

# **DUNHOLME NEIGHBOURHOOD PLAN REVIEW**

## **CONSULTATION STATEMENT**



**May 2024**

## **The Consultation Process**

The Dunholme Neighbourhood Plan review began in early 2021 with several public consultation on the issues likely to be included within the review. These events were followed by a consultation with local landowners and a residents survey. A 'call for land' consultation was then undertaken in in the Summer of 2021. The Parish Council received 10 sites for consideration.

To understand whether the sites were suitable for potential future development, a site assessment document was produced. A consultation with the public then followed to obtain residents views on the potential locations for development.

The result of the community survey are summarised in this statement. The feedback was then used to help draft the review Plan. Once a draft was established, a series of drop-in sessions were organised in Spring 2023. This was to obtain comment on the emerging draft Plan.

The final draft Plan was then published for its formal Regulation 14 public consultation for a 6-week period from the 20<sup>th</sup> November 2023 until the 3<sup>rd</sup> January 2024.

### List of Consultation Events throughout the Review process.

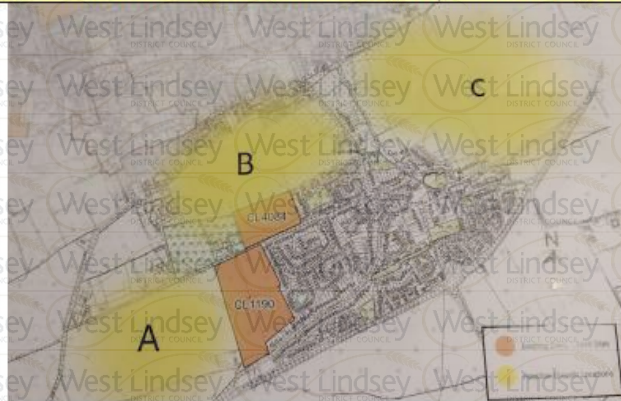
Consultation Event	Venue	Date	Attendance
Meeting with Landowners	Village hall	16th March 2021	8 landowners
Call for Land consultation	Village Hall	Summer 2021	8 sites were submitted
Dunholme Residents' Survey	Village Hall	13 <sup>th</sup> December 2021	Over 20 people
Dunholme Residents' Survey Results	The Old School	5 <sup>th</sup> February 2022	Over 35 people
Sites Consultation	Christmas Market	3 <sup>rd</sup> December 2022	12 people
Sites consultation	Village Hall	8 <sup>th</sup> December 2022	22 people
Sites consultation	Village Hall	10 <sup>th</sup> December 2022	14 people
Consultation	Village Hall	9 <sup>th</sup> January 2023	10 people
Sites Consultation	Village Hall	16 <sup>th</sup> January 2023	12 people
Sites Consultation	Village Hall	13 <sup>th</sup> February 2023	10 people
Cosy Corner	Village Hall	4 <sup>th</sup> March 2023	12 people
Cosy Corner	Village Hall	11 <sup>th</sup> May 2023	14 people
Cosy Corner	Village Hall	16 <sup>th</sup> May 2023	10 people
Cosy Corner	Village Hall	20 <sup>th</sup> November 2023	11 people
Christmas Market	Village Hall	25 <sup>th</sup> November 2023	87 people
Cosy Corner	Village Hall	27 <sup>th</sup> November 2023	15 people
Cosy Corner	Village Hall	4 <sup>th</sup> December 2023	19 people
Cosy Corner	Village Hall	11 <sup>th</sup> December 2023	10 people
Cosy Corner	Village Hall	18 <sup>th</sup> December 2023	14 people

# Results of the Residents Survey

General feedback from Dunholme Event 13.12.2021

- Support small site for development
- No large schemes as we have already taken a significant amount of growth
- Why do we need to lose more countryside
- There are significant drainage issues around the village
- There isn't enough facilities in the village to support extra housing
- There needs to be more bungalows and accommodation for older people
- More starter homes
- Roads need upgrading as there is already a high volume of traffic
- Eco-homes rather than typical new build


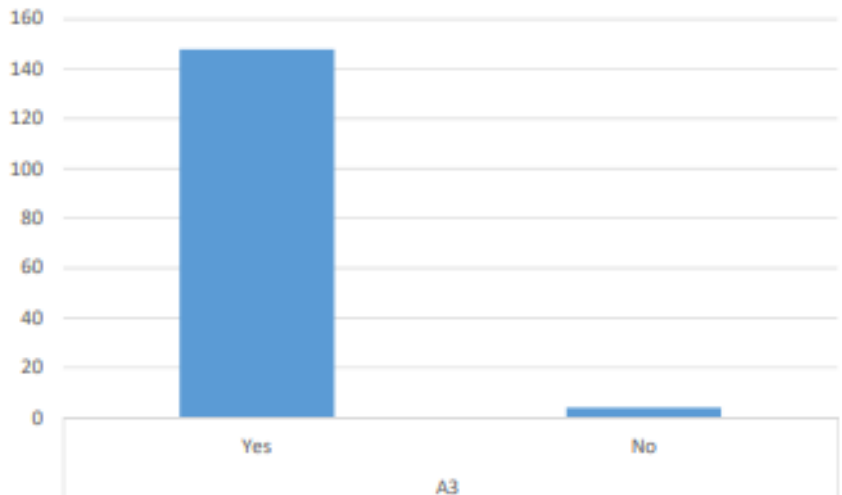
**Q01 Referring to the "Broad Areas on the map of the Previous page , Which areas do you feel could take some limited new development in the future ?**



**Multi-Choice** Area A Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.  
 Area B  
 Area C

**A01 The Majority of Dunholme residents voted for Area A. please see chart below:-**

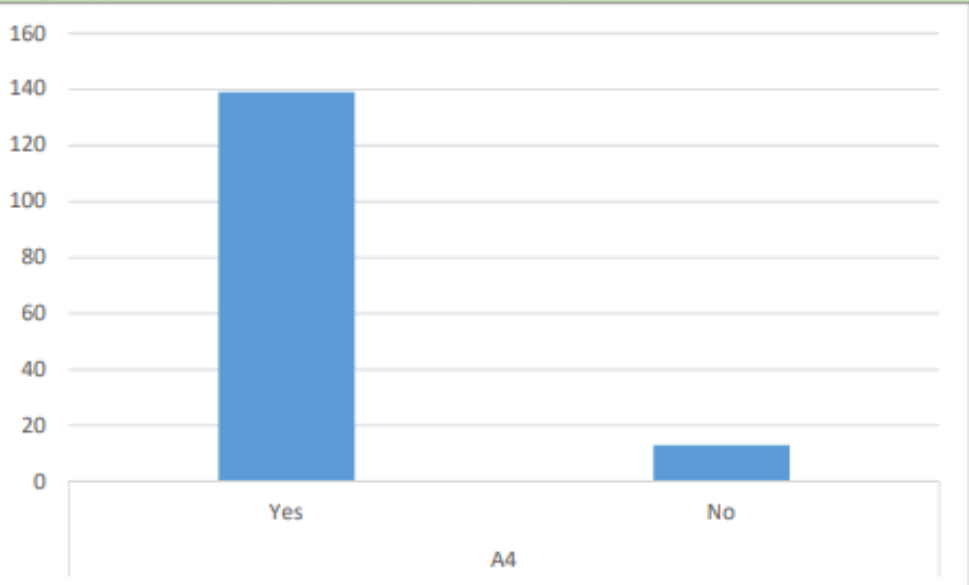


Q02	What types of homes do you think we need in the future?																						
Multi-Choice	Eco-Homes Affordable Housing/First Homes and Exception Sites Sheltered Housing for older people or those with disabilities Bungalows Detached Houses Semi-detached houses/Terraced Houses 1 Bedroom 2 Bedrooms 3 Bedrooms 4+ Bedrooms																						
A02	The Majority of residents voted for Affordable Housing/First Homes and Exception Sites.																						
	<p style="text-align: center;"><b>Types of Housing</b></p>  <table border="1" data-bbox="359 705 1300 1131"> <thead> <tr> <th>Housing Type</th> <th>Number of Votes</th> </tr> </thead> <tbody> <tr> <td>Eco-Homes</td> <td>85</td> </tr> <tr> <td>Affordable Housing/First Homes and Exception Sites</td> <td>100</td> </tr> <tr> <td>Sheltered Housing for older people or those with disabilities</td> <td>90</td> </tr> <tr> <td>Bungalows</td> <td>85</td> </tr> <tr> <td>Detached Houses</td> <td>50</td> </tr> <tr> <td>Semi-detached houses/Terraced Houses</td> <td>50</td> </tr> <tr> <td>1 Bedroom</td> <td>40</td> </tr> <tr> <td>2 Bedrooms</td> <td>80</td> </tr> <tr> <td>3 Bedrooms</td> <td>75</td> </tr> <tr> <td>4+ Bedrooms</td> <td>35</td> </tr> </tbody> </table>	Housing Type	Number of Votes	Eco-Homes	85	Affordable Housing/First Homes and Exception Sites	100	Sheltered Housing for older people or those with disabilities	90	Bungalows	85	Detached Houses	50	Semi-detached houses/Terraced Houses	50	1 Bedroom	40	2 Bedrooms	80	3 Bedrooms	75	4+ Bedrooms	35
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Q03	Should we set the level of parking spaces for new developments within the neighbourhood plan ?																						
Options	Yes or No																						
A03	The Majority of the residents of Dunholme voted yes to set the levels of parking requirements.																						
	 <table border="1" data-bbox="359 1310 1204 1803"> <thead> <tr> <th>Response</th> <th>Number of Votes</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>148</td> </tr> <tr> <td>No</td> <td>5</td> </tr> </tbody> </table>	Response	Number of Votes	Yes	148	No	5																
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Yes	148																						
No	5																						

**Q04** If we allocate additional land for development , Do you think we should have a strict design criteria for those sites so that the design of new development enhances the appearance of the village ?

**Options** Yes or No

**A04** The Majority of the village voted to have a strict design criteria when it comes to the village appearance and potential development plans.



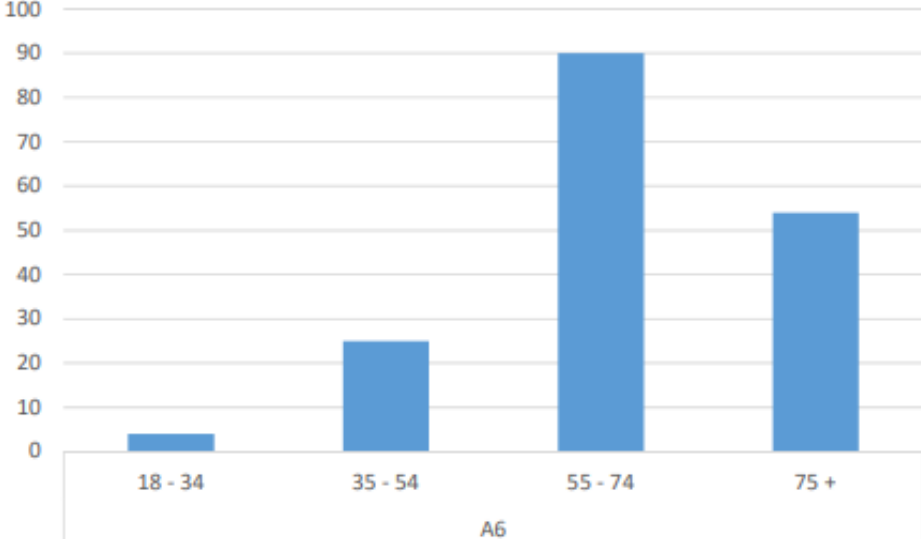
**Q05** For how long have you lived in Dunholme?

**Options** Less than 5 Years  
5 - 15 Years  
15 - 25 Years  
More Than 25 Years

**A05** The Majority of Dunholme residents have lived here for more than 25 years.



Survey Results & Feedback

Q06	To enable us to check we have a representative response from residents, Please tell us what age range you are ?										
Options	18 - 34 35 - 54 55 - 74 75 +										
A06	The Majority of Dunholme residents who filled out this survey are aged between 55 - 74										
	 <p>A6</p> <table border="1"> <caption>Survey Results by Age Range</caption> <thead> <tr> <th>Age Range</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>18 - 34</td> <td>~5%</td> </tr> <tr> <td>35 - 54</td> <td>~25%</td> </tr> <tr> <td>55 - 74</td> <td>~90%</td> </tr> <tr> <td>75 +</td> <td>~55%</td> </tr> </tbody> </table>	Age Range	Percentage	18 - 34	~5%	35 - 54	~25%	55 - 74	~90%	75 +	~55%
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#### General Comments & Questions

- Keep the land as green belt.
- No more development until the village has more amenities.
- Widened roads and suitable kerbs for henry hols lane.
- Short on green spaces and Parks
- Public housing required.
- Area B for development if green corridor is preserved for wildlife,
- No more development as the village is at capacity already.
- Development would be beneficial to the local community.
- The separation of the villages makes no sense now.
- Green belt land no further building.
- Before any development sewage system upgrades are required.
- Any development plans should involve suitable parking.
- There isn't enough infrastructure such as shops, doctors etc. Dunholme needs a hub setup perhaps the old school.
- No more building enough is enough
- Before any more housing plans granted we require parking spaces for them and additional shops other than the coop.
- We are full up, no more development
- More rental accommodation required for elderly who cannot afford to buy
- No more development unless it includes doctors, pub, shops
- Some electric car charging points and parking for the school are required as part of development plans.
- 2 cars minimum parking per household as a condition of granting developer's permission.
- leave old part of village alone
- Who will decide what the appearance will look like?
- More Trees to be planted
- My question is why when all services in the village are full, we live in a village not a town.
- We've just had over a year of noise dust and large lorries leaving mud on all the roads.
- Will we get anymore street lighting?
- The Dunholme Neighbourhood Plan 2016 states 1.5 Dunholme is considered a large village (due to the volume of people and houses Although large in its physical size this is not reflected in the level of services and facilities available in the village
- What advantages has current and planned development brought to the village?
- The questionnaire is very limited tick box process with limited questions and is considered a developer's charter for development which is against the plan of 2016.
- I could not answer Questions 1-4; as the over development your planning is destroying this village I hope you can reconsider.
- Feel the recent developments by chestnut Houses on Lincoln road and cyden homes on honey holes' lane together with large properties and new developments have pushed out services to full capacity already.
- if pushed by government to accept more development, housing for elderly to enable those with families to upgrade and remain in the community.
- GP is required due to the size of Dunholme
- Area B should be avoided due to the wildlife conservation
- The village already has larger dwellings which makes it difficult for lower income families
- The Existing developments haven't yet finished we have woken up to the sound of reversing lorries, diggers and tradesmen for the last 2 years no more development.



## Notice of Call for Land Consultation

### Call for Land for Development

The feedback from the survey enables us to move forward to the next stage of the review process which is where we invite landowners within the Parish to submit, through a "call for land" consultation, areas of land they wish to be considered for future residential development.

All land submissions should:

1. Be 0.5 hectare in size, or large enough to accommodate up to 10 dwellings;
2. Be clearly located on a map;
3. Provide a description of the current land use(s); and
4. Provide the landowner(s) name and contact details.

All submissions of land should be sent to the Parish Council by the 15<sup>th</sup> February 2022. For further information on the call for land consultation, please contact the Parish Council at: [clerk@dunholme-pc.gov.uk](mailto:clerk@dunholme-pc.gov.uk)

### Notice of Public Meeting

A public meeting will be held to allow residents to come and see the latest information about the Neighbourhood Plan and ask the working group questions. The public meeting will be on ***Saturday 5<sup>th</sup> February 2022 between 11am and 1pm at the Jubilee Room in Dunholme Village Hall on Honeyholes Lane.***

## Notice of Public Consultation

### DUNHOLME NEIGHBOURHOOD PLAN REVIEW CONSULTATION

Notice is hereby given that Dunholme Parish Council is formally consulting on the draft Dunholme Neighbourhood Plan Review and its associated documents.

The Neighbourhood Plan has been subject to a review over the past year so that it is up to date with current planning legislation and local priorities. Consultations have taken place in the Village Hall and the Old School on various issues including the allocations of sites for housing development and the protection of green spaces. Once completed, the Neighbourhood Plan review will replace the existing Neighbourhood Plan for Dunholme and will be used to help determine future planning applications in the area by the Parish Council and West Lindsey District Council (WLDC).

It is really important that we receive your comments on the draft plan so that the Parish Council can make sure it accurately reflects the communities' views.

***The consultation period starts on the 20<sup>th</sup> November 2023 and closes on the 3<sup>rd</sup> January 2024.***

To inspect the plan and its supporting documents please go to:

- Dunholme Parish Council website at: <https://www.dunholme-pc.gov.uk/index.php/en/>
- WLDC's website at: [www.west-lindsey.gov.uk/neighbourhoodplans](http://www.west-lindsey.gov.uk/neighbourhoodplans)

Alternatively, you can come and view the documents in person at the Cosy Corner (with free tea, coffee and biscuits) events in the Jubilee Room at Dunholme Village Hall on:

- Cosy Corner Monday 20<sup>th</sup> November 11am – 3pm at the Jubilee Room
- Christmas Market 25<sup>th</sup> November 2pm - 4.30pm at the Village Hall
- Cosy Corner Monday 27<sup>th</sup> November 11am – 3pm at the Jubilee Room
- Cosy Corner Monday 4<sup>th</sup> December 11am – 3pm at the Jubilee Room
- Cosy Corner Monday 11<sup>th</sup> December 11am – 3pm at the Jubilee Room
- Cosy Corner Monday 18<sup>th</sup> December 11am - 3pm at the Jubilee Room

All comments are welcome and you can either send your comments to:

- Email them to: [clerk@dunholme-pc.gov.uk](mailto:clerk@dunholme-pc.gov.uk) (please title any comments as 'Neighbourhood Planning').
- Or post them to: Laura Richardson, 20 Monckton Way, Dunholme, Lincoln, LN2 3QL

## Email Notice to all Consultees

Dear Consultee,


Notice is hereby given that Dunholme Parish Council is formally consulting on the draft Dunholme Neighbourhood Plan Review and its associated documents. The Neighbourhood Plan has been subject to a review over the past year so that it is up to date with current planning legislation and local priorities. Once completed, the Neighbourhood Plan review will replace the existing Neighbourhood Plan for Dunholme and will be used to help determine future planning applications in the area by the Parish Council and West Lindsey District Council (WLDC).

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The Neighbourhood Plan and associated documents are attached to this email.  
All comments are welcome and you can either send your comments to:

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## Notice and Information on the Parish Council Website

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[← Categories](#)

### Neighbourhood Plan

<b>Dunholme Neighbourhood Plan Character Assessment</b>  <a href="#">Dunholme Neighbourhood Plan Character Assessment.pdf</a>	<a href="#">Details</a>	<a href="#">Download</a>
<b>Dunholme Neighbourhood Plan review May 2023</b>  <a href="#">Dunholme Neighbourhood Plan review May 2023.pdf</a>	<a href="#">Details</a>	<a href="#">Download</a>
<b>Dunholme Site Assessment Report May 2023</b>  <a href="#">Dunholme Site Assessment Report May 2023.pdf</a>	<a href="#">Details</a>	<a href="#">Download</a>

## Sites Consultation in the Village Hall



## Public Consultation on the Neighbourhood plan Review in the Old School



## A Copy of the Questionnaire used for Regulation 14 Public Responses

### **Residents of Dunholme - We Need Your Help!**

Over the past 2 years, a group of residents have been preparing a review of the Dunholme Neighbourhood Plan. The main aim of the Neighbourhood Plan review is to enable the local community to have a greater say in how the neighbourhood changes in the future. Once complete, the Neighbourhood Plan review will become a legal document. Future planning proposals will be determined using local policies set within the Plan.

We need your help by answering the following questions, that will enable us to finalise the review of the Neighbourhood Plan.

#### **Policy 1: General Housing Development in Dunholme**

The policy seeks to make sure that any new housing in the area is the right type and size. Any new housing should enhance the area and meet the needs of the community.

What are your thoughts on this?

#### **Policy 2: Allocation of Land at Honeyholes Lane**

This Policy seeks to influence the type and style of new housing at land off Honeyholes Lane. This site has been allocated within the Central Lincolnshire local Plan for 63 new homes.

What are your thoughts on this?

**Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)**

This Policy allocates a small number (5 dwellings) of new homes off Lincoln Road.

*Is this something that is important to you?*

**Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)**

This Policy allocates a small number (5 dwellings) of new homes to the North Lincoln Road.

*Is this something that is important to you?*

**Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)**

This Policy allocates a small number (4 dwellings) of new homes to the West Lincoln Road.

*Is this something that is important to you?*

**Policy 6: Priority Site for Self-build Housing (Site NP08)**

This Policy allocates a small number (10 dwellings) for self-build homes along part of Market Rasen Road.

*What do you think about this?*

### **Policy 7. Design Codes**

This policy suggests that all future buildings should be in keeping with those already in the area, that they should blend in well and be built of similar materials to existing buildings.

*What do you think about this?*

### **Policy 8: Mitigating and Adapting to Climate Change**

This policy encourages the use of renewable and green energy technologies, such as green roofs and solar panels, to help reduce the communities' impact on climate change.

*What are your thoughts on this?*

### **Policy 9: Business and Employment Development**

This Policy seeks to support new and the expansion of local businesses.

*What are your thoughts on this?*

### **Policy 10: Policy 10 - Public Open Space**

This policy is about protecting our green spaces. Such as Sports Areas and Children's Play Areas. It suggests trees, plants and pocket parks, are used to enhance the area.

*Is this something that's important to you?*

### **Policy 11: Green Infrastructure**

This policy is about protecting our public rights of way.

Is this something that's important to you?

### **Policy 12: Dunholme Beck**

This Policy is about preserving the environment around Dunholme Beck.

*What are your thoughts on this?*

### **Policy 13: Landscape Character**

This Policy seeks to protect our valued landscape and wider countryside around the village.

Is this something that's important to you?

### **Policy 14: Community Facilities**

This policy states that our local services and amenities should be protected from being redeveloped. Such amenities would be our shops, community spaces, schools and shop.

*What do you think about this?*

### **Policy 15: Green Wedge**

This Policy seeks to preserve the green space between Dunholme and Welton to avoid further coalescence between the settlements.

Is this something that's important to you?



### **Policy 16. Heritage Assets.**

This policy states that any new proposals must contribute to protecting and enhancing the areas historic buildings and spaces.

*Is this something that's important to you?*

### **Policy 17: Flooding and Drainage**

This Policy seeks to avoid the building of new development within areas at a higher risk of flooding.

*What are your thoughts on this?*

All comments are welcome and you can either send your comments to:

- Email them to: [clerk@dunholme-pc.gov.uk](mailto:clerk@dunholme-pc.gov.uk) (please title any comments as 'Neighbourhood Planning').
- Or post them to: Laura Richardson, 20 Monckton Way, Dunholme, Lincoln, LN2 3QL.

## Regulation 14 Public and Statutory Comments

Respondent	Comments	NDP Response
Canal and Rivers Trust.	<p>Thank you for your consultation on the above document. We are the charity who look after and bring to life 2000 miles of canals &amp; rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal &amp; River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded, and enhanced within an appropriate policy framework.</p> <p>The River Witham is the Trust's nearest asset to Dunholme village at a distance of approximately 7.5km to the south. As such the Trust have no waterways, assets or land interests within the area covered by the document and as such we have no comment to make.</p>	Thank you for your comments.
Environment Agency	<p>I refer to your consultation dated 20 November 2023 on the Draft Plan version of the Dunholme Neighbourhood Plan. We aim to reduce flood risk, while protecting and enhancing the water environment. Our comments on this matter are therefore made solely from these points of view. Environment Agency position We would like to make the following detailed comments in relation to topics the Environment Agency is able to comment on: Flood Risk Policy 3 - NP01: There is a surface water flow path across this site. Development should be steered away from this existing flow path and should not be located within flood extents to reduce impact of, and potential increases of risk of flooding. This should be referred to in the Policy.</p>	<p>Noted.</p> <p>This has now been added to the Policy.</p>

Respondent	Comments	NDP Response
	<p>Policy 4 – NP02 and NP04: A drainage ditch is located between the two sites. Development should have regard for maintenance access for the appropriate risk management authority/landowner and culverting should be discouraged. Again, this should also be referred to in the Policies. Permissions may be required to do works in, under or near the from relevant risk management authority(ies). This should be referred to in the text associated with these Policies.</p> <p>Site NP08- Market Rasen Road: Parts of the western side of this site lie within Flood Zones (FZ) 2 and 3. The sequential test must be undertaken as per the NPPF and PPG which should steer development away from this area of the site. The flood risk must be considered when considering the layout and design of the site including aspects such as access and egress arrangements. Reference to this should be made in the Policy.</p> <p>Section 10: it is great to see the importance of climate change highlighted and flood risk mentioned. Dunholme Beck which flows through Dunholme is classed as a “main river” at this point. However, the policy doesn’t mention river flooding. We would support strengthening this policy to include no development being located in FZ 2 and 3. If this cannot be achieved, buildings and development sites must be designed to ensure they are safe for their lifetime.</p> <p>Whilst not directly in the Environment Agency’s remit, we’d support expanding the wording of Policy 8 1d) that the permeable surfacing would also reduce surface water runoff, not just collection of surface water (we understand that this is referring to surface water ponding during/after rain).</p>	<p>This has now been added to Policy 4 and 5.</p> <p>All sites have been appraised for their flood risk within the Site Assessment document. Only a small section of this site is located within flood zone 3. Due to the size of the site, it is therefore possible to locate development away from the impact zone. This has now been included within the Policy.</p> <p>This has been added to the Policy.</p> <p>This has been added to the Policy.</p>

Respondent	Comments	NDP Response
	<p>Policy 10 and/or surrounding text could have a further flood risk focus, to prioritise areas at flood risk, or act as a flow path as designated open spaces. This could support the management of flood risk and possibly reduce risk to flooding.</p> <p>In relation to Policies 11 and 12, we would like to raise awareness that the categorisation of Dunholme Beck as a “main river” means that works in, over under and near the watercourse are likely to need a flood risk activity permit, issued by the Environment Agency. To support these Policies, proposed development, should work with and have regard to the duties of Risk Management Authorities. We would support development being set back 8m from the top of the bank of the watercourse and not located in FZ2 or FZ3. Flood risk must not be increased as a result of development. Reference to this should be made in either the Policies or text, as appropriate.</p> <p>Policy 12 states that development proposals next to the beck should extend access through the formation of waterside walkways. This is something that may need a Flood Risk Activity Permit from the Environment Agency, and we’d likely discourage raised paths being created which could change how the water flows if it exceeds the river channel capacity. This should be referred to in the text associated with this Policy.</p> <p>Map 8 – From a flood risk perspective, where possible, development should steer away from areas in FZ2 and FZ3. We would support areas of the green wedge protected from development in FZ2 and FZ3.</p> <p>Finally, we would like to highlight that the Environment Agency is not the only consultee on flood risk (page 48). Other Risk Management Authorities (RMAs) are also consulted to respond to planning</p>	<p>Noted.</p> <p>This has been added to Policy 12.</p> <p>Noted. Flood management criteria has now been added to Policy 12.</p> <p>Noted.</p> <p>Other water authorities have been consulted.</p>

Respondent	Comments	NDP Response
	<p>applications, therefore the Plan should also note other RMAs. These include the Lead Local Flood Authority – Lincolnshire County Council who lead on surface water, ground water and ordinary watercourses and the Internal Drainage Board, which is Witham Third in this area.</p> <p>Foul Drainage We note that part of paragraph 16.10 of the existing Neighbourhood Plan states that the capacity at the local pumping station is already strained and this will need improving in order to accommodate the anticipated future development.</p> <p>Furthermore, we note paragraph 16.12 says developers should engage with Anglian Water at the earliest opportunity.</p> <p>On this topic, we also note, from the Consultation Statement prepared in 2016 in connection with the current Neighbourhood Plan, that Anglian Water had made an initial assessment of the available capacity within the water supply and foul sewerage networks to accommodate the sites identified in it. They added that this assessment would be revisited when they were approached by the developer and/or a planning application is submitted to West Lindsey District Council. They also said it was important to note that proposed housing allocation sites (CL4084 and CL1190) are expected to require improvements to be made to the foul sewerage network to enable these developments to come forward.</p> <p>We see that the replacement Plan is not as specific on this topic as the existing one but objective 9 (Infrastructure Improvements) does seek to support and encourage improvements to infrastructure and services such as drainage capacity.</p>	

Respondent	Comments	NDP Response
	<p data-bbox="465 236 1516 344">With all these comments in mind, we assume Anglian Water are being consulted on this Neighbourhood Plan review and that any views they make will be taken into account before this matter progresses.</p> <p data-bbox="465 384 1516 528">Related to this, we would like the reviewed Plan to include the wording that there is no occupation of new development until Anglian Water can confirm capacity in both the sewage network and Water Recycling Centre to be able to cope with the foul drainage from it.</p> <p data-bbox="465 568 1003 600">Groundwater and Contaminated Land</p> <p data-bbox="465 639 1516 935">NPPF paragraph 180 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 189).</p> <p data-bbox="465 975 1516 1302">The Plan boundary is underlain by a sequence of bedrock strata comprising, from west to east across the Parish, the Lincolnshire Limestone Formation, Rutland Formation (sandstone and limestone), Blisworth Limestone Formation, Blisworth Clay Formation, Cornbrash Formation (limestone), Kellaways Formation (sandstone, siltstone and mudstone) and the Oxford Clay Formation. The Lincolnshire Limestone and Blisworth Limestone are classified as Principal aquifers. These are rocks of high permeability that provide significant quantities of water on a strategic scale, for drinking water and business needs.</p>	

Respondent	Comments	NDP Response
	<p>The Cornbrash Formation and Kellaways Formation are classified as Secondary A aquifers and the Rutland Formation as a Secondary B aquifer. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. Superficial Alluvial deposits are present in the eastern extent of the Parish, which are also classified as a Secondary A aquifer. The Blisworth and Oxford Clays are classified as Unproductive Strata.</p> <p>The use of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. The very northern edge of the Parish is located within a Source Protection Zone (SPZ) 2, relating to a groundwater abstraction to the north of Welton. SPZs are used for the purpose of protecting groundwater sources used to supply drinking water, with the zones showing the level of risk to the groundwater sources from pollution. Further information on groundwater SPZs can be found at Groundwater source protection zones (SPZs) - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>We would like to refer you/developers to our groundwater position statements in 'The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:</p> <ul style="list-style-type: none"> <li>•Waste management</li> <li>•Discharge of liquid effluents</li> <li>•Land contamination</li> <li>•Ground source heat pumps</li> <li>•Cemetery developments</li> <li>•Drainage</li> </ul> <p>We are able to provide further advice on protecting groundwater, including guidance on the use of SuDS. We recommend that developers should:</p>	

Respondent	Comments	NDP Response
	<ul style="list-style-type: none"> <li>•Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination</li> <li>•Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health</li> <li>•Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed</li> <li>•Refer to the contaminated land pages on gov.uk for more information</li> </ul> <p>Again, we would advise that some of this background information and related advice is included in appropriate places in the Plan text</p> <p>Climate Change</p> <p>We previously advised that climate change should be addressed within the Plan, either as a standalone policy or in relation to existing policies. We therefore support the addition of Policy 8 (Mitigating and Adapting to Climate Change). However, we believe that the Policy could be more specific in outlining requirements to ensure water and energy efficiency. The Central Lincolnshire Local Plan 2023 ('the Local Plan') refers to the requirements of Energy Statements in Policies S7 (Reducing Energy Consumption- Residential Buildings) and S8 (Reducing Energy Consumption- Non-Residential Buildings), but this is not mentioned in the Draft Dunholme Neighbourhood Plan. Policy S13 (Reducing Energy Consumption in Existing Buildings) also demonstrates that proposals which take opportunities to improve energy efficiency, particularly in terms of EPC rating, will be supported.</p>	



Respondent	Comments	NDP Response
	<p>Therefore, we encourage more specific reference to the requirement of proposals to address energy efficiency in relation to climate change mitigation and adaptation. Please refer to the below paragraph for further comments on water efficiency.</p> <p>Water Efficiency</p> <p>We note that Policy S12 (Water Efficiency and Sustainable Water Management) of the Local Plan states:</p> <p>‘To minimise impact on the water environment all new dwellings should achieve the Optional Technical Housing Standard of 110 litres per day per person for water efficiency as described by Building Regulation G2. Proposals which go further than this (to, for example, 85 litres per day per person) would be particularly supported’.</p> <p>In line with this, we advise that the Dunholme Neighbourhood Plan also encourages development to achieve the water efficiency standard of 85 litres per day per person. In paragraph 3.7.11, the Central Lincolnshire Local Plan also refers to specific water efficiency requirements, such as water efficient toilets, showers and taps. We therefore advise that the Dunholme Neighbourhood Plan refers to more specific measures such as these in order to maximise the opportunity for water efficiency in the area.</p> <p>Biodiversity</p> <p>We support the inclusion of Policies 11 and 12 and that the Neighbourhood Plan seeks opportunities for enhancing the water environment in terms of improving the Parish’s blue as well as green infrastructure. We previously made comments in relation to the last</p>	

Respondent	Comments	NDP Response
	<p>Neighbourhood Plan on 18 October 2016 about the enhancement of Dunholme Beck. This the project is currently ongoing and we have no further comments to make on it. For information, further to the penultimate paragraph of our letter dated 18 October 2016, Lincolnshire Rivers Trust are now named East Mercia Rivers Trust.</p>	
<p>Lincolnshire County Council</p>	<p>Please accept Lincolnshire County Council's comments as follows:</p> <p>The Neighbourhood Plan appears to have no reference to affordable housing to which we strongly object. The National Planning Policy Framework (NPPF) defines affordable housing as: 'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'. Affordable housing provision is a strong feature of Government policy (NPPF from paragraph 60) and Local Plan policy (particularly policy S22) so the Neighbourhood Plan should reiterate the need to deliver affordable housing in the Parish. Including affordable housing in Neighbourhood Plan policy will be essential to meet Objectives 1 and 2 of the Neighbourhood Plan.</p> <p>There seems to be a typo towards the end of paragraph 3.9: 'community' should be 'commute'.</p> <p>Sites NP02 and NP04 would best be allocated as one single site. This would encourage a single planning application and potentially allow a better site layout with the possibility of infrastructure and affordable housing contributions.</p> <p>The key to Map 2 is very unclear and should be improved. The key to Map 4 should also be enhanced. Map 6 as whole is very unclear and should be enhanced. There should be a key added to Map 8. The key to Map 9 should also be enhanced.</p>	<p>Reference to affordable housing added to Policy 1 and Policy 2. Other allocations are likely too small in scale to deliver any affordable housing.</p> <p>Noted and changed.</p> <p>This was discussed, but there are different landownerships, and they would like to keep them separate.</p> <p>Maps has been updated.</p>

Respondent	Comments	NDP Response
	<p>Policy 7 has a bullet point 'g)' that has been left without any text.</p> <p>There are several references on page 45 to Map 10 which should, it seems, refer to Map 9</p>	<p>Noted and changed.</p> <p>Noted and changed.</p>
Severn Trent Water	No comments to make.	Noted.
National Highways	<p>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).</p> <p>The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its longterm operation and integrity. In responding to development related consultations, we have regard to the National Planning Policy Framework (NPPF) and DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). The latter document sets out National Highways policy on sustainable development and our approach to proposals which may have an impact on our network. The SRN in the vicinity of the proposed development is the A46 Trunk Road.</p> <p>We have considered the contents of the draft neighbourhood plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no other comments to make.</p>	Noted. Thank you for your comments.

Respondent	Comments	NDP Response
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>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.</p> <p>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,</p>	

Respondent	Comments	NDP Response
	<p>geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>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.</p>	
Scothern Parish Council	Scothern PC fully support and have no comments re:Dunholme Neighbourhood Plan	Noted.
Third Witham Drainage Board	<p>Thank you for the opportunity to comment on the above Neighbourhood Plan it is partly within the Witham Third District Internal Drainage Board are and there are a number of watercourses within the area that the Board maintains, see attached. Shape files of the Board's area and watercourses can be made available on request.</p> <p>The Board supports West Lindsey District Council Planning Policies.</p> <p>Below are general Board comments for Neighbourhood Plans.</p> <ul style="list-style-type: none"> <li>• It is suggested that the Neighbourhood Plan should support the idea of sustainable drainage and that any proposed development should be in accordance with Local, National and Regional Flood Risk assessments and Management plans.</li> <li>• No new development should be allowed to be built within flood plain. The 'Flood Maps' on the Environment Agency website provides information on areas at risk. Also risk from surface</li> </ul>	Noted. Thank you for your comments. References to the impact from flooding and steering development away from areas at risk from flooding have been included.

Respondent	Comments	NDP Response
	<p>water flooding should also be considered, information can also be found on the Environment Agency website.</p> <ul style="list-style-type: none"> <li>• Within the Witham Third DIDB area under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures within any watercourse within the District. This is independent of the Planning Process.</li> <li>• Outside the Witham Third DIDB are under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991, the prior written consent of the Lead Local Flood Authority (Lincolnshire County Council) is required for any proposed works or structures in any watercourse outside those designated main rivers and Internal Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board.</li> </ul> <p>Through the planning process the Board will continue to comment on the individual planning applications, as and when they are submitted. Many of the proposed areas for development have been subject to multi-agency discussions including this Board regarding flood risk and surface water discharge.</p> <p>Referring to the submitted document.</p> <p>Policy 12 – Dunholme Beck</p>	

Respondent	Comments	NDP Response
	<p>This Policy should also include a paragraph on maintenance access, to allow for appropriate access for mechanical plant where possible. The watercourse is an Environment Agency main river and they should be consulted.</p>	<p>Reference added to Policy 12.</p>
<p>Sudbrooke Parish Council</p>	<p>No specific comments to make.</p>	<p>Noted.</p>
<p>West Lindsey District Council</p>	<p>General</p> <p>Ensure that local plan references given in the NP are taken from the adopted version of that plan. Wording may have changed between the previous submission version of the plan and the final adopted one.</p> <p>Policy 1 General housing development in Dunholme 1 It would benefit the policy if the identified housing allocations could be listed here. Rather than saying that proposals would be supported if filling a gap and as defined in the glossary need to say that they should be in accordance with Policy S4 of the Local Plan and that they meet the following criteria a) to g).....</p> <p>2 .....and should be in accordance with Policy S4 of the Local Plan.</p> <p>3 Instead state that any new residential development in the open countryside should also be in accordance with Local Plan Policy S5. No need in this context to refer to the NPPF.</p> <p>Policy 2 allocation of land at Honeyholes Lane 1 This site is also allocated in the Local Plan ref WL/DUNH/010 The policy allocates the site for up to 63 new dwellings.</p>	<p>Updated where relevant.</p> <p>Allocation references added to Policy 1.</p> <p>Included in the Policy.</p> <p>This has been made clearer in the supporting text and Policy.</p>

Respondent	Comments	NDP Response
	<p>The figure of 63 is taken from the Local Plan but is an indicative figure only and should not be seen as a target. It says the development of the site should be design led.</p> <p>The policy considers that a development of 2, 3 and 4 bedroom dwellings will contribute positively towards Dunholme. Where is the evidence to support this particular range of housing?</p> <p>a) Suggest reword.....that the development should reflect the principles identified in the character assessment.</p> <p>g) and any public art i) what about the site's southern boundary?</p> <p>Policy 3 Allocation of land to the South of Lincoln Rd In the policy there are several references to the word ...positive. For example: ..relates positively.. respond positively... positive use... contribute positively. What is meant by positive in a planning context?</p> <p>a) Suggest reword.....that the development should reflect the principles identified in the character assessment.</p> <p>b) Simplify wording. f) Is the Highways Authority happy with the access?</p> <p>Policy 4 Allocation of land to the north of Lincoln Rd Same comments as for policy 3</p> <p>Policy 5 allocation of land to the West of Lincoln Rd same comments as for policy 3</p>	<p>For a large development, a mix of housing types and sizes is promoted in Local Plan policy and national planning policy.</p> <p>Noted and changed.</p> <p>New criteria added to include the Southern boundary.</p> <p>Reference to 'positively' have been removed in all relevant policies.</p> <p>Noted and changed.</p> <p>Noted and changed.</p> <p>Noted and changed.</p> <p>Noted and changed.</p>



Respondent	Comments	NDP Response
	<p>Policy 6 priority site for self-build housing Policy welcomed. Retitle to custom and self-build housing. Reword first sentence to Is identified as a priority site for the development of up to 10 custom and self-build dwellings. Then same comments as for policy 3.</p> <p>Policy 7 Dunholme design code g) requirement missing.</p> <p>Policy 8 mitigating and adapting to climate change 1. Add .... development should be in accordance with relevant policies in the Local Plan....</p> <p>Policy 9 business and employment development a) remove reference to the local planning authority.</p> <p>Policy 10 important open space</p> <p>1 Important open spaces are already identified by the Local Plan. Suggest this plan recognises the sites as local green spaces instead. So, references to important open space and public open space in this plan/policy should be replaced with the term local green space. Sites 1,4,5 and 7 are already identified as important open spaces in the Local Plan and are covered by its policy S65. This should be noted in the supporting text to policy 10.</p> <p>j) and Map 3 Is the full extent of site 10 shown? From a local plan map it appears to be a bigger site extending both northwards and eastwards from that shown on Map 3..</p> <p>How about identifying these areas as local green spaces too?</p>	<p>Noted and changed.</p> <p>Noted and changed.</p> <p>Noted and changed.</p> <p>Noted and changed.</p> <p>Noted and changed. Justification for these sites have now been added to the Plan.</p> <p>Yes. Site 10 is full identified on Map 3.</p> <p>The group have considered these, but they believe they are not worthy of such a designation.</p>

Respondent	Comments	NDP Response
	<ul style="list-style-type: none"> <li>• The two balancing pond areas on Portus Lane</li> <li>• Hedge/grassed area between Scothern Lane and Four Seasons Close</li> <li>• Footpath link between Scothern Lane and Lincoln Road</li> <li>• Grassed area between Mainwaring Close and main road</li> <li>• Southerly part of important open space south of Beckhall (in Welton) identified by the Local Plan but lies within Dunholme neighbourhood plan area.</li> <li>• Balancing pond area alongside Arrow Mews off Honeyholes Lane.</li> <li>• Field/pasture east of Beck Lane</li> </ul> <p>Map 4 public rights of way Difficult to identify public rights of way. Better quality map required.</p> <p>Policy 11 green and blue infrastructure Suggest reword to read..... Development proposals that contribute towards the protection, enhancement and provision of green infrastructure spaces and linkages will be supported. Encouragement will be given to proposals that further enhance:</p> <p>Map 6 landscape character areas Better quality map needed.</p> <p>Policy 13 landscape character</p> <p>2 This does not appear to be a land use policy. Unclear as to how it would actually be delivered given that previous development completed. It is</p>	<p>Some new spaces have been identified.</p> <p>This has been added.</p> <p>Better map provided.</p> <p>Noted and changed.</p> <p>Better map provided.</p> <p>Policy deleted.</p>

Respondent	Comments	NDP Response
	<p>more an aspiration. Either delete or suggest it be moved to policy 11 and becomes Part d.</p> <p>Policy 14 community facilities</p> <p>1 Suggest rewording. The following community facilities will be safeguarded for such purposes. For consistency the referencing used for the community facilities should be the same on both map and in policy and in same order. 2 Replace the reference ....local amenities with community facilities.</p> <p>Policy 15 green wedge</p> <p>2 Suggest rewording of final part 2 to..... demonstrated that the proposal would be in accordance with policy S63 of the Local Plan.</p> <p>Map 9 heritage assets Clearer map needed.</p> <p>Policy 3 allocation of land to the South of Lincoln Rd site NP01</p> <p>This site was put forward as part of the local plan review. One of the reasons why it wasn't allocated at the time was that the site was constrained by surface water flood risk.</p> <p>12 important open space Justification for why the important open spaces have been identified</p>	<p>Noted and changed.</p> <p>Noted and changed.</p> <p>Surface water flow has been identified and a criteria about Retaining any existing surface water flow paths and integrate them within green/blue infrastructure and/ or drainage infrastructure has been included within the Policy.</p> <p>These spaces are not Local Green Spaces and are just a carry</p>

Respondent	Comments	NDP Response
	<p>needs to be provided. A supporting important open space (local green space) assessment is required.</p> <p>17 Heritage Assets</p> <p>Justification for why non-designated heritage assets have been identified needs to be provided. A supporting assessment is required.  Dunholme neighbourhood plan character assessment  This needs to be updated. There needs to be a character assessment for the two large housing developments to the north of Honeyholes Lane and to the north of Lincoln Road respectively.  The former site includes the streets so far of Hampden Rd, Arrow Mews, and Chadwick Rd. The latter site so far includes the streets of PortusLane, Dixon Place, Creasy Drive, and Braithwaite Mews</p>	<p>forward from the currently made Plan.</p> <p>The Dunholme Character Assessment 2016 identifies why these buildings have been identified as non-designated heritage assets. These are just a carry forward from the current made Plan.</p>
Resident Comment 1	<p><u>Policy 1: General Housing Development in Dunholme</u>  I agree. I think we need more smaller homes for both younger and older people. There are too many larger homes being built in the village.</p> <p><u>Policy 2: Allocation of Land at Honeyholes Lane</u></p> <p>As this is already allocated I cannot object, but do we need another 63 new homes?</p> <p><u>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</u></p> <p>I support some smaller sites</p> <p><u>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</u></p> <p>I support some smaller sites</p> <p><u>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</u></p> <p>I support some smaller sites</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>



Respondent	Comments	NDP Response
	<p>Agree.</p> <p><u>Policy 14: Community Facilities</u></p> <p>Agree.</p> <p><u>Policy 15: Green Wedge</u> Yes, this area should remain undeveloped.</p> <p><u>Policy 16: Heritage Assets.</u></p> <p>Agree.</p> <p><u>Policy 17: Flooding and Drainage</u> There needs to be more thought about where new development is located. The village can flood in periods of heavy rain and there seems to be less areas for it to soak away.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Agreed. The Local Plan has a clear policy to help reduce the impact from flooding.</p>
Resident Response 2	<p>Policy 1: General Housing Development in Dunholme</p> <p>We need for affordable housing. I hope some will be built on the new development site off Honeyholes Lane.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>Ok if it delivers some affordable housing and green space.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>I think self build is a good idea. Small site is ok.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Comments	NDP Response
	<p>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</p> <p>I think self build is a good idea. Small site is ok.</p> <p>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</p> <p>Is the road ok for more housing here?</p> <p>Policy 6: Priority Site for Self-build Housing (Site NP08)</p> <p>I support the use of self build</p> <p>Policy 7. Design Codes</p> <p>I agree that new development should reflect local character. Dunholme is a village, not a town.</p> <p>Policy 8: Mitigating and Adapting to Climate Change</p> <p>Agree.</p> <p>Policy 9: Business and Employment Development</p> <p>Support.this Policy.</p> <p>Policy 10: Policy 10 – Public Open Space</p> <p>Strongly support the protection of our green spaces.</p>	<p>Noted.</p> <p>No objection from LCC Highways</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Comments	NDP Response
	<p>Policy 11: Green Infrastructure</p> <p>Agree.</p> <p>Policy 12: Dunholme Beck</p> <p>Agree.</p> <p>Policy 13: Landscape Character</p> <p>I think we should protect our surrounding countryside from any further development.</p> <p>Policy 14: Community Facilities</p> <p>We need for younger people to do. Maybe a youth club?</p> <p>Policy 15: Green Wedge</p> <p>Yes I agree</p> <p>Policy 16. Heritage Assets.</p> <p>Agree</p> <p>Flooding and Drainage</p> <p>We need to make sure new development is not being built on flood plains.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Resident Response 3	Policy 1: General Housing Development in Dunholme	Noted.





Respondent	Comments	NDP Response
	<p>Policy 9: Business and Employment Development</p> <p>We need to encourage employment</p> <p>Policy 10: Policy 10 – Public Open Space</p> <p>We want open to all green spaces more large open space.</p> <p>Policy 11: Green Infrastructure</p> <p>We must protect public rights of way</p> <p>Policy 12: Dunholme Beck</p> <p>In favour</p> <p>Policy 13: Landscape Character</p> <p>It is</p> <p>Policy 14: Community Facilities</p> <p>Not enough</p> <p>Policy 15: Green Wedge</p> <p>No</p> <p>Policy 16. Heritage Assets.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

Respondent	Comments	NDP Response
	<p>Absolutely</p> <p>Flooding and Drainage</p> <p>We already have issues on Ryland Road</p>	<p>Noted</p>
<p>Resident Response 4</p>	<p>Policy 1: General Housing Development in Dunholme</p> <p>Village needs to grow and adapt but village houses need to reflect their country status and be sensible for families so they can live in the countryside.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>As above, we need houses, but houses and homes need suitable outside garden space not just boxes.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>I would worry that these houses would be very close to two roads, one which is busy and noisy.</p> <p>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</p> <p>This land already has a house on the plot with adequate space for more development.</p> <p>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</p> <p>Cant see it could work for development although lies close to the road junction.</p>	<p>Noted.</p> <p>Noted</p> <p>Noted.</p> <p>Noted</p> <p>No objection from LCC</p>





Respondent	Comments	NDP Response
Resident Respondent 5	Policy 1: General Housing Development in Dunholme	
	Smaller housing estates with affordable housing	Noted
	Policy 2: Allocation of Land at Honeyholes Lane	
	No problem.	Noted
	Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)	
	No	Noted
	Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)	
	No	Noted
	Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)	
	No	Noted
	Policy 6: Priority Site for Self-build Housing (Site NP08)	
	Depending on plans for houses to be acceptable.	Noted
	Policy 7. Design Codes	
Possibly, but again depends on what plans are submitted.	Noted	
Policy 8: Mitigating and Adapting to Climate Change		
	Noted	



Respondent	Comments	NDP Response
	<p>Some sort of space between the villages to preserve their identities vital but currently what an eyesore on Lincoln Road such a pity.</p> <p>Policy 16. Heritage Assets.</p> <p>Yes</p> <p>Flooding and Drainage</p> <p>Imperative.</p>	<p>Noted</p> <p>Noted</p>
Resident Respondent 6	<p>Policy 1: General Housing Development in Dunholme</p> <p>I think we should not be developing anymore at the moment we do not have proper sewage drainage in place to accommodate any more development.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>Too Many.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>No</p> <p>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</p> <p>No</p> <p>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>





Respondent	Comments	NDP Response
Resident Respondent 7	Policy 1: General Housing Development in Dunholme	
	More houses for local people and first time byers	Noted
	Policy 2: Allocation of Land at Honeyholes Lane	
	As above – affordable houses for local people.	Noted
	Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)	
	As before.	Noted
	Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)	
	Bungalows for older people.	Noted
	Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)	
	Affordable homes for young first time buyers	Noted
	Policy 6: Priority Site for Self-build Housing (Site NP08)	
	Agree.	Noted
Policy 7. Design Codes		
Agree.	Noted	
Policy 8: Mitigating and Adapting to Climate Change		
	Noted	



Respondent	Comments	NDP Response
	<p>Policy 16. Heritage Assets.</p> <p>Yes</p> <p>Flooding and Drainage</p> <p>Very important</p>	<p>Noted</p> <p>Noted</p>
Resident Respondent 8	<p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>This will add to the extra traffic on Honeyholes Lane by up to 60/100 vehicles not in favour.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>No</p> <p>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</p> <p>No</p> <p>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</p> <p>No</p> <p>Policy 6: Priority Site for Self-build Housing (Site NP08)</p> <p>I am ok with this providing the dwellings are in keeping with the area.</p> <p>Policy 7. Design Codes</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

Respondent	Comments	NDP Response
	Yes	Noted
	Policy 8: Mitigating and Adapting to Climate Change	Noted
	Good policy	Noted
	Policy 9: Business and Employment Development	Noted
	Not on Honeyholes Lane Welton has little or no industry.	Noted
	Policy 10: Policy 10 – Public Open Space	Noted
	Yes	Noted
	Policy 11: Green Infrastructure	Noted
	Yes	Noted
	Policy 12: Dunholme Beck	Noted
	Yes, but limited possibility	Noted
	Policy 13: Landscape Character	Noted
	Yes	Noted
	Policy 14: Community Facilities	Noted
	Good idea	Noted



Respondent	Comments	NDP Response
	Policy 7: Design Codes	
	A bit late.	Noted
	Policy 8: Mitigating and Adapting to Climate Change	
	A bit late	Noted
	Policy 9: Business and Employment Development	
	I am all for new business in the area.	Noted
	Policy 10: Policy 10 – Public Open Space	
	Always nice to see open spaces for all.	Noted
	Policy 11: Green Infrastructure	
	Yes	Noted
	Policy 12: Dunholme Beck	
	It would be nice to see the ford brought back	Noted
	Policy 13: Landscape Character	
	As long as it still looks like a village	Noted
	Policy 14: Community Facilities	

Respondent	Comments	NDP Response
	<p>Weve already lost the pub, coop seems to be a hit.</p> <p>Policy 15: Green Wedge</p> <p>Not really as Dunholme already joined to Welton</p> <p>Policy 16. Heritage Assets.</p> <p>Not really</p> <p>Flooding and Drainage</p> <p>I am affected by new housing moving rain water onto my land.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
Resident Respondent 10	<p>Policy 1: General Housing Development in Dunholme</p> <p>Whilst any new development should sit in harmony with the surrounding buildings, I have one concern over the ability for schools and particularly our medical facilities to meet the demand of an increasing population without further investment</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>Provided development is in proportion I have no objection other than to ensure there is provision for adequate social housing.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>My main concern would be access to this small area of land from Lincoln Road. Unless adequate access could be obtained through adjacent</p>	<p>LCC education have been consulted as part of the Local Plan process.</p> <p>There will be a 25% proportion of affordable homes on this site</p>







Respondent	Comments	NDP Response
	<p>Policy 16. Heritage Assets.</p> <p>Yes. It is important to ensure these assets are protected for the benefit of the village.</p> <p>Flooding and Drainage</p> <p>Development high on the list of properties. Bad weather has shown how the high water table creates stress and concern to residents.</p>	<p>Noted</p> <p>Noted</p>
Resident Respondent 11	<p>Policy 1: General Housing Development in Dunholme</p> <p>This is the right thing to do.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>Already being built.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)</p> <p>Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)</p> <p>Policy 6: Priority Site for Self-build Housing (Site NP08)</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>



Respondent	Comments	NDP Response
	<p>Policy 14: Community Facilities</p> <p>and developed to meet the increase in the population.</p> <p>Policy 15: Green Wedge</p> <p>By agreeing to have houses built on the South side of Dunholme Close the rest of the land can be turned into a community park so that the open space can be maintained.</p> <p>Flooding and Drainage</p> <p>The Beck hasn't overflowed in living memory. Only Scothern Beck has recently.</p>	<p>Noted</p> <p>Noted</p>
Resident Respondent 12	<p>Policy 1: General Housing Development in Dunholme</p> <p>Enhance the character of the village in all directions. Build energy efficient homes is a major priority whether large or small type of dwellings.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>For the Council to work closely with builder and try to provide market homes with all of the above. Covering everything from the Neighbourhood plan review.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>Neighbourhood Plan review community objective character homes on page 8 the edge of the village south/west side.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>





Respondent	Comments	NDP Response
	<p>100% agree – regenerated and improved hopefully with community and business grants, especially community assets like the old school, village hall and bowls.</p> <p>Policy 15: Green Wedge</p> <p>Think this is a good thing for the 2 villages to keep them separate identity, depending in the future for housing needs this may change.</p> <p>Policy 16. Heritage Assets.</p> <p>I agree new proposals must contribute to protecting and enhancing hisotirc buildings and spaces. This can be achieved like it has in the Bail near the Cathedral with good architecture.</p> <p>Flooding and Drainage</p> <p>I agree, I think the mitigation is needed on Honeyholes Lane developments, have the retention ponds to slow the water upstream.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
Resident Respondent 13	<p>Policy 1: General Housing Development in Dunholme</p> <p>Socially affordable property should be a high priority.</p> <p>Policy 2: Allocation of Land at Honeyholes Lane</p> <p>Is there a need for this it is far more than infill.</p> <p>Policy 3: Allocation of Land to the South of Lincoln Road (Site NP01)</p> <p>This is infill and would be acceptable.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>



Respondent	Comments	NDP Response
	Policy 4: Allocation of Land to the North of Lincoln Road (Site NP02)	
	This is infill and would be acceptable	Noted
	Policy 5: Allocation of Land to the West of Lincoln Road (Site NP04)	
	Infill so would be acceptable.	Noted
	Policy 6: Priority Site for Self-build Housing (Site NP08)	
	Could work but needs to be supported with appropriate amenities.	Noted
	Policy 7. Design Codes	
	Maybe but eco-friendly buildings are needed.	Noted
	Policy 8: Mitigating and Adapting to Climate Change	
	Maybe but cost is a major factor property needs to be affordable.	Noted
	Policy 9: Business and Employment Development	
	If possible, but community amenities are more important e.g a pub.	Noted
	Policy 10: Policy 10 – Public Open Space	
	Welcome a village green space is all around us. Areas in decline like that on Ryland Road need to be developed. The green wedge is a myth. Dunholme already joins Welton.	Noted

Respondent	Comments	NDP Response
	Policy 11: Green Infrastructure	
	Yes.	Noted
	Policy 12: Dunholme Beck	
	Unlikely to be affected by properties.	Noted
	Policy 13: Landscape Character	
	To avoid large scale development.	Noted
	Policy 14: Community Facilities	
	We need more amenities Welton has them all.	Noted
	Policy 15: Green Wedge	
	This is totally unnecessary as previously mentioned it has ben left to decline.	Noted
	Policy 16. Heritage Assets.	
	How can development contribute to historic buildings. They're all individual	Noted
	Flooding and Drainage	
	Sensible idea.	Noted