

Nettleham Neighbourhood Plan Review

Regulation 16 Submission Consultation

Responses

**Nettleham Neighbourhood Plan Review
Regulation 16 Consultation –
West Lindsey District Council Response**

Map 2: Green Wedge and Settlement Breaks

Need to add, that the brown line is Nettleham Village's Developed Footprint boundary and for more detail refer to Map 6 and Policy D6.

The Green Wedge boundary must replicate that shown in CLLP 2023.

Currently, it appears that the green wedge boundary in the vicinity of Nettleham village does not correspond with that shown in CLLP. It must do so, not just here, but for all the CLLP Green Wedge designation lying in the NP area. There should be no differences.

It appears that the NP's intention is for the settlement break and green wedge to share their boundaries with the developed footprint boundary in relation to Nettleham Village.

However, please note that the correct green wedge boundary in the CLLP does not align in several places with the developed footprint boundary in this respect eg Lincoln Road and west of Beech Avenue.

It is vital for planning applications to see clearly which side of a boundary a site lies particularly for properties/sites on the edge of Nettleham Village.

To try and avoid any boundary confusion how about also showing the relevant northern parts of the Green Wedge and Settlement Break boundaries on the larger scale Maps 2a (new reference), and 6 as well and reword policy.

Policy E1 – Protecting the Green Wedge

See comments under sections Map 2 and List of Maps.

Policy reworded to:

Proposals for built development within the identified Green Wedge as shown on Maps 2, 2a, and 6, will be carefully controlled.

Policy E2 – Settlement Breaks

See comments under sections Map 2 and List of Maps.

Policy reworded to:

1. Two Settlement Breaks are designated, as identified on Maps 2, 2a, and 6:

Map 4 Local Green Spaces in Minster Fields

What about other local green spaces in the Lincoln Edge area west of Nettleham roundabout that lie in Nettleham parish? For example, off Harpers Road or Flavian Road. What about the balancing pond area?

What about the field that remains northwest of Wragby roundabout and lies in the parish/NP area?

Also, the site to the west of field is now under construction. What about safeguarding its future open spaces as shown in layout PA 120310?

Policy E3 – Local Green Spaces

See later comment under section List of Maps.

Policy reworded to:

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps 3 and 4 and individually on Maps 3(1) to 3(21) with explanation given in the supporting document Appendix B: Local Green Space Justification.

Policy E5– Major and Minor Green Corridors

1. The identification of such corridors is welcomed. This Policy is helping to deliver biodiversity net gain.

2. Isn't it too onerous to expect all proposals to be supported by an ecology study etc? How about proportionate to the scale of development?

It would help if NP provided guidance as to what an Ecological Impact Assessment should comprise. Are there national standard examples available?

Where is the justification behind buffer width distances?

3. Mandatory BNG requires development to deliver more for nature, setting a requirement to increase biodiversity by a minimum of 10% compared to the baseline. Consideration should be given in NP to raising this requirement for developments in Nettleham.

4. Ensure that creation of green corridors in NP's allocated housing sites link with green corridors.

Policy E5– Major and Minor Green Corridors

See later comment under section List of Maps.

Policy reworded to:

1. Major and minor Green Corridors, as identified on Map 5 and Maps 5a to 5e, have been.....

Map 5: Major and Minor Green Corridors

To help identification of green corridors it would help if they could be numbered and also justification provided as to why they merited recognition. Something needed on similar lines to the justification provided for identification of local green spaces.

Delete Biodiversity Corridors from key and replace with Minor Green Corridors with green line.

Important to refer here to availability of more detailed maps showing corridors and footpaths in Section 14 List of Maps.

What about showing those proposals identified in the excellent Ecology Report?

What about the potential for improving linkages between green corridors, particularly where only small gaps exist?

How about showing potential linkages on relevant maps with a similar requirement that relevant proposals contribute to their provision also?

Policy D1 – Parking Standards for New Residential Development

Car parking standards are set out in the CLLP Appendix 2.

The NP requires more parking spaces for 1 and 5 or more bedroomed accommodation. The NP needs to provide justification for this.

D1 Part 3, experience suggests that lowering standards could present problems.

Policy D2 - Parking Standards for additional Bedrooms to Existing Dwellings

This policy would be difficult to justify for all applications.

It could be more onerous than standards for a new build property. For example, a 3 bed detached house having 3 spaces would need 4 spaces if it proposed a fourth bedroom. A 4 bed roomed new home only needs 3 spaces.

Policy D4 – Design of New Development and Parish Design Code Principles

Design code principles welcomed.

Part 2a The Linelands allocated housing site in the centre of the village has a CLLP indicative density of 78 dph. The density requirement should be reconsidered.

The Nettleham Character Assessment is useful in terms of describing the existing character of an area. It also identifies several character areas with existing features and defines views and vistas.

Based on the CA, Policy D4 should set design code requirements for each of the character areas.

Policy D5 – Climate Change Mitigation and Adaption

1 a) b) How do they demonstrate? Examples? Good practice?
References?

c) How would they demonstrate? Would they need to deliver identified projects? But which ones?

d) What forms of renewable energy technology are there?

e) Examples needed, such as water butts?

Map 6: Developed Footprint in Nettleham village

Show Green Wedge and Settlement Breaks on this Map also.

Re-reference sites as given in CLLP

WL/NHAM/024A not WL/NHAM/24A

WL/NHAM/034 not WL/NHAM/033

WL/NHAM/011 not WL/NHAM/11

WL/NHAM/018 not WL/NHAM/18

WL/NHAM/010 not WL/NHAM/10

Add site reference

WL/NHAM/032

Map 7: Development Sites

Re-reference sites as above.

Map 7a: Development Sites

WL/NHAM/033 not WL/NHAM/034. This site excludes Megg House.

All allocated sites shown on Maps 7 and 7a need to replicate those in CLLP 2023.

Policy D6 – Housing Development within Nettleham

3. The countryside is also covered by CLLP and NP green wedge policies and NP settlement break policy. Need to cross reference to these here and ensure no policy conflict with any.

Add part 4

Housing development will be supported subject to compliance with relevant design codes in the NP.

Policy D7 – Housing Mix and Affordable or Specialist Housing

1. It is agreed that housing need for Nettleham is for smaller properties and higher quality properties for downsizing. Support the need for affordable housing and that 25% of all developments in Nettleham should be affordable.

4. Support for the provision of custom and self-build housing in this policy is welcomed. However, it is felt that this coverage would be further enhanced by the inclusion of supporting text and additional policies on custom and self-build housing in the NP provided such housing complies with the NP's existing design codes.

Recommend adding these paragraphs to a new subsection in Housing Type and Mix section.

The Provision of Custom and Self-Build Housing

6.67 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.

6.68 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 Nettleham, and this will likely increase over time.

6.69 The NP encourages the provision of custom and self-build housing and welcomes the provision of multiple plots on allocated housing sites. The provision of at least 5% custom or self-build housing on these sites would be particularly welcomed.

6.70 All custom and self-build housing proposals are subject to complying with relevant design codes in the NP.

Add requirement for provision of such housing to individual housing allocation site policies. See comments on Policies D8, D9, and D10.

Add new part requirement to policy D5

5. Housing development will be supported subject to compliance with relevant design codes in the NP.

Map 8: Site 24a Land North of Lechler Close

For consistency and to avoid confusion, give NP allocated sites same site reference as given by CLLP.

Site 24A becomes WL/NHAM/024A

Boundary should mirror that already shown for site in CLLP 2023.

Remove Developable reference.

Replace Biodiversity Corridors entry with Green Corridors

How about extending green corridors to link with those outside the site.

Policy D8: Land North of Lechler Close (Site 24A) – Design Code and Development Principles

Design Codes welcomed.

Trees alongside new roads requirement supported.

Part 2 remove this wording...and this should be agreed by the Parish and District Council

How about a code to help protect existing trees, where applicable?

Add new requirement to policy:

The provision of custom and self-build housing on this site will be supported subject to compliance with relevant design codes. 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.

Map 9: Site 11 – Land behind Brookfield Avenue

For consistency and to avoid confusion, give NP allocated site same site reference as given by CLLP.

Site 11 to WL/NHAM/011

Boundary should mirror those already shown for site in CLLP 2023.

Site access on to Brookfield Avenue needs including.

Remove Developable reference.

Replace Biodiversity Corridors entry with Green Corridors

Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles

Same comments as for Policy D8

Add new requirement to policy:

3. The provision of custom and self-build housing on this site will be supported subject to compliance with relevant design codes. 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.

Map 10 Site 10 – Land at Sudbrooke Lane

For consistency and to avoid confusion, give NP allocated site same site reference as given by CLLP.

Site 18 to WL/NHAM/018

Boundary should mirror those already shown for site in CLLP 2023.

Top tip end needs including.

Remove Developable reference.

Replace Biodiversity Corridors entry with Green Corridors

Policy D10: Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles

Same comments as for Policy D8

Add new requirement to policy:

The provision of custom and self-build housing on this site will be supported subject to compliance with relevant design codes. 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. Add new requirement to policy.

Map 11 Land at Linelands

For consistency and to avoid confusion, give NP allocated site same site reference as given by CLLP.

Site 10 WL/NHAM/010

Boundary should mirror those already shown for site in CLLP 2023.

The site boundary is different to that shown in CLLP 2023 for instance Church View entrance.

Remove Developable reference.

Replace Biodiversity Corridors entry with Green Corridors

Policy D11: Land at Linelands, All Saints Lane – Design Code and Development Principles

Design Codes welcomed.

Orientation of dwellings ...supported but only where feasible.

Policy S1 – Local Community Facilities

These community facilities need to be shown on a map.

12 Glossary

All the terms defined in the glossary should appear in the main body of the NP. But there appears to be no mention in NP to, for example, greenspace, or local centre.

Appendix B Local Green Space Justification

Policy E2 is now Policy E3. Also, wording has changed with reference to maps.

Appendix C Nettleham Ecology Report

Actual document titled Appendix E Ecological Strategy

This is an excellent piece of supporting work to the NP. It says that there are plenty of opportunities to enrich the Nettleham landscape for the benefit of residents and wildlife.

To help achieve this, the report proposes schemes for example: to create and enhance walking corridors, woodland improvements, and identification of broad vistas and panoramas.

The NP provides a superb opportunity to help deliver the report's proposals. Some are already taken on board by the NP but it is felt that other proposals could be included too.

14 List of Maps

These are helpful maps and should become policy maps and be referred to in relevant policy (see earlier Policy E1 and E5 comments). So, The Wider Green Wedge map is referenced Map 2a

The same should be done for the green corridor related maps. So, Major Green Corridor – is referenced Map 5a

Minor Green Corridors in Nettleham Village – Map 5b

Minor Green Corridors to the South of Nettleham Village – Map 5c

Footpaths around Nettleham Village – Map 5d

Composite maps with Footpaths and Minor Green Corridors - Map 5e

Individual Local Green Space Maps (LGS1-21)

These are also helpful maps and should become policy maps and be referred to in relevant policy (see earlier Policy E3 comment). So,

Renumber maps and give them their policy reference eg 1 Mulsanne Park becomes Policy Map 3(1), 21 Gibson Road Arc becomes Policy Map 3 (21) etc

Furthermore, for consistency ensure the full name of each local green space appears the same in: policy, map title, and on site itself eg Wolsey Way Link called Wolsey Way – Sanderson Road Link on Map title and on site itself but currently not in policy.

Additions to NP

How about having policies on?

-protecting important views and vistas taken from the Character Assessment?

- as well as local green spaces, identifying and protecting nature habitats (biodiversity) in open countryside such as woodlands and watercourses.

- in terms of encouraging active travel, it would be good to see the NP have a section on walking and cycling. This could seek to identify, protect, and improve both existing and proposed routes e.g. rights of way, permissible paths etc. The NP already includes a map showing the relationship between footpaths and green corridors.

- the NP group has raised concerns about protecting notable trees in the village and on allocated sites not covered by TPOs. How about policies to help address these issues?

Nev,

Thank you for your email.

I have reviewed Nettleham boundary and can confirm that there are no National Gas Transmission assets affected in this area.

Please see shape files attached.

<https://www.nationalgas.com/land-and-assets/network-route-maps>

If you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Kind regards

Asset Protection Team

Hi Nev,

Thank you for the below.

The Canal & River Trust have no further comment to make beyond the 'no comment' response dated 18th May 2023.

Kind regards

[Redacted signature block]

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



Canal & River Trust

The Kiln, Mather Road, Newark, Notts. NG24 1FB

canalrivertrust.org.uk

Help #KeepCanalsAlive

Join our campaign...find out more www.canalrivertrust.org.uk/keepcanalsalive

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

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

SCOTHERN PARISH COUNCIL

13 The Close, Sturton by Stow, Lincoln, LN1 2AG

07549 137538

Scothern PC have no comments on the Nettleham Neighbourhood Plan Review and fully support it.

Kind regards



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TE-6168-2022-PLN

Dear Sir/Madam

**Nettleham Neighbourhood Plan - Review - Regulation 16 Submission Consultation
Nettleham Parish Council**

Thank you for the opportunity to comment on the Neighbourhood Plan.

The location is not within any Internal Drainage Board, the closest one is Witham Third District Internal Drainage Board some 500m east of the village. The only remit of Third District Internal Drainage Board has for the area is that currently the Board acts as agent to Lincolnshire County Council, the Lead Local Flood Authority, for Consenting and Enforcement Under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991. Prior written consent is required for any proposed works or structures in an ordinary watercourse.

It is noted the Neighbourhood Plan has identified flood risk within the area and appropriate policies are included.

Many thanks,

[REDACTED]



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

Witham House,
Meadow Lane,
North Hykeham,
LN6 9QU

[REDACTED]

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Dear Sir or Madam,

Please find National Highways response.

Kind Regards

[REDACTED]

Assistant Spatial Planner

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

[REDACTED]

[REDACTED]

[REDACTED]

My working days are Monday and Wednesday to Friday.



Our ref: NH/23/03495

FAO:
West Lindsey District Council

[REDACTED]
The Cube
199 Wharfside Street
Birmingham
B1 1RN

[REDACTED]
24th November 2023

Via email: neighbourhoodplans@west-lindsey.gov.uk

Dear Sir or Madam,

Reg 16 Consultation – Nettleham Neighbourhood Plan

Thank you for providing National Highways with the opportunity to consult on the draft Neighbourhood Plan for Nettleham, which covers the period 2022-2040.

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

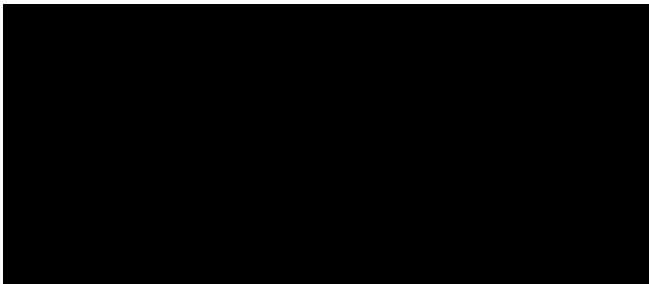
In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

The SRN closest to the NDP area is the A46 trunk road, which is outside the boundary of the plan area.

We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact the safety and operation of the SRN, we have no other comments to make.

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

Yours sincerely,



Hi,

Please find attached our consultation response to the Nettleham Neighbourhood Plan Review.

Kind regards,

[Redacted signature]

[Redacted name]

[Redacted title]

See our projects and follow us at: www.ftplan.co.uk



Unit 5, The Quays, Burton Waters, Lincoln, LN1 2XG Tel. 01522 581383

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By email to: neighbourhoodplans@west-lindsey.gov.uk

5th December 2023

Dear Sir/Madam,

We write in response to the regulation 16 consultation for the Submitted Version of the Nettleham Neighbourhood Plan (SNP).

We are submitting comments in relation to policies E2, E4, E5, D2, D4 and D7. Please find our comments and observations below:

Policy E2 – Settlement Breaks

Two settlement breaks are proposed as identified on Map 2 on pg. 23.

The current Central Lincolnshire Local Plan (CLLP), which has recently been adopted, is the most up to date plan and offers further protection than its predecessor in protecting land.

Edge of settlement development is strictly controlled, and the plan also contains allocations of Green Wedges (settlement breaks).

Assessment of the CLLP Green Wedges and Settlement Breaks, as part of the adoption of the 2017 CLLP, involved 3 stages and an evidence report to inform the CLLP was produced in 2016.

A review of the 2016 evidence report Green Wedges and Settlement Breaks was provided for Policy S63: Green Wedges in the recently adopted CLLP and was also supported by an evidence report (March 2022). This review recommended boundary changes to only two green wedges from the 2016 report. There were no further recommendations.

The stages involved for the assessment of Green Wedges and Settlement breaks are as follows:

Stage 1 – a desk-based assessment of each Green Wedge and Settlement break to gather factual information on land use, planning history and development pressures.

Stage 2 – involves site visits to gather further information around physical features, setting and character, landscape and visual impacts and threat of coalescence. A methodology is required to assess landscape and visual impacts including sensitivity testing to ascertain the relative ability of the landscape to respond to and accommodate change.

Stage 3 – should bring together the findings of Stage 1 and Stage 2 together to evaluate each Green Wedge and Settlement Break against Green Wedge function.

This is a detailed evidence base for allocating or amending Green Wedges and Settlement Breaks.

The neighbourhood plan review has not undertaken any such scrutiny or provided any evidence for the allocation of the Settlement Breaks and the Settlement Breaks appear skewed to specific landowners (one of our clients).

Nettleham is a Lincoln Fringe Village. The recently adopted CLLP has allocated appropriate sites within the village for the current plan. In the next call for sites, settlement breaks such as those proposed would unnecessarily restrict sensible extensions to allocated sites and potential appropriate future allocations and divert these to more inappropriate locations. The neighbourhood plan is basically seeking to unnecessarily restrict and prevent future appropriate allocations without justification. We have recommended to our clients that where the Settlement Break prevents phase 2 of their site that should the Neighbourhood Plan proceed as currently drafted, they should pursue legal action.

Furthermore, the Settlement Break restrictions on development are not currently needed due to the level of protection already given by the adopted CLLP and are unnecessary.

Given that the CLLP has recently been through examination with robust evidence for the allocated green wedges, offers further protection to the land already in question and in the absence of any suitable justification or evidence, policy E2 would be wholly inappropriate and unreasonable.

Policy E4 – The Historic Environment

The proposed policy states *“Development proposals which would directly affect a heritage asset or its setting, as identified within the Nettleham Conservation Area Appraisal, should be accompanied with a Heritage Impact Assessment”*.

This statement is incorrect for the requirements of a Heritage Impact Assessment. A Heritage Impact Assessment is needed for any application that directly affects a heritage asset or its setting whether that is within or not within the conservation area.

Policy E5 – Major and Minor Green Corridors

There is insufficient evidence and justification for the selection of the proposed green corridors with one corridor being a major A road (the north part of the ring road (A15)).

The policy is unreasonable and overly onerous to expect **all proposals** (emphasis added) to be supported by an ecological study when they are located in a buffer zone. This would mean that even householder extensions would have to provide an ecological appraisal which is unreasonable.

The Neighbourhood Plan Group (NPG) in their own response when this was raised by WLDC in the Consultation Statement have stated “the green corridors have, in places, lost their status due to overdevelopment or inappropriate development”.

The proposed policy states that green corridors have been “identified for their strong contribution to the character of Nettleham”.

There is insufficient justification as to why the green corridors have been chosen and the NPGs own response would seem to contradict the policy as to why green corridors have been allocated. If they have lost their status, how can they have a strong contribution to the character?

Policy D2 – Parking Standards for Additional Bedrooms to Existing Dwellings

An existing property in most circumstances is unable to extend their plot to accommodate additional parking requirements. The NPG here is restricting minor extensions without significant justification and unreasonably penalising their own residents. The policy is unreasonable.

Extending a property for a bedroom does not automatically lead to an increase in parking requirement.

For example:

- an extra bedroom could be required for a new baby. This would not mean an extra parking space would be required.
- An extra bedroom may be required for a hobby room for the existing occupants. This would not require an extra parking space.

There are many real-world reasons why residents wish to add additional bedrooms without the need for additional parking. Families' circumstances change throughout the years. A couple could live in a 5-bed house and have 1 car and a family could live in a 3-bed house with 5 cars. The number of bedrooms in a house does not necessarily correlate to the number of cars.

The CLLP has a suite of climate change policies and would encourage the adaptation of existing buildings. The NP should be supporting their residents in adapting their homes.

Developments in the past, particularly in the 90s and 00s where "sustainable transport" was promoted, allowed for insufficient parking when developing housing estates and did not consider rural areas where there is ultimately a reliance on the private vehicle due to inadequate bus provision.

The CLLP now includes parking standards in order for new developments to be built with an appropriate amount of parking. To retrospectively require this of existing properties is difficult to justify and will, in many cases, be unachievable.

Policy D4 – Design of New Development and Parish Design Code Principles

Part 2(a) states that "The design-led approach should:

a) achieve a density not exceeding 20dph (in Nettleham village) and having regard to the type and nature of uses proposed and the site context, in relation to the site's surrounding area, taking into account:

- I. location setting;
- II. local distinctiveness and built character, including the prevailing and/or emerging form and proportion of development;
- III. public transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure;

Firstly "Nettleham Village" is not defined so it is assumed that this is the entire Parish area.

Secondly, before the current neighbourhood plan was adopted, the draft of the adopted Neighbourhood Plan published 31/01/15 and presented to the Neighbourhood Plan Examiner, contained a policy for the Design of new development and this was policy D-9 in the draft and policy D-6 in the made plan.

Initially the proposed wording with regards to density of housing was as follows:

"Housing densities must reflect existing density of housing in the locality and must not exceed 20 per HA".

This was changed by the examiner to:

"Designing housing proposals to reflect existing residential densities in the locality of the scheme".

The reason for the change, the examiner explained that "as drafted the approach is prescriptive and may prevent innovative and attractive proposals coming forward. The successful incorporation of these sites into the wider geography of the plan area will be as much about the way they are arranged and designed in relation to the wider landscape and existing dwellings as the mathematical yield of the site itself. On this basis I have recommended a modification that provides a degree of flexibility on this matter".

Given the examiner's modifications and reasoning, it would be unreasonable in the review to re-introduce a matter that has already be deemed obstructive to innovative and design-led schemes.

Furthermore, the NPPF at paragraph 125(c) advises Local Planning Authorities to refuse applications which they consider fail to make efficient use of land. One density range is not appropriate for the Parish area.

The NPPF also states *"it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site"*.

Paragraph 6.57 of the SNP in providing background for policy D7 which directly links into policy D6 states that *"Older people will be looking to down size into high quality but smaller, higher efficiency buildings which more appropriately meet their needs. In addition, there is a need for lower cost starter homes for younger people. There is not perceived to be a great need for family homes to be built, as the ones that exist will be freed up by older people moving to the new smaller more suitable homes, which this policy would make available. It is therefore necessary to ensure that new housing development proposals take this demographic situation fully into account"*.

However, if this is to be addressed, it is likely to be on sites with a higher density than 20dph. To provide required smaller houses on larger plots to reduce the density, would increase the price meaning they would no longer be a downsizing option for older people, nor would it encourage young people to remain in or join the village.

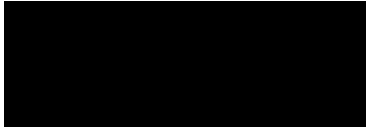
Policy D7 – Housing Mix and Affordable or Specialist Housing

Point 1 states that *"Nettleham has an unevenly balanced housing market with a higher proportion of larger 4 and 5 bedroom properties in comparison to smaller sized dwellings. To help rebalance the mix of housing types and sizes, development proposals for 10 or more units (per site) should demonstrate that at least 25% of the total number of dwellings are for affordable housing which shall be a mix of 1, 2 and 3 bedroom affordable dwellings."*

The percentage requirements for affordable housing are set within the adopted CLLP and does not need repeating. Furthermore, the requirements for the affordable housing needs should be assessed by the Local Planning Authority and the Housing Strategy Team at the point of a planning application to accurately capture and deliver for needs in place at the time.

This part of the policy should be amended to provide flexibility, or risks resulting in affordable housing provision for larger families being omitted from any future development. The draft plan's approach is counterintuitive and as written, the policy assumes that those in need of affordable housing only require smaller homes – this is prejudicial and plainly not the case when considering the evidence set out in the recently tested Central Lincs SHMA and Housing Needs Assessment. If this approach is adopted it would discriminate against multi-generational families, large families and kinship families etc from accessing new affordable homes.

Kind regards,



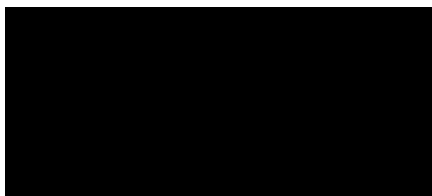
Fytche-Taylor Planning Ltd.

Good Afternoon

I hope you are well.

Please find attached the GLNP response to the consultation on the Nettleham Neighbourhood Plan. Thank you for the opportunity to respond and if you require any further information or detail on the response do not hesitate to get in touch.

Kind regards



Achieving more for nature



Greater Lincolnshire Nature Partnership

Banovallum House, Manor House Street, Horncastle, LN9 5HF

LERC Search – an innovative new way to access ecological data for consultants and local authorities. Click [here](#) to find out more.

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Nettleham Neighbourhood Plan

Regulation 16 consultation GLNP response



Thank you for the opportunity to consult on the Nettleham Neighbourhood Plan. The GLNP feel that joint working is key to robust planning policy and are keen to work closely with Local Authorities in the preparation of environmental policy within their local planning policy. The GLNP is a partnership of 49 organisations working together to achieve more for nature. This response is based on the joint values and positions as agreed by our members.

The GLNP supports the inclusion of enhancing the natural environment and biodiversity within **Policy D – 6 Design of new development** section d. This is in line with environmental objective of sustainability laid out in **paragraph 8c of the NPPF** and **Policy S60 of the Central Lincolnshire Local Plan**. However, the GLNP feels that it could be strengthened with the addition of ecological networks which are an important part of ensuring the natural environment, biodiversity and the habitats on which they rely are resilient to current and future pressures. This would also bring the plan further inline with **Policy 60 of the Central Lincolnshire Local Plan** which requires that development “**protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;**” and **paragraph 179b of the NPPF** which plans to “**promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species**”.

Wording could be as follows *“Protecting natural assets, enhancing the natural environment and, biodiversity and the ecological networks of which they are part.”*

Ecological networks could also be referred to in paragraph two of the introductory text for **Policy E -1 Protect the Green Wedge** on page 18 as, in essence, this is what is being described. In regards to this paragraph it might also be worth noting that insects should be included within the term wildlife.

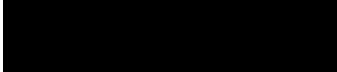
Suggested wording could be *“It is also considered that this area forms an important green corridor to the north east of Lincoln for migration of wildlife ~~and~~ insects and connects with other green corridors identified within the emerging Local Plan, making an important component of the wider ecological network”*.



Nettleham Neighbourhood Plan



Thank you again for the opportunity to respond to this consultation. If you have any questions or require any further detail please feel free to contact me at



CAUTION: External email, think before you click!

Good afternoon

LCC's comments are as follows:

The suggestion at paragraph 6.4 that CIL can be used to replace a school playground to create staff parking (a pre-existing 'problem' unrelated to development) seems to ignore the wording of Regulation 59C of the Community Infrastructure Levy Regulations 2010 (as amended in this instance in 2013). This regulation states:

'A local council must use CIL receipts passed to it in accordance with regulation 59A or 59B to support the development of the local council's area...'

The suggestion to change the playground at the school should also be considered against Section 77 of The School Standards and Framework Act 1998 which controls change of use of playing fields. Finally, it should be carefully considered in terms of its practical implications for the school and its pupils.

We recommend that Policies D1 and D2 (Parking Standards) are modified to allow for flexibility. Within Lincolnshire Development Roads and Sustainable Drainage Design Approach, LCC recommend parking guidance rather than standards, with each development proposal to be considered on its merits.

Finally, paragraph 11.2, , specifically the section: '...compensating for additional development burden...', should be reworded mindful of Regulation 59C (as above).

Thanks

[Redacted signature block]

Lincolnshire County Council
Lancaster House, 36 Orchard Street, Lincoln. LN1 1XX

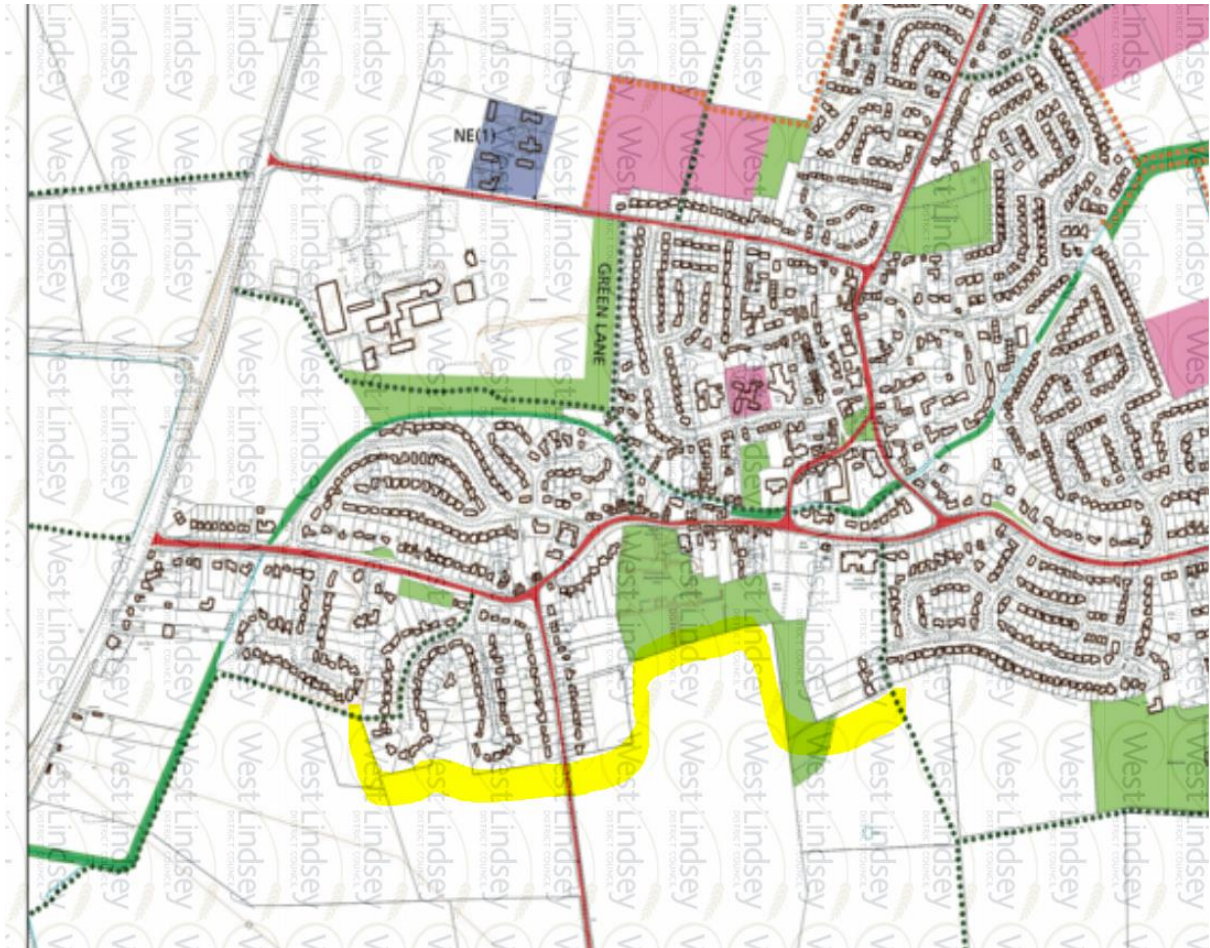
[Redacted contact information]



CAUTION: External email, think before you click!

Good afternoon

In addition to our earlier comments, please accept this further comment: The bridleway/footpath proposals make sense to provide a circular route around Nettleham, but there is a missing link at the south of the village that might be considered, please see in yellow below.



Many thanks

[Redacted]
[Redacted]
[Redacted]

Lancaster House, 36 Orchard Street, Lincoln. LN1 1XX

[Redacted]

For the attention of Nev Brown

Please find Natural England's response in relation to the above mentioned consultation attached.

Kind regards,



Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

Tel 0300 0603900



www.gov.uk/natural-england



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Date: 19 December 2023
Our ref: 456013
Your ref: Nettleham Neighbourhood Plan



Mr Nev Brown
West Lindsey District Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY
neighbourhoodplans@west-lindsey.gov.uk

Dear Mr Brown

Nettleham Neighbourhood Plan - Review - Regulation 16 Consultation

Thank you for your consultation on the above dated 27 October 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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

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

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

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

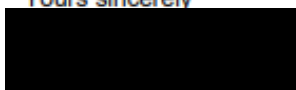
Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely



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

Natural environment information sources

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

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

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

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

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

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

Landscape

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

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

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

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

[Defra's Biodiversity Metric](#) should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Defra's Biodiversity Metric](#) and is designed for use where certain criteria are met. Where on site measures for biodiversity net gain are not possible, you should consider off site measures.

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Defra's Biodiversity Metric](#) and is available as a beta test version.

Dear Nev & the West Lindsey planning policy team,

Thank you for consulting Anglian Water on the Nettleham Neighbourhood Plan Review (NNPr). Anglian Water supports neighbourhood plans and their role in delivering environmental and social prosperity in the region. Our review of the NNPr and the comments below are informed by the current policy position including the Local Plan to 2040, adopted in 2023.

- Local Plan & planning application issues

In the 2023 Local Plan, Nettleham is one of the Large Villages identified at the fifth tier as locations for growth as part of the spatial strategy and settlement hierarchy. Policy S80 of the 2023 Local Plan allocates six sites for 46, 57, 63, 72, 30 and 68 homes. The Local Plan sets out that remaining number of dwellings to allocated in Nettleham as of 2021 was 620 homes. We note that the Larch Avenue site needs to address the proximity of the sewage treatment works and provide mitigation and also the need to assess drainage and surface water flood risk on the site. We recommend that the developer is directed to Anglian Water at the earliest opportunity to consider site layout and design options, such as biodiversity net gain provision, along with the West Lindsey Council and the Parish Council in pre application. Contact can be made via planningliaison@angliannwater.co.uk. Flood risk is also an issue for the East of Brookfield Avenue allocation site.

- Anglian Water investment and infrastructure

With reference to growth of the village, I can confirm that past and planned growth in Nettleham are considered in Anglian Water's five-year investment plans for [water supply](#) and [wastewater recycling](#). When new sites are allocated in a new Local Plan, such as the Central Lincolnshire Local Plan adopted in April 2023, and when planning permission is granted for new sites, then these will be factored into the annual review of investment prioritisation. For example, this would include consideration of investment in the Nettleham Water Recycling Centre (WRC) and network that also serves Scothern and Riseholme. On this we understand that the allocations in the Local Plan allocations, for Nettleham, Scothern and Riseholme total 776 dwellings to come forward between 2021 and 2040.

Based upon the Environment Agency permit for the Nettleham WRC and dry weather flows in 2022, the WRC could serve some additional 650 homes. Anglian Water's approach to increasing capacity at the WRC in the medium term (to 2035) is for all development to utilise Sustainable Drainage Systems (SuDS) to eliminate and remove flows of rainwater and surface water from new development which enter the public sewer network. This is required by Policy S21 of the adopted Local Plan for all sites in addition to be a first option under the drainage hierarchy to address the identified drainage issues at the Nettleham sites. In the long term (to 2050) the approach in [DWMP](#) is to reduce surface water being directed to the public sewer network by 25%. Based on planned construction rates to 2040 and dry weather flows to the WRC, Anglian Water may need to consider providing additional capacity at Nettleham WRC in or about 2038. Subject to growth, including the Riseholme campus, that investment would be considered in the Anglian Water DWMP and business plan drawn up for the period 2035 to 2040 (AMP10). Utilising existing capacity and managing demand ahead of building new capacity complies with the sustainability hierarchy and makes most efficient use of embedded (capital) carbon in the existing facility and network.

- Climate change, drainage and local action

We welcome the text including page 40 considering climate change and the need to take local action (mitigation and adaptation) through higher environmental standards in new developments. To

support this action, it may be helpful if the figure on emissions at 6.31 included the embedded carbon in constructing new homes and supporting infrastructure in Nettleham. UK Green Building Council research in 2021 showed that embodied carbon emissions from the construction, maintenance and demolition of buildings, creates 40-50 million tonnes of CO2 each year.

Anglian Water supports Policy D3 at page 41 in the NNPr and specifically part d) which requires SuDS to be used to prevent surface water discharge into the sewage system and with parts a) to c) will require those developments to be designed to accommodate climate change and provide betterment, to reduce flood risk for the existing community. We support the work which the neighbourhood plan group is undertaking to address water and energy efficient measures in existing properties and summarised in paragraph 6.44.

- Larch Avenue

With reference to the Larch Avenue site in the Local Plan, (Sudbrooke Lane – Site 10, page 70 onwards of the NNPr) we note that part p) refers to the proximity of the nearby sewage plant. It is therefore imperative that the Masterplan considers the site layout, boundary treatment (parts v) and x)) and green and blue infrastructure provision to maximise the buffer to the existing facility. As noted above local growth as allocated in the Local Plan and supported by NNPr policy would direct additional wastewater from new residents to the WRC. That growth may towards the end of the Local Plan period may need the WRC to be expanded to cater for that growth.

- Water use and resilience

On water use, Anglian Water is currently updating the Joint Water Efficiency Protocol with the Environment Agency and Natural England. This will see a move towards a 100 litres per person standard in new homes as well as the introduction of Water Resource Assessments for major non-domestic development. We support the work which the neighbourhood plan group is undertaking to address water and energy efficient measures in existing properties and summarised in paragraph 6.44. Anglian Water requires national infrastructure projects to include rainwater harvesting in their schemes, and so we support part e) of Policy D5 requiring water harvesting and recycling infrastructure on site. Part g) of the policy requiring permeable surfacing is also supported as this increases resilience to flooding and removes potential surface flows to offsite public sewer connections.

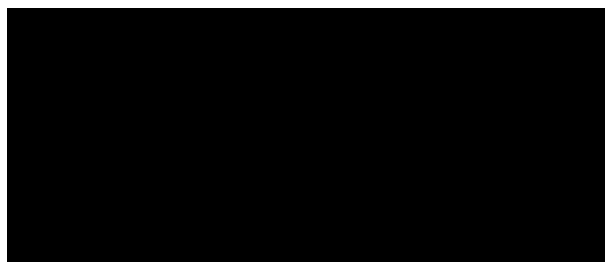
Turning to specific sites, Anglian Water welcomes the reminder to developers in Policies D8, D9, D10 and D11 of the need to ensure drainage infrastructure is designed and provided to required standards.

Please let me know if you require any clarification on the above points.



anglianwater

Cambridgeshire, PE29 6XU



Anglian Water Services Limited

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon,

Dear Nev,

Thank you for consulting us on the Regulation 16 consultation of the Nettleham Neighbourhood Plan.

We have no further comments to make in addition to those we made at the Regulation 14 stage – a copy of which is attached for your information.

Kind regards,

Rachael



Please note that I do not work on Thursdays.



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

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

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Historic England

Mr Luke Brown
Nettleham Parish Council
Former Police Office
Scothern Rd
Nettleham
Lincolnshire
LN2 2TU

Direct Dial: 0121 625 6870

Our ref: PL00782942

20 July 2022

Dear Mr Brown

Neighbourhood Plan for Nettleham

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

[<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>](https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/)

You may also find the advice in "*Planning for the Environment at the Neighbourhood Level*" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

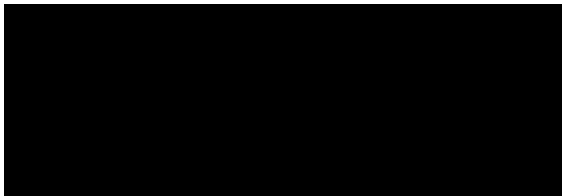
of information. This can be downloaded from:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

DIO ref: 10060276

Your ref: Nettleham Neighbourhood Plan - Review - Regulation 16 Submission
Consultation

Dear Nev,

Please find attached my letter, confirming the safeguarding position of the Ministry of
Defence, in respect of the above policy planning consultation

Kind Regards

[Redacted signature block]

 Defence Infrastructure Organisation

[Redacted contact information]



Defence
Infrastructure
Organisation

[REDACTED]
Ministry of Defence

Safeguarding Department

DIO Head Office

St George's House

DMS Whittington

Lichfield

Staffordshire WS14 9PY

Your reference:
Nettleham Neighbourhood Plan Review-
Regulation 16

Our reference:
10058982

Nev Brown
Senior Neighbourhood Planning Policy Officer
West Lindsay District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA

19th December 2023

Dear Nev,

It is understood that West Lindsey District Council are undertaking a regulation 16 submission consultation regarding Nettleham Neighbourhood Plan Review. This document will guide the future development of the parish.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.

Paragraph 97 of the National Planning Policy Framework 2023 requires that planning policies and decisions take into account defence requirements by *'ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.'* Statutory consultation of the MOD occurs as a result of the provisions of the Town and

Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued to Local Planning Authorities by the Department for Levelling Up, Housing and Communities (DLUHC) in accordance with the provisions of that Direction.

Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.

The MOD have an interest within the area covered by any Nettleham Neighbourhood Plan, as it contains areas that are washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. RAF Waddington, located to the South benefits from safeguarding zones drawn to preserve the airspace above and surrounding the aerodrome to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets.

Additionally, RAF Waddington is washed over by a statutory birdstrike safeguarding zone, designed for birdstrike risk to be identified and mitigated.

Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect. This can include landscaping schemes associated with large developments, such as green and/or brown roofs/roof gardens on flat roof buildings, as well as the creation of new waterbodies. Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, and associated ponds and wetlands provide a range of habitats for wildlife, including potentially increasing the creation of attractant environments for large and flocking bird species hazardous to aviation.

In addition to the safeguarding zones identified, the MOD may also have an interest where development is of a type likely to have any impact on operational capability. Usually this will be by virtue of the scale, height, or other physical property of a development. Examples these types of development include, but are not limited to:

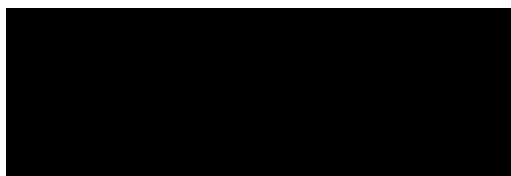
- Solar PV development which can impact on the operation and capability of communications and other technical assets by introducing substantial areas of metal or sources of electromagnetic interference. Depending on the location of development, solar panels may also produce glint and glare which can affect aircrew or air traffic controllers.
- Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine

has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more;
and,

- Any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground level) structures and wind turbine development introduce physical obstacles to low flying aircraft
- Development, regardless of height, outside MOD safeguarding zones but in the vicinity of military training estate or property.

I trust this clearly explains our position on this update. Please do not hesitate to contact me should you wish to consider these points further.

Yours sincerely

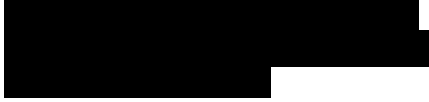


Dear Sir/Madam,

On behalf of the Pickwell Family, please find attached representations to the Regulation 16 consultation on the Nettleham Neighbourhood Plan.

I would be grateful if you could please confirm receipt.

Kind regards,



Mather Jamie, 3 Bank Court, Weldon Road, Loughborough, Leics LE11 5RF

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Nettleham Neighbourhood Plan

Submission Plan Version

Representations prepared on behalf of the Pickwell Family

Date: December 2023



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- 1.0. Introduction
- 2.0. Nettleham Neighbourhood Plan – Submission Version

1. Introduction

- 1.1. These representations have been prepared on behalf of the Pickwell Family in response to the Regulation 16 version of the Nettleham Neighbourhood Plan (September 2023).
- 1.2. Our client owns land east of Brookfield Avenue, referred to as 'Site 11' in the Neighbourhood Plan, and identified as site reference WL/NHAM/11 in both the Neighbourhood Plan and the Central Lincolnshire Local Plan (adopted April 2023).
- 1.3. Site 11 is allocated for residential development by Policy S80: Housing Sites in Large Villages of the Local Plan, which identifies an indicative capacity of approximately 57 dwellings, and sets the following site-specific requirements to be addressed:
 - *Development of the site will need to assess drainage and surface water flood risk on the site*
 - *Development to avoid areas within Flood Zone 3*
 - *Access to be provided via adjoining adjacent allocation to the south.*
 - *Development to provide pedestrian and cycle connectivity routes across NHAM/018.*
 - *Within a Limestone Mineral Safeguarding Area*
- 1.4. The Local Plan also contains other policies which seek to provide further detail and guidance in shaping how development comes forward.
- 1.5. For a draft Neighbourhood Plan to be put to a referendum and to be Made it must meet each of a set of basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004:
 - a) *"having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*
 - b) *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
 - c) *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
 - d) *the making of the order contributes to the achievement of sustainable development,*
 - e) *the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
 - f) *the making of the order does not breach, and is otherwise compatible with, retained EU obligations, and*
 - g) *prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order."*
- 1.6. With reference to criterion (a) above, the National Planning Practice Guidance provides further detail about neighbourhood planning, and states:

"Plans should be prepared positively, in a way that is aspirational but deliverable. Strategic policies in the local plan or spatial development strategy should set out the contributions expected from development. This should include the levels and types of affordable housing required, along with other infrastructure. Neighbourhood plans may

also contain policies on the contributions expected from development, but these and any other requirements placed on development should accord with relevant strategic policies and not undermine the deliverability of the neighbourhood plan, local plan or spatial development strategy."

(Paragraph: 005 Reference ID: 41-005-20190509)

- 1.7. It goes on to advise that policies should be "*clear and unambiguous*", and should be "*supported by appropriate evidence*" (Paragraph: 041 Reference ID: 41-041-20140306).

2. Nettleham Neighbourhood Plan – Submission Version

- 2.1. The Submission Version of the Nettleham Neighbourhood Plan contains a number of policies to guide development within the Parish, and is generally supported. It takes a positive and constructive approach to development, and this current review is seeking to embrace how the designated area has evolved since the current plan was brought forward in 2016.
- 2.2. However, mindful of the basic conditions cited in paragraph 1.5 above, there are a number of elements within the Submission Version which are not in accordance with either national policy or the local plan, and must therefore be amended. These are discussed in further detail below.

Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles

Criterion 1

- 2.3. Policy D9 repeats the Local Plan's allocation of the site, and provides a number of detailed criteria for consideration. The first paragraph of the policy identifies a site capacity of 'up to' 57 dwellings, but this is inconsistent with Policy S80 of the Local Plan, which describes the figure as being an indicative capacity. The supporting text to Policy S80 states in paragraph 13.2.2 and 13.2.3 that:

"13.2.2 Where the site is without planning permission, the figure is in most cases an estimate based on the size of the site, an assumption about the net developable area, and an assumption about the net residential density which would be appropriate for the area in which the site is located.

13.2.3 The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site."

- 2.4. In order to remain consistent with the Local Plan, Policy D9 of the Neighbourhood Plan should be amended to allocate Site 11 for 'approximately' 59 dwellings, rather than establishing this figure as a cap.

Criterion k)

- 2.5. Criterion k) requires provision for an electric vehicle charging point of at least 7kw, or to the latest best practice guidance, for each property.
- 2.6. This conflicts with the Local Plan, where policy NS18 provides guidance for electric vehicle charging points, but is not prescriptive about their provision. Indeed, the supporting text for NS18 states in paragraphs 3.5.5-3.5.6:

"3.5.5. In December 2021 the Building Regulations were updated with a new Part S being added which addresses Infrastructure for charging electric vehicles. These regulations will come into effect in June 2022 and will require the provision of charging points in both residential and non-residential developments, with specific levels of requirements set out for uses, not for every parking space to be provided with a charging point.

3.5.6. As a result of these new Building Regulations Policy NS18 does not seek the basic provision of electric vehicle charging points, but, given that we will all be expected to drive electric vehicles in the not-too-distant future, it seeks to ensure that the location of electric vehicle charging points are well situated to ensure that they will be readily accessible to future users."

2.7. Criterion k) of Policy D9 is therefore inconsistent with the Local Plan, and should be removed.

Criterion r)

2.8. Criterion r) requires provision of a *"new pedestrian footway/ cycle links to Brookfield Avenue, Ridgeway and to the development north of to the Beck to help connect the development to the existing built up part of the village and the development site to the South"*.

2.9. This conflicts with the requirements of Local Plan policy S80, which requires only:

- *Access to be provided via adjoining adjacent allocation to the south.*
- *Development to provide pedestrian and cycle connectivity routes across NHAM/018.*

2.10. For the avoidance of doubt, site reference NHAM/018 is the adjoining adjacent allocation to the south, which was granted outline planning consent for up to 63 dwellings under application reference [138494](#), reserved matters approval under application reference [141225](#), and has now been commenced with carriageways and drainage infrastructure already installed on the site. The design and layout of site NHAM/018 facilitates the delivery of Site 11, with no legal or ownership constraints to the provision of vehicular, pedestrian or cycle links between the two.

2.11. In contrast, there is no ability to connect directly to either Brookfield Avenue, Ridgeway or the development to the north of the beck without crossing third party land, meaning these requirements are undeliverable.

2.12. Furthermore, given the site's location on the edge of the village and the ready ability to connect through the site to the south, there is no requirement for these additional links to be provided in order for the broader objectives of sustainable development to be achieved.

2.13. In this context, criterion r) should be removed from Policy D9.

Criterion t)

2.14. Criterion t) requires provision of *"a suitable and safe vehicular access from Brookfield Avenue and through the new development off Hawthorn Avenue to the standards of the local highway authority"*.

2.15. For the same reasons as set out above in relation to criterion r), the requirement for a vehicular access to Brookfield Avenue is inconsistent with Local Plan policy S80, is not required to ensure the development can be accessed safely or sustainably, and is not deliverable as it requires third party land.

2.16. In this context, criterion t) should be removed from Policy D9.

Criterion u)

2.17. Criterion u) requires the provision of trees alongside new roads at a density of 1 tree per 2 houses. This is considered overly prescriptive, and should be removed.

2.18. There is already a general requirement for provision of street trees within Policy D4, which is considered appropriate, and there is no justification for additional or more specific requirements to be imposed in relation to Site 11.

Criterion 2

- 2.19. Criterion 2 requires provision of a masterplan for development of the site to be agreed by both the Parish and the District Council. Although a masterplan is being prepared, and has already been presented to and discussed with the Parish Council, it is not considered appropriate to require the Parish Council's approval of the plan.
- 2.20. The masterplan will accompany a forthcoming outline planning application for development of the site, where as a statutory consultee the Parish Council will be provided the opportunity to formally comment on the plan as part of the normal consultation process from the local planning authority. However, as there is no formal mechanism for the Parish Council to agree the plan, this element of the policy is considered inappropriate and should be removed.

Policy D1: Parking Standards for New Residential Development

- 2.21. Policy D1 sets parking standards which are not in accordance with those required by Policy S49 and Appendix 2 of the Local Plan. The requirements of Policy D1 should be amended to ensure consistency with the recently adopted Local Plan.

Policy D4: Design of New Development and Parish Design Code Principles

- 2.22. Criterion 2.a) of Policy D4 should be amended to clarify that it is a gross density of 20dph which is not to be exceeded, which would then be in accordance with the capacity figures provided for Site 11.

Policy D5: Climate Change Mitigation and Adaption

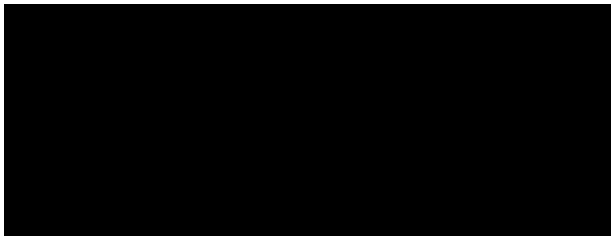
- 2.23. Criterion i) of Policy D5 repeats the requirement for provision of a minimum 7kw electric vehicle charger at each building as contained within Policy D9. For the same reasons discussed above in paragraphs 2.5 – 2.7, this criterion is inappropriate and should be removed.

Greetwell Parish Council have considered the Nettleham Neighbourhood Plan Review and have the following comments to make:-

Communication took place some time ago with members of Nettleham Parish Council regarding making a Permissive path from Mulsanne Park to the A158 at North Greetwell so that a safe walk could be made across the fields to Nettleham/Greetwell.

There are also concerns about the number of road traffic incidents involving vehicles pulling out of Greetwell Lane and this Parish Council feel that if additional development were to be made on this Lane or indeed in Nettleham the number of incidents will definitely increase.

Regards



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Dear Nev

Please find attached our response to the Nettleham Neighbourhood Plan.

Apologies for the delay.

Kind regards

[Redacted]

Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area

[Redacted]



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

Our ref: AN/2007/101718/SD-
03/PO1-L01
Date: 10 January 2024

Dear Sir/Madam

Nettleham Neighbourhood Plan - Review - Regulation 16 Submission Consultation

Thank you for consulting us on the Nettleham Neighbourhood Plan review. We have reviewed the Plan and confirm that it raises no concerns for us.

Flood risk

We welcome Policies D3 and D5, which considers flood risk and the impact of climate change. Welcome the addition of the 'Water Quality' section within Policy D3, which ensures development will not impact water quality or supply.

As explained in our previous response site 11 (WL/NHAM/011) is partly covered by flood zone 2 and 3. We note the site plan (Map 9) for this site has changed slightly and now shows possible development within the flood zone, this was previously allocated as a 'green buffer'. In line with paragraph 167 and 168 of the National Planning Policy Framework we recommend development is located in the areas of lowest flood risk. A site specific flood risk assessment (FRA) will need to be submitted with the planning application. The FRA must assess flood risk from all sources and demonstrate how people will be kept safe from flooding including any mitigation measures required, taking account of climate change.

Water resource

We support the requirement within Policy D5 that new developments should include water harvesting. Water is a finite resources and this measure will help ensure developments reduce water and energy consumption.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

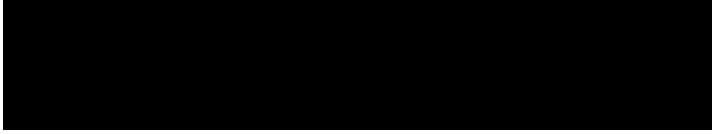
Yours faithfully



Environment Agency
Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

*Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).*

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