not just what they don't like.

The process of site selection relies upon different streams of information from different sources and the most important source of information is from you, the Parish Resident. Your input is needed and highly valued.

If you cannot make the Public Meeting, there is a planned drop-in session at the Parish Church on 13th July which will be of similar format. If you wish to get ahead and view the independent report, this can be obtained at Reepham Parish Council Website or a paper copy can be loaned to you by contacting the group. (see back page)

Please read-on through this flyer to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see you at the Public Meeting or drop-in session.

*Nigel*

Nigel Hewerdine – Chair, Reepham Neighbourhood Plan Steering Group

### The Ongoing Process

The diagram below shows the contributory information streams that will be used to finally assess each proposed / identified site.



Sites with favourable inputs are more likely to be incorporated into the final draft of the Reepham Neighbourhood Plan.

### Want to know more?

Electronic copies of the independent assessment report are available at Reepham Parish Council Website - <http://parishes.lincolnshire.gov.uk/reepham/>, or if you wish to borrow a paper copy, please contact the steering group by one of the methods listed below.

There will be a 6 week period after the Public Meeting to submit comments on sites.

### WAYS TO CONTACT THE STEERING GROUP

Reepham107@gmail.com  
@Reepham107  
Reepham Neighbourhood Plan



Private letterbox behind the counter at village shop  
Telephone The Chairman, Nigel Hewerdine  
07793 414 755 (weekends & evenings only please)

The call for sites process asked for sites to be submitted by local landowners and property owners.

In all, 22 sites were submitted ranging from single dwelling proposals to multiple dwelling sites combined with local facilities. These 22 sites were then put forward for technical, independent assessment along with sites previously identified during a Strategic Land Availability Assessment (known as SHELAA) giving a grand total of 33 sites. These are listed below.

### Summary of SHELAA sites.

Ref.	Location	Ref.	Location
1	42 High Street, Reepham	CL3000	Land adjacent to Reepham Manor / Oldale Ground
2	5 Acres South of Moor Lane, Reepham	CL3001	Land adjacent to Reepham and Cherry Willingham Village Hall
3	52 High Street, Reepham	CL3002	Land per CL3002. Site is part of the above but separated by Village Hall
4	Land to North of houses at Cherry Willingham (Little Cherry)	CL3003	Land per CL3002. Site is part of the above but separated by Village Hall
5	15 High Street, Reepham	CL3004	Land to North of houses at Cherry Willingham (Little Cherry)
6.1	Land to North & East of The Green, Reepham	CL3005	Land to North of houses at Cherry Willingham (Little Cherry)
6.2	Land to West of Reepham	CL3006	Land to North of houses at Cherry Willingham (Little Cherry)
7	Land South of A158 at Sudbrooke (Reepham Parish)	CL3007	Land to North of houses at Cherry Willingham (Little Cherry)
8	Land to East of Kettle Lane, Reepham	CL3008	Land to North of houses at Cherry Willingham (Little Cherry)
9.1	Land North of Moor Lane, Reepham	CL3009	Land to North of houses at Cherry Willingham (Little Cherry)
9.2	Land South of Moor Lane, Reepham	CL3010	Land to North of houses at Cherry Willingham (Little Cherry)
10	11 High Street, Reepham	CL3011	Land to North of houses at Cherry Willingham (Little Cherry)
11	Land to West of Filderton Road, Reepham	CL3012	Land to North of houses at Cherry Willingham (Little Cherry)
12	4 Church Lane, Reepham	CL3013	Land to North of houses at Cherry Willingham (Little Cherry)
13.1	Chambers Field, Filderton Road, Reepham	CL3014	Land to North of houses at Cherry Willingham (Little Cherry)
13.2	9 High Street, Reepham	CL3015	Land to North of houses at Cherry Willingham (Little Cherry)
14	Land North East of Cherry Willingham (Little Cherry)	CL3016	Land to North of houses at Cherry Willingham (Little Cherry)
15.1	Land to North of the above site	CL3017	Land to North of houses at Cherry Willingham (Little Cherry)
15.2	Land to West of 14 Church Lane, Reepham	CL3018	Land to North of houses at Cherry Willingham (Little Cherry)
15.3	9 Church Lane, Reepham	CL3019	Land to North of houses at Cherry Willingham (Little Cherry)
16	Land to North of houses at Cherry Willingham (Little Cherry)	CL3020	Land to North of houses at Cherry Willingham (Little Cherry)
17	Land to North of houses at Cherry Willingham (Little Cherry)	CL3021	Land to North of houses at Cherry Willingham (Little Cherry)

The first step in the assessment was to perform a desktop assessment of all sites against relevant national and local policy. This had the effect of reducing the pool of sites needing more detailed assessment through the site forms and site visits.







# Open Public Meeting

## 4<sup>th</sup> July 2019



### Welcome to our 3<sup>rd</sup> Public Meeting

#### 1 - Introduction.

- Purpose of the plan.
- Call for Sites progress to date.
- Call for Sites next steps.

#### 2 – Display of Call for Sites results, assessments & comments.





## Purpose of the Neighbourhood Plan

- In direct response to the localism act.
- Provides a local plan, developed by the community, to ensure community growth is in line with local needs.
- To provide guidance to WLDC when determining future planning applications.
- To help deliver community benefit opportunities.
- To understand what the community of Reepham supports.



## Call for Sites – Progress

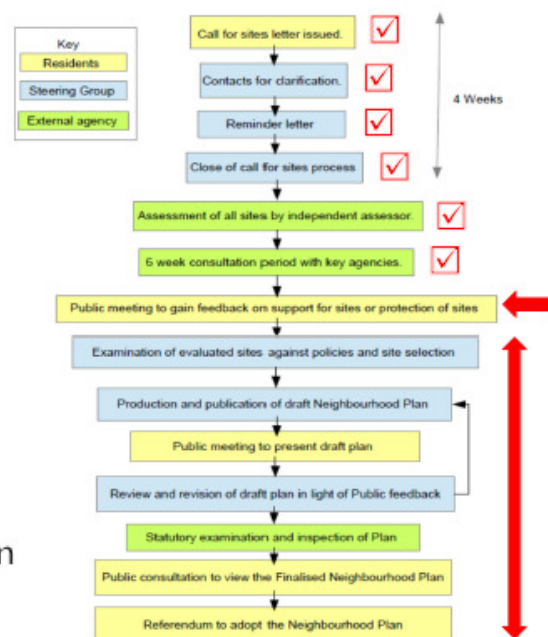
- The 1<sup>st</sup> stage of the call for sites commenced July / August 2018.
- Submission for technical support approved by locality funding & AECOM appointed by locality to carry out an independent assessment of the submissions.
- AECOM report then issued to Statutory Authorities for comment.
- All subsequent information has been shared with site owners and opportunity given for feedback.





## The Next Steps.....

- Community feedback
  - Feedback forms
- Site owner consultation
- Review of collected information (site by site basis)
- Draft proposals & communication



## Can this site be supported by the Neighbourhood Plan?







## Can this site be supported by the Neighbourhood Plan?

Supported sites should provide community benefit, be of a sustainable nature and have sufficient local public support. They should also be compliant with the requirements of The Central Lincolnshire Local Plan (CLLP) and existing National Planning Policy Framework (NPPF).

Community benefit should be considered at all opportunities. The Neighbourhood Plan is not just about housing.



Thank you for attending

Your input is appreciated and vital to the process

Any further questions??????????

Repeat consultation – Saturday 13<sup>th</sup> July, 2-4pm





## **WAYS TO CONTACT THE STEERING GROUP**



Reepham Neighbourhood Plan



**Private letterbox behind  
the counter at village shop**



**@ReephamNP**



**ReephamNDP@gmail.com**



**Telephone The Chairman, Nigel Hewardine  
07793 414 755 (weekends & evenings only please)**



## **FEEDBACK MEETINGS**

### **DO YOU HAVE FURTHER QUESTIONS OR WANT TO KNOW MORE?**

We are holding 3 further discussion sessions at Reepham Parish Church for people to come along and find out more about the Neighbourhood Plan process and discuss the sites submitted by landowners.

SATURDAY 14<sup>TH</sup> SEPTEMBER 10-12PM

WEDNESDAY 25<sup>TH</sup> SEPTEMBER 7-9PM

We hope to see you there.

A summary document containing all of the statutory authority comments is now available at Reepham Parish Council Website under Neighbourhood Planning section.

Loan paper copies are also available by request.

### **WAYS TO CONTACT THE STEERING GROUP**



Reepham Neighbourhood Plan



@ReephamNP



ReephamNDP@gmail.com



Private letterbox behind  
the counter at village shop



Telephone The Chairman, Nigel Hewerdine  
07793 414 755 (weekends & evenings only please)



## **CALL FOR SITES SUBMISSIONS**

## **HOUSEHOLD COMMENT FORM**

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon all of the potential sites for development as per the recent public meetings to communicate the call for sites process and subsequent assessments and comments.

The form lists all of the sites and we encourage you to make comments on all of these. **It is important for our process that we know what people support as well as what they don't support.**

The community feedback plays a major part in deciding which sites can be legitimately supported within the Reepham Neighbourhood Plan. After all, the plan is for the community and produced by the community. This is your chance to get your views heard.

If you feel that you would like more information about any sites in particular or wish to discuss possible community benefits, then please do not hesitate to get in touch. We really want to make sure that residents are able to make informed decisions when making their feedback. The independent report and statutory comments are available at the Reepham Parish Council website under the Neighbourhood Planning section.

**The closing date for feedback will be at the end of September 2019.**

## **WAYS TO CONTACT THE STEERING GROUP**



Reepham Neighbourhood Plan



ReephamNDP@gmail.com



**Private letterbox behind  
the counter at village shop**



**Telephone The Chairman, Nigel Hewerdine  
07793 414 755 (weekends & evenings only please)**

Name (optional).....

Postal Address (required).....

.....



#### Site 1 – Land to the rear of 42 High Street

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

#### Site 2 - 5 Acres South of Moor Lane

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

#### Site 3 - 52 High Street

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

#### Site 4 - Land to North of houses at CW (Little Cherry)

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

#### Site 5 - 15 High Street

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....





**Site 6.1 – Land to N & E of The Green , Reepham**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

**Site 6.2 - Land to West of Reepham**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

**Site 7 – Land South of A158 at Sudbrooke (Reepham Parish)**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

**Site 8 – Land to East of Kennel Lane**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

**Site 9.1 – Land to North of Moor Lane**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....





**Site 9.2 – Land South of Moor Lane**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

---

---

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**Site 10 – 11 High Street**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 11 – Land to West of Fiskerton Road**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 12 – 4 Church Lane**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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---

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**Site 13.1 – 3 Church Lane**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 13.2 – Chambers Yard, Fiskerton Road**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 14 – 9 High Street**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 15.1 – Land North East of CW (Little Cherry)**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 15.2 - Land to North of Site 15.1**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 15.3 – Land to rear of 14 Church Lane**

**Opinion:** (Please tick)      Positive ☐      Neutral ☐      Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 16 – 9 Church Lane**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site 17 – Leigh Farm, Fiskerton Road**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site CL3082**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site CL3083**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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**Site CL3084**

**Opinion:** (Please tick)      Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

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Site CL1423

Opinion: (Please tick)      Positive ☐      Neutral ☐      Negative ☐

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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Site No. \_\_\_\_\_ Name: \_\_\_\_\_

Continued Comments:

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Site No. \_\_\_\_\_ Name: \_\_\_\_\_

Continued Comments:

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## **Appendix E** - Stage 1 review of sites

Information Flyer

Stage 1 review feedback form





## CALL FOR SITES - STAGE 1 REVIEW

### Community Engagement & Consultation

Dear Resident,

Before the COVID-19 pandemic, we had planned to hold our 4<sup>th</sup> Public Meeting. The purpose of this meeting was to share with you, the Stage 1 review of the sites submitted under the Call For Sites process and the previous Strategic Housing and Land Availability Assessment (SHLAA). In view of the ongoing restrictions on public gatherings and general health concerns we have produced this document to communicate the results of our stage 1 review.

Using the information gathered from the independent consultant, statutory authorities, landowners and the community we have reviewed the sites to see which can be taken forward to be considered for future development.

This information can now be distributed to every household. We then will ask for everyone to let us know what they think about each of the remaining sites, whether it be positive, negative or neutral. There will be a set period after the distribution to submit comments either by paper form or by e-mail. This will be your chance to consider fully the benefits and drawbacks to any potential development.

With a reduced number of sites being taken forward for consideration, there is a smaller number of sites on which to focus your feedback. We hope this will encourage all Parish residents to shape the future of our community. We thank those who have submitted feedback during the last consultation. All feedback will be taken forward and be considered during future reviews.

The process of site selection relies upon different streams of information from different sources and the most important source of information is from you, the Parish Resident. Your input is needed and highly valued.

Please read-on through this document to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see as many people as possible once we can hold a public meeting again.



Nigel Hewerdine – Chair, Reepham Neighbourhood Plan Steering Group

**Stage 1 Review** - To identify windfall sites and those sites that have clear and absolute constraints that prevent them from being supported within a Neighbourhood Plan. For example, non-compliance to NPPF & CLLP policies.

### **WINDFALL SITES – AN EXPLANATION.**

The National Planning Policy Framework (NPPF) defines windfall sites as:

'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.'

'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

Direct advice from WLDC – "It is not reasonable at this time to identify them as counting towards your growth target given their potential deliverability issues."

Those sites identified as windfall will be removed from the site selection process at Stage 1 review and not be counted towards our 15% growth target.

Any plans for future development of these sites would be considered by WLDC under any relevant planning application made by the site owner or their agent.

The following sites have been identified as windfall and will not be taken into the Stage 2 review due to allocation not being reasonable within the Neighbourhood Plan.

SITE REFERENCE	SITE LOCATION
<b>5</b>	15 HIGH STREET
<b>10</b>	11 HIGH STREET
<b>12</b>	4 CHURCH LANE
<b>13.1</b>	3 CHURCH LANE
<b>14</b>	9 HIGH STREET
<b>16</b>	9 CHURCH LANE

## **SITES WHICH ALREADY HAVE PLANNING PERMISSION.**

Submitted sites which already hold planning permission have already been considered against our current 15% growth target of 61 dwellings. As a result, our current target figure is XX dwellings. The following sites already hold planning permission and so will not be taken into the Stage 2 review due to allocation not being required within the Neighbourhood Plan.

SITE REFERENCE	SITE LOCATION
<b>1</b>	LAND TO REAR OF 42 HIGH STREET
<b>3</b>	52 HIGH STREET

## **SITES WHICH CANNOT BE SUPPORTED DUE TO NON-COMPLIANCE**

Submitted sites which do not comply with existing planning policy, such as National Planning Policy and The Central Lincolnshire Local Plan, cannot be supported by The Reepham Neighbourhood Plan. The following sites will not be taken into the Stage 2 review due to the stated reasons as identified by AECOM site assessment and WLDC comments.

SITE REFERENCE	SITE LOCATION	IDENTIFIED NON-COMPLIANCE CODE (SEE BELOW)
<b>2</b>	5 ACRES SOUTH OF MOOR LANE	A
<b>4</b>	LAND TO REAR OF HAWTHORN ROAD	B & C
<b>6.1</b>	GOOD'S YARD SITE	B & C
<b>6.2</b>	LAND TO THE WEST OF KENNEL LANE	B & C
<b>7</b>	LAND OFF A158 AT SUDBROOKE	B
<b>8</b>	LAND EAST OF KENNEL LANE	B & D
<b>13.2</b>	CHAMBERS YARD, FISKERTON ROAD	A & B
<b>15.1</b>	LAND NORTH OF HAWTHORN ROAD (1)	B
<b>15.2</b>	LAND NORTH OF HAWTHORN ROAD (2)	B & C

- A - The site is contrary to NPPF paragraph 79 – Isolated homes in the countryside.
- B - The site is contrary to CLLP policy LP2 – Development outside core shape & form.
- C - The site is contrary to CLLP policy LP4 – Growth in medium villages (15%).
- D - The site is contrary to CLLP policy LP26 – Ribbon development.

## **SITES TO BE TAKEN INTO STAGE 2 REVIEW**

The following sites will be reviewed further at Stage 2. Some of these sites do have compliance issues but need further clarification and analysis due us receiving conflicting viewpoints from consultees such as AECOM (The site assessment report) and West Lindsey District Council.

SITE REFERENCE	SITE LOCATION
<b>9.1</b>	LAND NORTH OF MOOR LANE
<b>9.2</b>	LAND SOUTH OF MOOR LANE
<b>11</b>	LAND WEST OF FISKERTON ROAD
<b>15.3</b>	LAND REAR OF 14 CHURCH LANE
<b>17</b>	LEIGH FARM, FISKERTON ROAD
<b>CL1423</b>	LAND EAST OF 5 MOOR LANE
<b>CL3082</b>	LAND ADJACENT TO VILLAGE HALL
<b>CL3083</b>	LAND ADJACENT TO CRICKET FIELD
<b>CL3084</b>	LAND ADJACENT TO REEPHAM MANOR

On the following page there is an updated map of the village core which shows the sites to be considered in the Stage 2 review.

Further community feedback and opinion will also allow us to gauge public support for individual sites, so it is vitally important that we collect further consultation feedback from our community.

## **COLLECTION OF COMMUNITY FEEDBACK FOR STAGE 2 REVIEW**

Along with this document, you should find a feedback form. This has space for you to give us your views on the remaining sites as listed in the table above. To aid in the feedback process, the feedback form includes the comments received from the Statutory Authorities for each of the remaining sites.

We hope you can complete this feedback form and return to the Reepham Neighbourhood Plan letterbox in the village shop before the **end of September 2020**. We would like to start the Stage 2 review at the beginning of October. Your views will play a major part in the Stage 2 review.

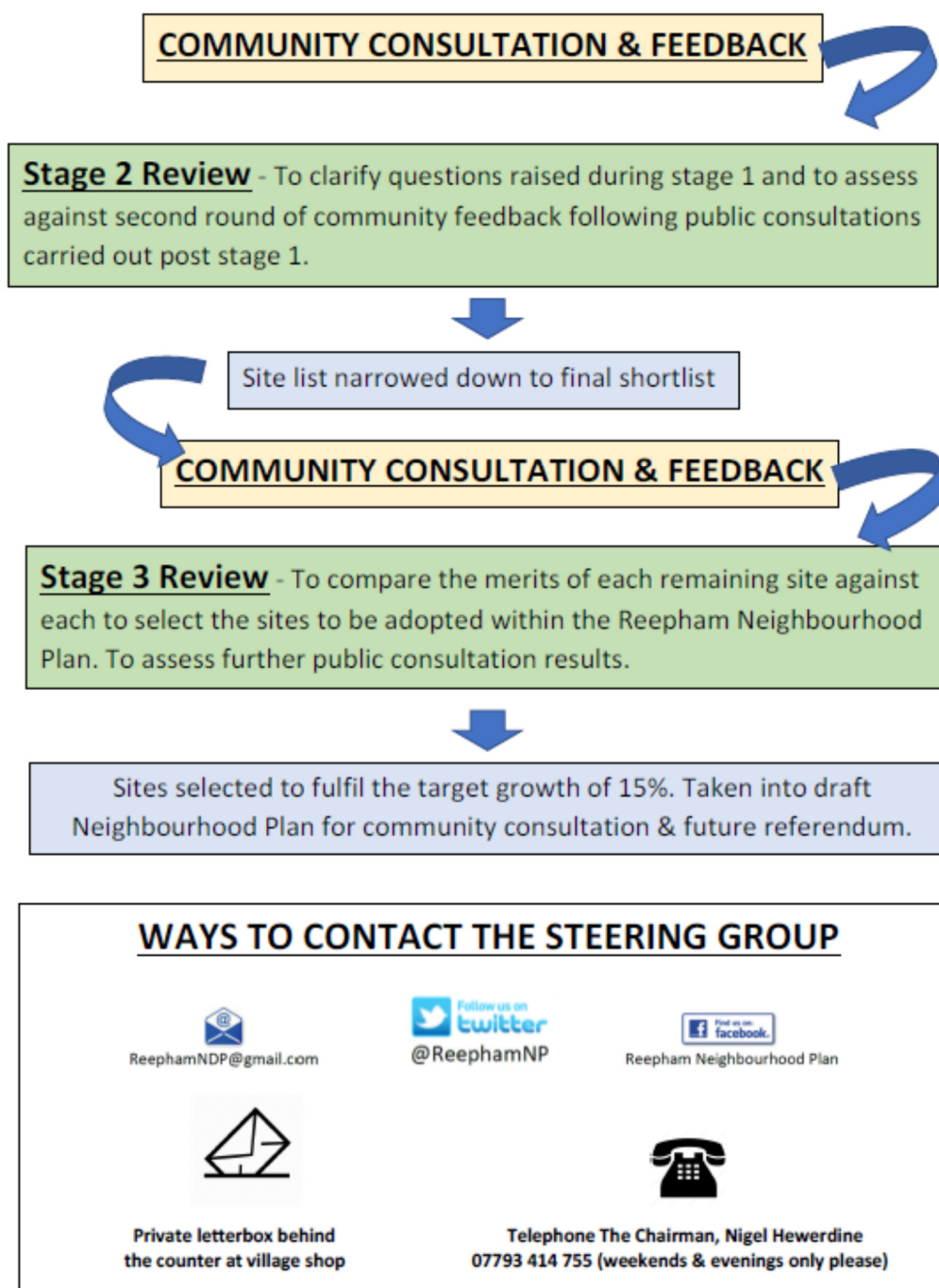
Please get in touch if you have questions about any of the contents of this document or if you require further information.





Page 95







## **COMMUNITY FEEDBACK FOR STAGE 2 REVIEW**

### **HOUSEHOLD COMMENT FORM**

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon all sites remaining following the stage 1 review reported in the recent Reepham News. It aims to identify development sites for promotion by the Reepham Neighbourhood Plan.

This feedback form includes the comments received from the Statutory Authorities for each of the remaining sites and includes space for you to give your views on each of them.

**It is important for our process that we know what people support as well as what they don't support.**

Community feedback plays a major part in deciding which sites can be legitimately promoted by the Reepham Neighbourhood Plan. The resulting Plan determines the future growth within our Parish. It is the responsibility of us all to ensure our views are recorded so that the plan truly reflects the aspirations of our community.

It is important that residents are able to make informed decisions when making their feedback. If you need more information about any of the sites or wish to discuss possible community benefits, then please do not hesitate to get in touch. The independent report and statutory comments are available at the Reepham Parish Council website under the Neighbourhood Planning section.

Comments you might already have made on these sites in Stage 1 feedback are recorded. If required, you are free to add to this and they will be recorded similarly against your address.

**The closing date for feedback will be the end of January 2021.**

**Please deliver your completed form to our postbox behind the counter in the village shop.**

Please get in touch if you have questions about any of the contents of this document or if you require further help or information.

**Name (Optional)**

.....

**Address \* (required)**

.....

.....

**Postcode (required)**

.....

\*Your address is used as means of referencing and validating your comment. All those who reside, work or run businesses within the Parish are able to contribute towards the formation of the Reepham Neighbourhood Plan. No personal data is stored.

#### **Comments**

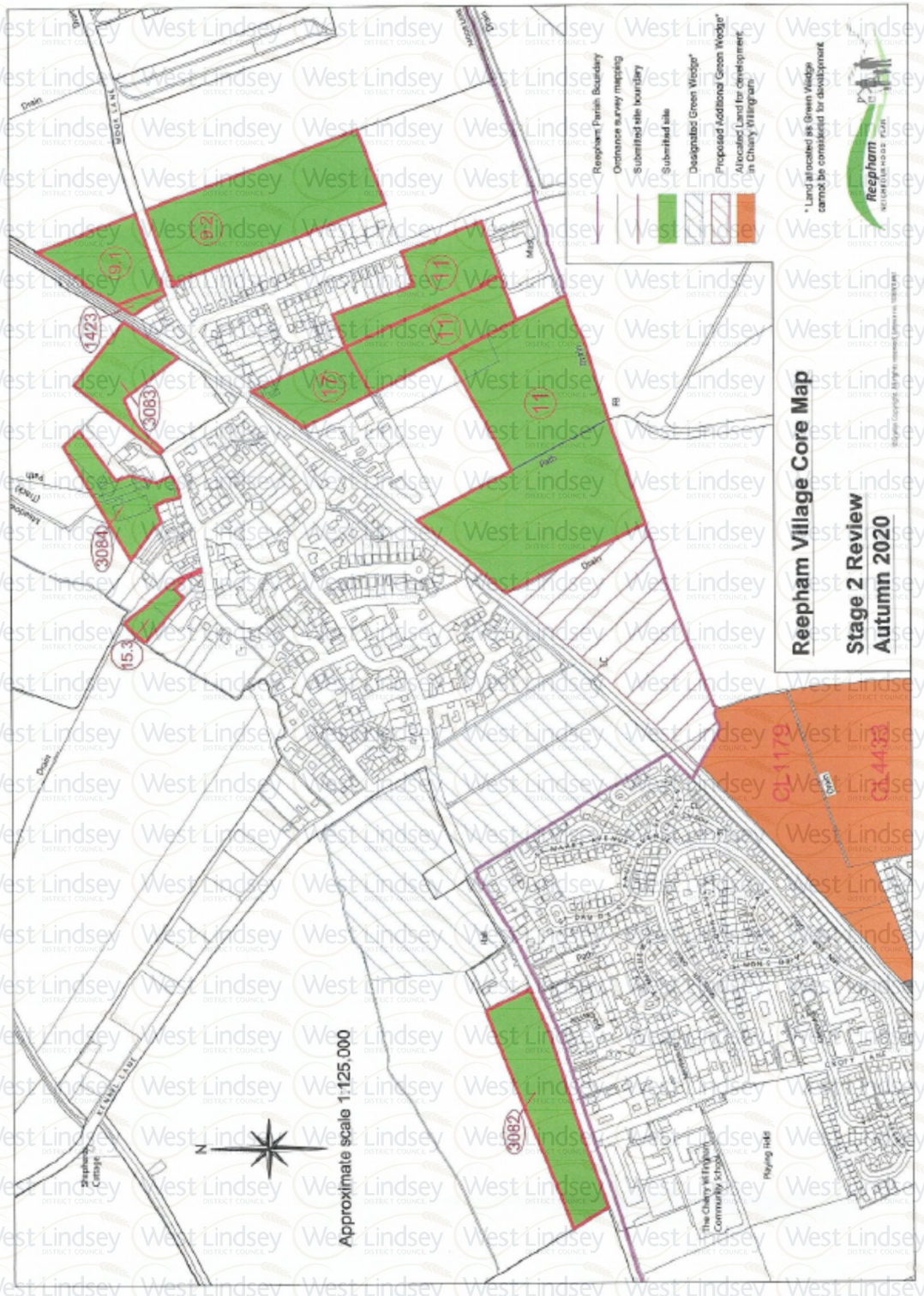
Points to consider might include number of dwellings, location and/or character of development, impact on the surroundings and wider Parish. Balance of benefit against harm e.g. open space, heritage, environmental and/or community facilities.

If you require further space for your comments, please attach additional sheets making sure you reference your comments to the relevant site.

#### **Notes on number of dwellings**

- (1) Indicative number of dwellings defined by AECOM and is calculated from the area of a site submitted at a concentration of 23.9 – 30 dwellings per Hectare.
- (2) Proposed number of dwellings is that which was given by landowners in their call for sites submission.
- (3) Indicated number of dwellings given by landowner subsequent to submission and assessment.





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### Site 9.1 – Land to North of Moor Lane

Proposed use: Housing Indicative Number of dwellings<sup>(1)</sup>: 39-41/8<sup>(2)</sup>

#### AECOM Site assessment

In theory, the site is suitable for residential development: We have not identified any major environmental or other policy constraints. However, despite its relatively small size, the site would have a disproportionate impact on visual amenity as it would form a spur of development out into the open countryside it adjoins countryside on three of its four sides and adjoins development only on its shortest side

Although this site is suitable, available and achievable for residential development, we recommend that a smaller portion of the site, such as CL1423 identified in the SHEELA, be considered for allocation rather than the whole site.

#### Comments by West Lindsey Planning on this site

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

#### Additional comments

This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive ☐ Neutral ☐ Negative ☐

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

### Site CL1423 Land East of No.5 Moor Lane

Proposed use: Housing. Indicative Number of dwellings<sup>(1)</sup>: 8

#### AECOM Site assessment

This site is suitable, available and achievable for residential development. The allocation of the site is recommended as preferable to that of the overlapping but larger site 9.1, which would have more significant landscape and visual amenity impacts.

#### Comments by West Lindsey Planning on this site

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

#### Additional comments

This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive ☐ Neutral ☐ Negative ☐

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

### Site 9.2 Land South of Moor Lane

Proposed use: Housing Indicative Number of dwellings<sup>(1)</sup>: 102-129

#### AECOM Site assessment:

This site is suitable, available and achievable for residential development. However, we recommend that the northern portion of the site only is considered for allocation to mitigate the relative inaccessibility of the south of the site were it to form a long cul de sac.

#### Comments by West Lindsey on this site:

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

#### Additional comments:

This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive ☐ Neutral ☐ Negative ☐

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

### Site 11 – Land to West of Fiskerton Road

Proposed use: Housing, education, open space and Play areas

Proposed Number of dwellings<sup>(2)</sup>: up to 76

#### AECOM Site assessment

Site not assessed by AECOM

#### Comments by West Lindsey Planning on this site

Site should not be rejected. The north east part of site should be considered for allocation. The opportunity to develop this site with site 17 with shared access from Fiskerton Road should be explored. (WLDC)

#### Additional comments

None

Your Opinion: (Please tick) Positive ☐ Neutral ☐ Negative ☐

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')



**Site 17 – Leigh Farm, Fiskerton Road**

Proposed use: Housing

Indicative Number of dwellings<sup>(1)</sup>: 1.27 Ha site only

**AECOM Site assessment**

Site not assessed by AECOM

**Comments by West Lindsey Planning on this site**

Site should not be rejected. Access problem could possibly be resolved if site was developed with the north east part of Ref 11 with shared access off Fiskerton Road. (WLDC)

**Additional comments**

None

**Your Opinion:** (Please tick)

Positive ☐

Neutral ☐

Negative ☐

**Your Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

**Site 15.3 – Land to rear of 14 Church Lane**

Proposed use: Housing.

Proposed Number of dwellings<sup>(2)</sup>: 1

**AECOM Site assessment**

There are a few major constraints on this site:

The north of the site is located in Flood Zone 3.

A footpath runs through the site.

Therefore, the site is in broad terms, suitable for residential development, available and achievable for residential development.

**Comments by West Lindsey on this site**

Site not supported as would be encroachment into open countryside. (WLDC)

**Additional comments**

None

**Your Opinion:** (Please tick)

Positive ☐

Neutral ☐

Negative ☐

**Your Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

**Site CL3083 – Land adjacent Reepham Manor / Cricket Ground**

Proposed use: Housing.

Indicative Number of dwellings<sup>(1)</sup>: 35/7<sup>(3)</sup>

**AECOM Site assessment**

Land adjacent Reepham Manor/ Cricket Ground

However, the reasons for refusal of the planning permission for the larger site can be easily mitigated for the smaller CL3083.

Despite minor constraints would extend development in the open countryside and beyond the core shape and form of the village the site is suitable, available and achievable for residential development.

**Comments by West Lindsey Planning on this site**

Part of site lies in Reepham conservation area and the rest lies alongside it. Any development proposal on the site should conserve or enhance the character and appearance of the Reepham conservation area.

**Additional comments**

None

**Your Opinion:** (Please tick)

Positive ☐

Neutral ☐

Negative ☐

**Your Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')

**Site CL3084 - Land adjacent Reepham Manor**

Proposed use: Housing.

Indicative Number of homes<sup>(1)</sup>: 36

**AECOM Site assessment**

Despite minor constraints part of the site is within the Reepham Conservation Area the site is suitable, available and achievable for residential development.

**Comments by West Lindsey Planning on this site**

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be outside the core, shape, and form of Reepham. Site has issues with trees and also access due to heritage buildings. (WLDC)

**Additional comments**

This office has previously commented upon earlier proposals for this site, and our previous advice still stands. We have serious concerns regarding the demolition of the historic barn (to provide access) on the frontage of the site and which was identified as a locally important asset within the Reepham Conservation Area. We have also recommended that a programme of archaeological evaluation by trial excavation is required as a condition of any future grant of planning permission because of the potential for previously unidentified remains of medieval settlement as the site is within the area of the historic village. (LCC Historic Places)

**Your Opinion:** (Please tick)

Positive ☐

Neutral ☐

Negative ☐

**Your Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')



**Site CL3082 - Land adjacent to Reepham & Cherry Willingham Village Hall**

Proposed use: Housing.

Indicative Number of dwellings<sup>(1)</sup>: 66-83/45<sup>(3)</sup>

**AECOM Site assessment**

Land adjacent Reepham and Cherry Willingham Village Hall

The site is suitable for residential development:

Though in Reepham parish, it is directly adjacent to residential development in Cherry Willingham;

There is existing access from Hawthorn Road;

The site is within short walking distance to services in Cherry Willingham; and

The site visit revealed the presence of a ditch between the site and the road, which would require minor levelling work or bridging the existing ditch prior to development.

Apart from that, the site is suitable, available and achievable for residential development. The assessment of applicable constraints suggests that CL3082 is more suitable than site 6.2 put forward in the CFS.

**Comments by West Lindsey Planning on this site**

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be outside the core, shape, and form of Cherry Willingham (WLDC)

**Additional comments**

This site is in an area of archaeological interest. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and would likely require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

We note that site CL 3082 includes a ditch which "might require bridging or levelling": It is not clear from the assessment whether there is any ecological value associated with watercourse –could the development of the site bring forward opportunities for biodiversity gain/environmental uplift? Any structures within the watercourse will require the permission of the consenting authority in this instance the IDB and will be required to demonstrate there is no increase in flood risk. (Environment Agency)

**Opinion:** (Please tick) Positive ☐ Neutral ☐ Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative')



**Proposed Additional Green Wedge**

80% of respondents to the Village Questionnaire expressed agreement with the need for additional Green wedge to avoid coalescence (merging) of Reepham with Cherry Willingham due to the allocation of housing (Site CL1179) at the Parish Boundary. (See Map)

**Your comment**

**Getting in touch**



Reepham Neighbourhood Plan



@ReephamNP



ReephamNDP@gmail.com



**Private letterbox behind  
the counter at village shop**



**Telephone The Chairman, Nigel Hewardine  
07793 414755 (weekends & evenings only please)**

The Neighbourhood Plan steering group is a small group of people from across our community. They have in common a passion for the village and community in which they live. The work of the group has the sole purpose of recording and representing the interests and views of the community of which they are a part -in order to give everyone an equal voice in shaping the future change and growth of our village.

The process of Neighbourhood Planning is a clearly defined process with key steps that have to be taken. Much of the work is documentation, consultation and leg-work! Although not always exciting, if you are willing or able to help or just give your opinions, do get in touch. Volunteers are always welcome!

**Your voice is important and your Neighbourhood Plan must include your views**

## **Appendix F** - Public meeting 4 - Regulation 14

Regulation 14 public meeting flyer & details

Draft Neighbourhood Plan Comment Form

Statutory Consultee List

Regulation 14 comments & actions taken

Statutory Consultees Comments.

Community Comments.

Landowner Comments





## **PUBLIC OPEN MEETING**

**7.30pm on 14th July 2022**

**Reepham Parish Church**

**Communication of The Draft Neighbourhood Plan**

Dear Resident,

The draft of The Reepham Neighbourhood Plan is now complete. It is time to communicate the contents of this draft document to the community and interested parties.

The above date will mark the commencement of a statutory consultation period known as Regulation 14 which will last for 8 weeks to conclude on 8<sup>th</sup> September 2022. During this period, the community, statutory authorities and Neighbouring Parish Councils will be able to review, seek explanations and make comments to provide feedback on the contents of the plan and the proposals within. This marks the final round of community consultation which will be used to inform any necessary changes before the final version of the Plan goes to West Lindsey District Council, statutory inspection and the public referendum.

The draft Neighbourhood Plan document will be available from 14<sup>th</sup> July on the Reepham Parish Council website along with accompanying documents such as The Reepham Character Assessment, Core Shape & Form Review, site review & site selection methodology to name but three!

Please read-on through this flyer to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see you at the Public Meeting.



Nigel Hewerdine – Chair, Reepham Neighbourhood Plan Steering Group

**Regulation 14 Consultation – 14<sup>th</sup> July > 8<sup>th</sup> September 2022**

8 Weeks consultation period with;

- Call for sites land-owners. (Stage 3)
- Reepham residents.
- The Parish Councils of Cherry Willingham, Nettleham, Sudbrooke, Fiskerton, Greetwell & Langworth.
- Statutory Authorities
  - West Lindsey District Council
  - Environment Agency
  - Natural England
  - Historic England
  - Anglian Water
  - Drainage Board
  - Lincolnshire County Council
    - Highways
    - Archaeology
    - Mineral & Waste
    - Education

**COMMUNITY CONSULTATION & FEEDBACK**

**FINAL REVIEW OF THE DRAFT PLAN PRIOR TO SUBMISSION**

**WAYS TO CONTACT THE STEERING GROUP**



ReephamNDP@gmail.com



Telephone The Chairman, Nigel Hewardine

07793 414 755 (weekends & evenings only please)



## **DRAFT NEIGHBOURHOOD PLAN**

### **COMMENT FORM**

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon the draft Neighbourhood Plan document which was released on 14<sup>th</sup> July.

This date marks the commencement of a statutory consultation period known as Regulation 14 which will last for 8 weeks to conclude on 8<sup>th</sup> September 2022.

During this period, the community, statutory authorities and Neighbouring Parish Councils will be able to review, seek explanations and make comments to provide feedback on the contents of the plan and the proposals within. This marks the final round of community consultation which will be used to inform any necessary changes before the final version of the Plan goes to West Lindsey District Council, statutory inspection and the public referendum.

The draft Neighbourhood Plan document is available on the Reepham Parish Council website along with accompanying documents. Paper copies of these can be requested by contacting the Neighbourhood Plan Steering Group.

The form lists all of the site allocations and we encourage you to make comments on all of these as well as the plan document as a whole.

Feedback forms will require a valid Reepham postal address to enable validation of comments during external inspection.

**The closing date for feedback will be the 8<sup>th</sup> September 2022.**

**Forms will need to be returned to any of the following addresses.**

- 56 Fiskerton Road
- 1 Church Lane

### **WAYS TO CONTACT THE STEERING GROUP**



ReephamNDP@gmail.com



Telephone The Chairman, Nigel Hewerdine  
07793 414 755 (weekends & evenings only please)

## **COMMENT FORM**



Name. (optional).....

Postal Address. (required).....

.....

### **Site H1.1: Allocation of Housing Land to the South of Leigh Farm**

**Opinion:** (Please tick)    Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)


### **Site H1.2: Allocation of Land North of Moor Lane**

**Opinion:** (Please tick)    Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)


Please turn over.





### Site H1.3: Allocation of Land West of Fiskerton Road

**Opinion:** (Please tick)    Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)


### General Comments on the draft plan document

**Opinion:** (Please tick)    Positive ☐    Neutral ☐    Negative ☐

**Comments:** (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)


Please use additional sheets if required.

## **Regulation 14 - Statutory Consultee List.**

### Organisation

Anglian Water	(AWA)
Central Lincolnshire Planning Team	
Defence Infrastructure Organisation	(DIO)
Environment Agency	(EA)
Historic England	(HE)
Lincolnshire County Council -	(LCC)
Archaeology	
Childrens Services (Education)	
Countryside Access	
Highways and Flood Team	
Minerals & Waste	
PROW team (sustainable drainage)	
Libraries and Heritage	
Public Health	
Economy and Places	
Bikeability & Cycling Officer	
Transport Services Group	
Development Planning	
Lincolnshire Bat Group	
Lincolnshire Fire & Rescue	
Lincolnshire Historic Buildings	
Lincolnshire Police Liaison Officer	
MOD safeguarding zones	
National Grid	
Natural England	(NE)

Network Rail

Office of Rail Regulation

Royal Society for the Protection of Birds (RSPB)

Sport England

West Lindsey District Council (WLDC)

Western Power Distribution

Witham Third District Internal Drainage Board

Greater Lincolnshire LEP

Greater Lincolnshire Nature Partnership

Greater Lincolnshire Local Enterprise Partnership

Lincolnshire Research Observatory

Department of Housing, Planning and Local Government

Homes England

Regulator of Social Housing

Ministry of Defence - Defence Estates Operations

English Heritage

Three

BT

Vodafone

Mobile Operator

EE

O<sup>2</sup>

Lincs Partnership NHS Foundation Trust

NHS Foundation Trust

NHS Property

Lincolnshire Agricultural Society

Lincolnshire Gardens Trust

Lincolnshire Bird Club

Lincolnshire Rural Housing Association

Rail Future (Lincolnshire Branch)

University of Lincoln

SUSTRANS

Lincolnshire Chamber of Commerce and Industry

Economic Development Lincolnshire County Council

Diocese of Lincoln

Church Commissioners for England

Home Builders Federation

Lincolnshire Cooperative Society

Stagecoach East Midlands

Disability Lincs

Dial a Ride

Cherry Willingham Parish Council

Fiskerton Parish Council

Langworth Parish Council

Sudbrooke Parish Council

Nettleham Parish Council

Greetwell Parish Council

Local MP Sir Edward Leigh

Local Councilors -      A Welburn  
                                     I Fleetwood  
                                     C Darcel  
                                     C Hill  
                                     C Davie



## Statutory Consultee Comments

<b><u>From</u></b>	<b><u>Comments</u></b>	<b><u>Actions / NPSG Response</u></b>
DIO Safeguarding	Standardised response regarding issues of height and birdstrike rate increases.	RNPSG assess the draft allocations to not affect any of the issues raised. No revisions required.
Environment Agency	Localised standard response with no issues raised directly relating to proposed allocations.	Positive points to extract to help support the proposed allocations. No revisions required.
Environment Agency	Response relates to the overall Parish.	Sites to be positively located in terms of geology & flooding. No revisions required.
Greetwell PC	Greetwell Parish Council have no comments to make on the Reepham Neighbourhood Plan other than to congratulate the team responsible for putting the document together.	No revisions required.
Historic England	Historic England advice has been actioned in advance of this letter.	Steps advised have already been taken by RNPSG. This letter validates the actions taken. No further revisions required.
National Grid	Letter confirms no assets in terms of High Voltage Electricity or High Pressure Gas Mains are affected.	No revisions required.
National Grid	National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	No revisions required.
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	No revisions required.
Nettleham PC	The Reepham Neighbourhood Plan seems to be carefully, and thoughtfully prepared, and we have no further comment to make.	No revisions required.
Sudbrooke PC	Sudbrooke Parish Council do not have any comments to make on the Reepham Neighbourhood Plan other than they are impressed with the level of information and content.	No revisions required.
Witham Third IDB	The main document of the plan does not mention flood risk, it is only referred to in Appendix A which identifies zone 3 on the Environment Agency Flood Map and states no development should take place within it. It would be advisable if a map showing the flood zones and suitable text is included in the main document.	Accepted - Flood Zone mapping included as per the recommendation. Para 2.4

LCC Historic Places	<p>9. Historic Environment</p> <p>This is well researched and demonstrates considerable knowledge of the village's history and development, as evidenced in and expanded upon in the separate Character Assessment.</p> <ul style="list-style-type: none"> <li>• 9.1 correct title of the database is the "Historic Environment Records" (singular)</li> <li>• 9.1 standardised use of either BC/AD or BCE/CE where dates are used to provide consistency and aid comprehension.</li> </ul>	Accepted. Corrections made.
LCC Historic Places	<p>Page 21. The map reproduced from Custodians of Continuity is too small and grainy to be easily read or understood. Please re-scan it and include so it fills the width of the page like other maps in the report. It is fortunate that Reepham's development has been so closely studied by Stocker &amp; Everson and I'm sure they would appreciate their work being integrated into the village's Neighbourhood Plan to help inform its protection and future development.</p>	Accepted. A clearer copy sourced and used.

LCC Historic Places	<p>This is a comprehensive list but there is still some room for improvement, particularly beyond heritage assets which are not buildings. We would also recommend including the list, as well as the map within the actual plan, not buried in an appendix to the Character Assessment. It will be easy for developers to overlook as an appendix and the map is not easy to interpret which building or feature is meant from a dot on the map, whereas the name, address and photo used in the appendix is much clearer. You could rename section B “Non-Designated Heritage Assets: Buildings” and C “Non-Designated Heritage Assets: Features &amp; Areas”</p> <ul style="list-style-type: none"> <li>• The cricket pavilion is the only asset which I think may struggle to make the cut. As it is 1960s and not especially architecturally elaborate, although it is a nice building it probably cannot be described as having heritage value necessary to be considered a non-designated heritage asset.</li> <li>• Some of the proposed ‘Features’ are perhaps features of the village's character (such as hedges, sinuous roads, and stonework) rather than heritage assets in their own right. This character is already well-described in the preceding section so does not need to be included in the list of non-designated heritage assets. We would suggest reducing section b to include only low wall, stone walls, the village green and the signpost.</li> </ul>	Accepted. Heritage Assets reviewed and now listed in line with LCC recommendations
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LCC Historic Places (continued)	<p>You should also add to this the former Hollow Way (both a natural and a heritage asset) and the only field of surviving medieval ridge and furrow earthworks, as successfully included in Sturton &amp; Stow's recently approved Neighbourhood Plan. Ideally all the walls which are deemed to be of interest would also be mapped so we know clearly which are being referred to, and that you want to offer a measure of protection to. The countryside around the village is not a non-designated heritage asset in its own right. If there are particular areas of countryside that are of special interest or character, these stand a better chance of making the grade than the entire landscape of the parish.</p> <ul style="list-style-type: none"> <li>• It is not clear why the stable at Reepham Manor is included in both the list of non-designated properties and the list of non-designated features. The former list would be the best fit alongside other farm buildings.</li> </ul>	
LCC Historic Places	<p>Appendix C – Character Area Summaries and Design Code</p> <p>The summaries and the design codes appear to be a little sparse and lack the detail and illustrations usually found in design codes, helping developers and landowners to understand what features are welcomed and which should be avoided.</p> <p>The Government has recently produced a National Model Design Code and supporting Guidance Notes, which clearly sets out how they intend future design codes both local neighbourhood or site level to area wide version to be structured and what they should include.</p>	Accepted – Design Codes and relevant appendices of the NP document and Character Assessment updated.
Sport England	<p>Paragraph 99 of the NPPF offers clear advice on how sport facilities should be considered in the planning system. The inclusion of Policy 12 (Local Green Space and Important Open Space) in the Draft Neighbourhood Plan is welcomed by Sport England, in particular in recognising the designation of Reepham's cricket pitch as an Important Open Space.</p>	General comment – No revisions required.
WLDC	<p>Map 2A Trees and Treelines</p> <p>Good to see trees identified on map and covered in Policy 2.</p>	General comment - No revisions required.

WLDC	<p>Map 2B Reepham Heritage Assets</p> <p>Good to see non-designated assets shown on map. All assets shown should have a cross-reference to the Character Assessment in which details of each asset are given.</p> <p>Does the map show all heritage assets or just those in Reepham village?</p>	Accepted - Cross reference check completed of sections in both documents plus parish wide map added.
WLDC	<p>Policy 1: Historic Environment (Policy)</p> <p>The policy needs an introductory statement eg All development should etc.....:- then followed by criteria 1 to 7? See other policies for examples.</p> <p>1. The term North East Quadrant is already used in the Local Plan to identify the sustainable urban extension in Lincoln. Suggest using a different name. How about identifying key green verges on a map and designating them as Local Green Spaces too?</p> <p>2. It appears that the key source of information about the non-designated heritage assets is provided by the Character Assessment. Yet there is no linkage to this in the policy.</p> <p>What are the buildings on the local list? They are not shown on Map 2B or listed in the Character Assessment. Are they the same thing? Are they the Important Buildings in the CAA updated for the NP and renamed non-designated heritage assets? Need to be consistent with heritage asset terms and what comes under each.</p> <p>Suggest that the introductory statement to part 2 be reworded something like this:</p> <p>Where development affects designated heritage assets (eg listed buildings) or non-designated heritage assets as identified in the Character Assessment and in Map 2B, development should:</p>	Accepted - All development added to policies plus quadrant to quarter reference updated. Map added for the identification of key green verges. Removed references to local list.
WLDC	<p>4. Reference to where the important views and vistas are shown and described later in NP needs to be given here.</p> <p>7. Infill is a term widely used by NP. The Local Plan defines it as the “development of a site between existing buildings”. Is this what you mean? Or are you meaning something broader?</p>	Accepted – Policy amended as suggested.



WLDC	<p>Map 3: Character Areas in Reepham</p> <p>Would the Settlement Break area be better shown in the G- Open Countryside rather than in the A- Hawthorn Road Character Area?</p>	Accepted - Updated areas A & G mapping as per comment
WLDC	<p>Chris Bradley, Conservation Officer commented: The conservation area shown is not the existing approved one and as shown on Map 2.</p> <p>I would steer away from altering the Conservation Area in the Character Area Assessment as it will not be changing at this time.</p> <p>The other option would be to have the Conservation Area boundary shown as a separate image (eg Map 2) but then the Character Area Assessment does not need to follow it if you change the name from “Conservation Area” to “Historic Area” or something that will allude to the historic environment without it being the conservation area.</p> <p>I would recommend adding a caveat to say to look for the Conservation Area Appraisal for additional information on the Conservation Area</p>	Accepted - Title in key changed.

WLDC	<p>Policy 2: Design of New Development</p> <p>2. b) i) Could the green verges be also identified and shown on a map?</p> <p>In terms of protecting trees, not covered by TPOs, from development you might like to consider having these policies in your NP.</p> <p>Where appropriate, proposals must preserve the identified “Trees and Treelines” shown on Map 2A. Proposals that unduly remove, or would cause unnecessary harm, to these trees will not be supported unless there is clear public benefit to outweigh the loss or harm, and a suitable compensatory strategy is included in the proposals. For existing trees and hedges around allocated housing sites you might like to consider a policy something along these lines:</p> <p>The existing trees and hedges within and in proximity to Housing Allocations identified in the NP are important natural features which contribute positively to the amenity, biodiversity, screening, and historic setting of the sites and their surrounding landscape character. Development proposals that would result in the loss, damage, or deterioration of these natural features will be resisted.</p> <p>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.</p>	<p>Accepted - Green verges recognised earlier - Tree statement included in policy 2 and hedges.</p>
WLDC	<p>3. This part of the Policy is welcomed.</p> <p>But how about Climate Change having its own section in the NP with its own policy? Like Nettleham NP’s Review has done with Policy D5. It would help users of the policy if the measures could be listed. Are there any others that could be included? Perhaps use Nettleham’s policy as a checklist.</p> <p>There needs to be an explanation in the supporting text as to why it is vital to address Climate Change in the NP and have a policy.</p> <p>To help users of the policy the NP needs to provide references to examples/good practice/standards which would help demonstrate if the particular requirements of the policy have been met or not and therefore if the proposal can be supported. For instance building regulations/ standard assessment procedures.</p>	<p>Accepted - Environmental section added.</p>

WLDC	<p>Para 11.1</p> <p>The CLLP is currently being reviewed. It has now reached an advanced stage meaning that any NPs being prepared in WL need to consider its policies as well as those in the adopted CLLP.</p>	Accepted - Updated CLLP information applied to the NP document
WLDC	<p>Paras 11.2 and 11.3</p> <p>On Map 4 the settlement edge boundary is tightly drawn around Reepham and for a medium village as defined by the Local Plan would not appear to offer the opportunities for development as required by the Local Plan eg up to 9 dwellings. Is it therefore contrary to the Local Plan requirements?</p>	Map is the CURRENT EDGE - PROPOSED EGDE map added. Note added to NP to clarify.
WLDC	<p>Policy 3 Residential Development on Infill sites</p> <p>1. Infill development is defined by the Local Plan as development between existing buildings. Is this what the policy means by infill development or is it referring to something broader?</p> <p>a) The Local Plan currently considers up to 9 dwellings. Is 1 or 2 units unduly restrictive and contrary to the Local Plan?</p>	Accepted - Infill definition added - Allocation sizes are based on the appropriateness for the location.
WLDC	<p>Policy 4: Housing Type, Mix and Affordability</p> <p>2. Support for custom and self-build housing is welcomed which is in demand in the local area as identified by the current WLDC CSBH Register. Justification for this support needs to be given in the supporting text to Policy 4. How about including something on these lines?</p> <p>Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built-ready for occupation ('turnkey'). Custom and self-build housing can secure affordable homes for local people enabling them to access home ownership, live in homes designed to meet their needs, and stay in their local areas.</p>	Accepted - Proposed definition included.
WLDC	<p>Central government guidance encourages the inclusion of self-build and custom housebuilding policies within neighbourhood plans, and local authorities are required to promote this alongside keeping a register of self-build housing demand. West Lindsey District Council's register indicates that there is a need for self-build and custom housebuilding within the Reepham area, and this will likely increase over time.</p>	Accepted – Self build reference added to policy H1.3

Also see final WLDC \*\*\* comment

WLDC	<p>Policy 5: H1.1 Allocation of Land to the South of Leigh Farm Has consideration been given to accessing the site from the existing lane/access to the north of the site? This would appear to offer better connectivity to the village. Also, the site's deliverability would then not appear to be dependent on site H1.3 coming forward first. Has consideration been given to developing the field to the north of the site and thereby filling the awkward gap left between it and the proposed settlement edge boundary?</p>	<p>Access is not possible due to the safety issues of the junction and level crossing and the protection the heritage asset of Leigh Farm. Policies H1.1 &amp; H1.3 stitched together tighter with regards to access. The allocation is based on landowner call for sites land availability. The gap provides a future direction travel when the land becomes available. Future infill.</p>
WLDC	<p>Para 14.3 There is still a large field left between the housing site H1.3 and the proposed settlement edge boundary. Has consideration been given to shifting the site northward to close this gap? Currently, it appears that both site locations H1.1 and H1.3 have been dictated by ownership rather than good planning.</p>	<p>The allocation is based on landowner call for sites land availability. The gap provides a future direction travel when the land becomes available. Future infill.</p>
WLDC	<p>Policy 7: H1.3 Allocation of Land West of Fiskerton Road 1. Para 14.1 says the site is allocated for 32 dwellings but Policy 7 states 34. a) Difficult to achieve a smooth transition if significant gap left between the site and the settlement edge. b) Can 15 dwellings per hectare be achieved given the requirement in f) for there to be a mix of properties? Does this represent an effective and efficient use of land as required by the NPPF? e) higher building lines? heights? Add a new part to the policy supporting provision of custom and self-build housing on site. Something along these lines. 2. The provision of custom and self-build housing on this site will be supported subject to compliance with relevant design policies. Proposals to deliver at least 5% of the total number of dwellings on this site as custom or self-build homes will be particularly welcomed.</p>	<p>Accepted - The 32 / 34 is a typing error now corrected. The policy for the location includes provisions for the points raised - 5% self build has been incorporated.</p>

WLDC	<p>Policies 5 and 7 H1.1 and H1.3 allocations</p> <p>Has the impact of allocations H1.1 and H1.3 on the local school been taken into consideration? Such developments could present significant capacity issues for the school. This needs to be addressed.</p> <p>There is also the issue of children from the allocated sites having to walk across the level crossing. Is this acceptable?</p> <p>Have the Education Authority and Network Rail been consulted about the suitability of the allocations in terms of the above challenges?</p>	<p>LCC and Network rail have been consulted at Regulation 14 stage. Pre-school age families will be accepted into Reepham School. Network Rail advised costs of any improvements to be met by developer and quoted as a six figure sum.</p>
WLDC	<p>Sarah Elvin WLDC's Homes, Health, and Wellbeing Team Manager comments on the Reepham NP from a housing perspective are as follows:-</p> <p>"Policy 7 g which requires the development "Land west of Fiskerton Road" to deliver 20% of the dwellings as affordable is in line with policy S22 of the new Central Lincolnshire Local Plan that will be going through examination shortly. Policy 7 in this way will be met through the CLLP once adopted and it is positive the Neighbourhood plan and the CLLP align in this way.</p> <p>I like the fact they refer to a questionnaire from the community for support but also to advocate for the mix of housing (Policy 4) to be smaller, I would have liked to have seen the actual questionnaire and all results in one place to make it easier to refer to and analyse and I mean this from a housing perspective so it was obvious to see how they have come to some of the conclusions around housing need.</p> <p>I think from a housing perspective it seems like a sensible level of growth and with the proposed allocated site there will be a small delivery of affordable housing, and with the tenure not specified it will revert to the CLLP which will require a proportion of low-cost home ownership options alongside affordable rented properties."</p>	<p>No revisions required.</p>
WLDC	<p>Policy 8: Parking Standards</p> <p>2. The NP seeks higher parking standards for 1 and 5+bedroomed dwellings than the Local Plan Review does. There needs to be justification given as to why NP seeks these higher standards</p>	<p>Maintained to meet community aspiration to improve on street parking.</p>



WLDC	<p>Policy 9 Accessibility – Pedestrian and Cycle Routes</p> <p>1. Is it reasonable to expect minor sites to meet this policy? Should this requirement be proportionate to the scale of development proposed?</p> <p>2. It would be useful to have a map showing all pedestrian and cycle routes in the NP area both existing and proposed (eg Fiskerton Road) and referenced in policy.</p>	<p>Accepted - Site 9.2 excluded from this item. Maps added to NP document.</p>
WLDC	<p>Policy 10 Business Development Standards</p> <p>1. ... provided they adhere.....and demonstrate the following:</p>	<p>Accepted - Amended to suit comment.</p>
WLDC	<p>17 Natural Environment</p> <p>There appears to be something missing between para 17.14 and supporting text for Important Views. There is little connection between the two. Does Natural Environment need a policy and Important Views need a new chapter heading?</p> <p>For the Natural Environment chapter how about identifying and protecting nature habitats (biodiversity)/ in the NP area such as woodlands and watercourses and showing these on a map and also encouraging biodiversity net gain? As in the Nettleham NP Review, the identification of green corridors in the NP would be welcomed.</p> <p>Green corridors make a strong contribution to the character of an area and are important to the movement of local wildlife and people. The function, setting, and biodiversity, landscape, access and recreational value of green corridors can be protected and enhanced by the NP.</p> <p>The NP should encourage biodiversity net gain (BNG) from windfall and allocated developments. A requirement should be included in relevant general policies and also in individual policies for each housing allocation (policies 5,6, and 7).</p>	<p>Accepted - Green corridors for H1.1 &amp; H1.3 considered and incorporated</p>

WLDC	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 heat waves 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	Accepted - Green corridors for H1.1 & H1.3 considered and incorporated
WLDC	Important Views Does this need to be a separate chapter? Text and map are taken from the Character Assessment (CA). There is no introductory text provided. Why not borrow from that given in the CA for the Views chapter?	Accepted & updated.
	<b><u>Map 6</u></b>	
WLDC	View 4.1 has no arrow and view 4 is not mentioned in the supporting NP text.	Accepted & updated.
WLDC	Map could do with being shown at a larger scale. Difficult to use. The Character Assessment map is of better quality.	Accepted - CA map used.
WLDC	View 2.3 the text and CA say .....views in from the south and east..... but the map arrow shows it looking out of the village.	Accepted & corrected.
WLDC	Views 3.1 to 3.6 are not shown on Map 6. They are references to general views only. They need to be more specific and identified on the map. The corresponding photo in CA needs to show that specific view too.	Accepted & corrected.
WLDC	The photos in the CA must relate to the view's arrow shown on the map - taken from that spot and in the direction of the arrow.	Accepted & corrected.
WLDC	Ideally, views should be taken from a public place eg road, right of way, or public open space. From the map, it is not clear if this can be achieved for some views.	Accepted & corrected.
WLDC	View 2.4 shown on the map looks in the direction of the sewage works.	Accepted & corrected.
WLDC	Best if the view is described as having a focal point/landmark eg church tower, Lincoln Cathedral	Accepted & updated.

WLDC	<p>Policy 11: Important Views and Vistas</p> <p>1. ....The following views are safeguarded.....</p> <p>Not all of the views identified in supporting text appear to be taken forward in the policy.</p> <p>The text and CA list 19 views and 4 categories of view. The policy has 10 views and 3 categories. Moreover, a different referencing is used (letters rather than numbers) to that given in supporting text and on Map 6. Confusing. The referencing should be the same for all.</p> <p>It is crucial that there is consistency running through the NP and its supporting documents regarding Important Views. The details need to be the same in the CA, on Map 6, NP supporting text, and Policy 11. The CA includes photos of the views which is very useful. The policy should provide a cross-reference to these.</p> <p>For the view description more needs to be said about the viewpoint and focal point of the view, such as landmarks.</p>	Planning policy relevant views taken forward in NP document.
WLDC	<p>Policy 12 Local Green Space and Important Open Space</p> <p>The Hollow is identified in the supporting text but not shown on Map 7 nor mentioned in Policy 12.</p> <p>2. The spaces listed here should be safeguarded as Local Green Spaces too. Cannot guarantee that they will remain in the Local Plan.</p> <p>What about designating these areas as Local Green Spaces?</p> <ul style="list-style-type: none"> <li>-allotments gardens (accessed from Althea gardens?)</li> <li>-primary school playing field/football pitch at end of Dawsons Lane</li> <li>-wildlife area, rear of Beck Hill</li> </ul>	Accepted - Comments incorporated into updated documents.
WLDC	<p>Para 19.4</p> <p>Green Wedge not Green Gap</p>	Accepted - Text updated.
WLDC	<p>Map 8</p> <p>The southwest tip of the proposed Settlement Break area forms part of a site the recent subject of a planning application for housing development – ref 142874. The application’s housing layout and master plan appear to show the area in question as public open space/woodland.</p>	Accepted & corrected.
WLDC	<p>Policy 13 Settlement Break</p> <p>1. ....separation of the three settlements?... two?</p>	Map updated - 3 Parishes

WLDC	<p>Policy 14 Community facilities</p> <p>1. Reepham and Cherry Willingham Village Hall not shown on Map 9.</p> <p>What about including these community facilities also?</p> <p>-restaurant, North Lane, Sudbrook which lies in the Reepham NP area</p> <p>-tennis courts, Hawthorn Road</p>	Point acknowledged & items incorporated.
WLDC	<p>Appendix B Character Assessment</p> <p>Chris Bradley, Conservation Officer made this general comment about the CA: The Character Assessment is very good. It details the buildings and gives their significance as properties and within their environments. I would advise this being a template for the other NPs in terms of the historic character assessment.</p> <p>Non-Designated Heritage Assets: Properties</p> <p>For non-designated properties, it should be explained that virtually all derive from the Reepham Conservation Area Appraisal in which they are called Important Buildings. Further, it should be noted what the differences are between the two lists.</p> <p>What buildings have been added and why and which buildings were not taken forward in the Character Assessment? There needs to be a backstory for the non-designated properties.</p> <p>c. Non-Designated Heritage Assets: Features</p> <p>These Features in the Character Assessment are currently presented in a general way. However, to be recognised as non-designated features they need to relate to a specific address and be identified on a map.</p>	Accepted - Lists updated in both CA & NP documents to reflect comments.
WLDC	<p>Appendix C Character Area Summaries and Design Codes</p> <p>A bracketed note in the introduction suggests that the document is not complete.</p> <p>How about including the design codes as policies within the NP under The Built Environment chapter which features character areas?</p>	Accepted – Design Codes and relevant appendices of the NP document and Character Assessment updated.
***WLDC	<p>This NP encourages the provision of custom and self-build housing and including the provision of plots on allocated housing sites H1.1 and H 1.3. The provision of at least 5% custom or self-build housing on these sites would be particularly welcomed (see policies 5 and 7). All custom and self build housing proposals would be subject to complying with all design-related policies in the NP.</p>	

## Community Comments

<b><u>Support</u></b>	<b><u>Neutral</u></b>	<b><u>Object</u></b>	<b><u>Actions / NPSG Response</u></b>
The allocation will provide a secure connection between neighbouring properties. Consideration of current views and privacy of affected properties should be an important element of the planning process.			No updates required.
A single dwelling is an ideal addition to that area of Reepham bringing a natural borderline to the village. The impact to the immediate neighbour must be an important consideration.			No updates required.
A great opportunity to hopefully provide a mixture of dwellings to suit all types of buyers and ages. An allocation of public green space must be included in any large development including an area for children to play safely.			No updates required.
An ideal neighbourhood plan. A great solution. Superb work from the team of volunteers.			No updates required.



		<p>We believe that the proposed developments (H1:1 and H1:3) would have a detrimental impact upon residential amenities. Local amenities are extremely sparse. As an example, we currently we must travel as retired persons to Nettleham for our nearest GP surgery.</p>	<p>The additional houses will help secure and extend local services in the future. No Revisions Required.</p>
		<p>We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.</p>	<p>The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.</p>
		<p>We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.</p>	<p>These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.</p>

		We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
I commend the Steering Group on their thoroughness in drawing everything together in the Plan to ensure that Reepham has a fruitful and pleasing future.	Satellite communities of Reepham need to be considered.		Acknowledged - CIL monies statement included to ensure additional funds are spent throughout the Parish.
	Executive Summary Document Required.		Acknowledged.
	CLLP allocation will not be exceeded - statement to be included in NP.		Target growth is removed from updated CLLP – No Revisions Required.
	Traffic calming to Station Road & High Street in light of increased traffic.		Traffic calming would need to be an identified requirement by way of traffic survey. Additional speed signage is being provided by RPC. No Revisions Required.
My overall impression is the thoroughness which permeates every part of the plan and the processes followed to reach this stage. It is comprehensive, clear and balanced. The identified objectives flow from the consultation results and the inevitable			No updates required.

compromises are well justified. The Character Assessment is an excellent piece of research. I support the proposals for housing development in the south of the village as that will not affect the historic core but also they have the possibility of planning gain for more public open space. Everyone involved in drawing up this plan is to be complimented on their work which I hope will be the basis for developing the village in the future.			
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		Loss of habitat.	These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.
		School places.	Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.
		Character of village.	Appropriate in location wider context. No Revisions Required.

		Character of village.	Comment is incorrect. DPH is 15 in the draft. No Revisions Required.
		Parking.	Draft plan has parking standards. No Revisions Required.
		Traffic.	H1.1 & H1.3 are appropriate locations due to the proposed access being at the edge of the village with the fastest way to the Lincoln bypass being from the village not through it. No Revisions Required.
		Poor Links.	Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Shape & Form.	Linear ribbon development is not permitted. Infilling within the core shape and form is unavailable therefore sequentially infilling on the edge is the preferred strategy. No Revisions Required.
		Shape & Form.	Joining the historic ribbon development and integrating into wider existing shape and form. Nuclear Growth. No Revisions Required.
		Good Farm.	Statement is not wholly correct. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Emissions.	Target growth needs to be achieved with considerate & sustainable design solutions to modern problems. No Revisions Required.
		Flooding.	Modern design principles will ensure good stormwater drainage is provided. The site is not in a designated flood area. No Revisions Required.
		Open Space.	Sites H1.1 & H1.3 PROVIDE public open space. No Revisions Required.
		Size of development.	Unless promoted by a neighbourhood plan, which it is. No Revisions Required.

		Limited footpath access.	NP Policy requires this. No Revisions Required.
		Policy differences.	The sites are inherently different due to the proposed scale and as such have different policies. No Revisions Required.
		Policy differences.	54 target growth is required. No Revisions Required.
		Policy differences.	Design of new dwellings on WTC have not taken into account the future plans of the landowner . Note - The designer was aware of future proposals at the time of the the design. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		Insufficient footpaths & disabled access.	Point raised not accepted. Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Good Farm.	Statement is not wholly correct. No Revisions Required.
		School places.	Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.
		Negative burdens of volume of traffic, pedestrian safety, litter, noise pollution, light pollution.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.



		Development goes against strengths of the village.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Inconsistency between policies H1.1 & H1.3	The policy conditions are relevant to the specific site. The comment misses the point. No revisions required.
		4 points raised pitching questionnaire results against proposed allocation policies.	Allocation are made on a balanced assessment approach. From this, appropriate locations are identified.  Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Loss of habitat.	These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Affect on Solar Panels on Walnut Tree Close.	The comment is not accepted as a credible concern. No revisions required.
		3 points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Drainage concern.	Modern design principles will ensure good stormwater drainage is provided. The site is not in a

			designated flood area. No Revisions Required.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Local number of houses for sale.	The point is not accepted as relevant. No Revisions Required.
		Additional traffic to school.	The school intake will not increase as the school is at capacity. No revision required.
		Congestion prediction at level crossing.	The comment is speculation and not based on any factual data. No revision required.
		Walnut Tree Close natural daylight.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		H1.2 site condition includes 'not have a negative impact on the private amenities of the neighbouring dwelling' but this condition is excluded from site H1.1 and H1.3	The nature of the different allocations requires individual policy conditions. H1.1 & H1.3 have specific provisions for the protection of the existing neighbouring dwellings. No revisions required.
		H1.1 site condition includes 'not have an unacceptable impact on amenity of the residential properties at Leigh Farm or those new dwellings adjoining the site on	The nature of the different allocations requires individual policy conditions. H1.1 & H1.3 have specific provisions for the protection of the existing neighbouring dwellings. No revisions required.

		H1.3' but this condition is excluded from site H1.3	
		3 points raised pitching questionnaire results against proposed allocation policies.	Allocations are made on a balanced assessment approach. From this, appropriate locations are identified.  Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Loss of habitat.	These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.
		Points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Insufficient footpaths & disabled access.	Point raised not accepted. Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Negative noise impact.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Good Farm.	Statement is not wholly correct. More appropriate locations exist deemed so by site assessment. No revisions required.
		Change from affluent demographic.	Point is not accepted nor acceptable. Reepham is open to all irrespective of financial standing. No revisions required.

		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Local number of houses for sale.	The point is not accepted as relevant. No Revisions Required.
		School places.	Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.
		Additional traffic to school.	The school intake will not increase as the school is at capacity. No revision required.
		Location of railway line.	Safe crossings are available via 2 routes. No revisions required.
		Walnut Tree Close natural daylight.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		Points raised pitching questionnaire results against proposed allocation policies.	Allocations are made on a balanced assessment approach. From this, appropriate locations are identified.  Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.

		Detrimental impact on local amenities.	Increased demand secures the future of local amenities. Target growth needs to be achieved. No revisions required.
		Points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Detrimental to wildlife	These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.



## Landowner Comments

<b><u>Support</u></b>	<b><u>Neutral</u></b>	<b><u>Object</u></b>	<b><u>Actions / NPSG Response</u></b>
		Knights letter on behalf of M Good & Sons.	RNPSG response to WLDC submitted as part of application for 8 dwellings on site CL3083 - Further consultation required with landowner following the application decision. Letter seeks to make representations to support current application and not make comment on the Draft NP. No revisions required.
		This site is land locked with no means of access and is reliant on the entrance of the linear development of site H1.3. This site was not assessed by AECOM due to it's inherent unsuitability and would be a cul-de-sac development.	The proposed allocation gives a suitable access point for both sites. There is no linear development proposed. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. No revisions required.
This will not impact the visual aspect of the village.			The landowner supports the allocation of their own site. No revisions required.
		This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would	RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

		be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability.	
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