

Dunholme Neighbourhood Plan – Response to Examiners Clarification Note

Policies 2-5 In combination, these policies will bring forward a package of sites for housing purposes. Policy 2 expands on the allocation in the Central Lincolnshire Local Plan, and Policies 3-5 propose smaller sites. Some of these policies comment that they should respond positively to ‘evolving urban scale and character’. It would be helpful if the Parish Council elaborates on its approach to this matter.

This is in specific response to the ongoing development by Chestnut Homes to land adjoining some of the proposed allocations. The development at this location is not yet complete and therefore the likely urban character in this location is subject to further changes.

Policy 6: This policy raises some challenging issues. On the one hand, it positively supports the development of self-build homes. However, on the other hand, the policy offers only a limited amount of information about the way in which the overall site would be made available, coordinated, delivered, and sensitively separated from the countryside to the north and the east. It would be helpful if the Parish Council elaborates on its approach to the structure of the policy and the delivery of the site.

The site was made available by the landowner for the development of self and custom build housing of around 10 units. It is anticipated that the delivery of units will be piecemeal, and plots of land marketed individually. The delivery of development at this location will also need to be sensitively designed in relation to the surrounding countryside. The remaining wider site has not been allocated due to the likely negative impact this could have on the more rural character of this part of Dunholme. This is supported by the Character Assessment.

Policy 9: In general, the policy addresses business development in a positive way. Nevertheless, I am minded to recommend the reversal of the order of the two elements. This will ensure that the parish-based elements supplement the strategic approach taken in the Local Plan. Does the Parish Council have any comments on this proposition?

The Parish Council are content with the proposed modification by the Examiner on this issue.

Policy 10: As I read the third part of the policy, it largely repeats the final element of the first part. It would be helpful if the Parish Council elaborates on its approach to the structure of the policy.

The Parish Council agrees that there is a repeat of policy and would not object to this being revised to remove the elements that provide the repeated text.

Policy 14: I note that the wording proposed in the submitted Plan (Green Wedge) is different to that used in the made Plan (Settlement Breaks) and that the area affected by the policies remains unchanged. I also note that the approach taken in the policy has also been revised. It would be helpful if the Parish Council explains its thinking on this matter. For clarity, do the two parts of the submitted policy relate directly to the identified Green Wedge (as shown on Map 7)?

The Parish Council are supportive if development within the Green Wedge if it will provide a benefit to the community and the environment. In addition, the Parish Council is mindful that the functionality of the Green Wedge should also not be compromised.

Currently, the condition of land within part of the Green Wedge is in poor condition and there should be opportunities within the policy to enable enhancements to its condition. There may be opportunities to deliver this as part of a redevelopment proposal.

The Parish Council can confirm that the submitted policy relates to the green hatched area on Map 7.

The Parish Council do not wish to respond to any consultation responses.