

# DUNSTON NEIGHBOURHOOD PLAN



## CONSULTATION STATEMENT

March 2016

DUNSTON NEIGHBOURHOOD PLAN  
CONSULTATION STATEMENT

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## 1. INTRODUCTION

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirement of Neighbourhood Planning Regulations 2012 (set out in Para 3) relating to the development of the Dunston Neighbourhood Plan (DNP). The statement details the Community Engagement and Consultation work undertaken, a summary of which is at section 5.

## 2. BACKGROUND

- 2.1 Dunston Parish lies 8 miles south of the City of Lincoln between the A15 road and the River Witham. The parish had a population of 770 residents at the 2011 census and is classically rural in nature being surrounded by agricultural land. Dunston village lies on the dip slope of the Lincoln Cliff (or Lincoln Edge) – the limestone escarpment that runs north/south through Lincolnshire. Like others along the Lincoln Cliff, Dunston Parish is long and narrow; extending about 6 miles east/ west from the village with an average width of 1 mile.
- 2.2 The need for a Neighbourhood Plan was established by Dunston Parish Council in January 2014 at a public meeting. The responsibility for preparing the Plan was delegated by the Parish Council to a Dunston Neighbourhood Panel, comprising Parish Councillors and volunteer Parishioners. The designation of the parish of Dunston as a Neighbourhood Plan Area was confirmed by North Kesteven District Council in June 2014.

## 3. LEGISLATIVE REQUIREMENTS.

- 3.1 Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations sets out what a consultation statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;

**And**

- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan. Consultation and community engagement has been fundamental to the development of the DNP. The work that has been carried out is outlined below. The requirements of the regulations are covered in Section 4.

## 4. DEVELOPMENT OF THE PLAN

- 4.1 The initial task from February to May 2014 was to conduct detailed research into the mechanism for creating a neighbourhood plan, and to agree methods of working. The formal development of the plan began in earnest in June 2014. A Project Timeline of milestones from inception to completion of the 6-week statutory consultation prior to formal submission is at Appendix 1. Initial consultation with the residents of the Parish began with an informal stall at the Village Fayre in early June 2014 designed to alert the wider community to the rationale for neighbourhood plans, identify areas for consideration and inform them of the DNP's task. Throughout the development and consultation periods advice was sought from North Kesteven District Council and from subject matter expertise funded by grants.

4.2 Formal Consultation work commenced during summer 2014, with an initial community meeting on 21 August 2014, followed up with questionnaire-based surveys in February / March 2015 and June / July 2015.

4.3 When inviting people to the initial community meeting, the Neighbourhood Panel proposed that a Neighbourhood Plan for Dunston should be based on three broad aims: “Preserve, Protect, and Develop”. The publicity for the meeting explained that:

“Broadly, Preserve covers the things that drew you to the village and keep you here, community spirit, existing facilities; Protect includes the environment, security and the vulnerable; Develop looks at our aspirations for housing growth, services and recreation. Behind the simple headings is a vast array of, often conflicting, opinions”.

Through the development of a Plan the intention was to shape any future development to meet the aspirations and needs of the parishioners.”

4.4 70 people contributed comments and suggestions and from these the Neighbourhood Panel identified four main areas of interest which were summarized as follows:

Housing - Its scale, the location and type of new housing that enables choice and development in preferred locations;

Community Facilities -Preserve and enhance the community spirit and protect local facilities;

Natural environment -Protect the landscape whilst supporting agricultural change, access to the countryside and improved habitats;

Built Environment -Protect the character of the Parish and its heritage assets.

4.5 As a consequence of the views collected the panel produced a Scoping Questionnaire (see Appendix 2) that was delivered during February 2015 to all the households and businesses in the Parish. The questionnaire encouraged all parishioners to contribute to the answers. The responses to the questionnaire is at Appendix 2

4.6 Following analysis of the collected data, and with expert technical advice and help, a Second Questionnaire (see Appendix 3) was formulated to provide the detail required to formulate policies and a Draft Plan. The Questionnaire was distributed during July 2015 to all households and businesses in the Parish. The responses and analysis were published in the Dunston Neighbourhood Plan Stage 1 Report commissioned by the Neighbourhood Panel.

4.7. The initial Drafts of the plan were developed together with supporting studies on the Character of the Parish in preparation for a statutory 6 Week Consultation of residents, business and external bodies. Prior to the consultation period North Kesteven District Council undertook an SEA Screening of the Consultation Draft, details of which are at Appendix 4

## **5 CONSULTATION AND RESPONSES**

5.1 A Leaflet (see Appendix 5) was distributed to all households in the Parish over the weekend of 16-17 January 2016 inviting the residents to view and comment on the Draft Neighbourhood Plan, Dunston Character Study and Design Guide at drop-in sessions at the Village Hall on 5 Sundays between the 24 January and 6 March, when members of the Panel

would be present to answer questions, or On-Line at the Dunston Dossier Website. The leaflet included a response/comment form or the option to use the on-line Surveymonkey facility.

5.2 In addition to the leaflet distribution Businesses, Service Providers, neighbouring District and Parish Councils and Land Owners were contacted by e-mail or letter. A list of the additional consultees, with basic response/no response data, is at Appendix 6. The wording of e-mails/letters was similar to the Consultation Leaflet (Appendix 5) with the addition of a salutation.

5.2. Some 38 individuals attended the drop in sessions for face to face discussions with Panel members. The pro forma completed at the session were subsequently added to Surveymonkey for collation. All comments stated or received were supportive of the Plan.

5.3 Of the written responses, two were significant in that they required amendments/additions to the Plan. The first of these, a formal response received from North Kesteven District Council (Planning) with specific comments and recommendations is at Appendix 7 together with details of the Panel's amendment action. Minor changes were implemented in response to Historic England's generally supportive comments and suggestions for identification of additional sites of historic significance. Other responses to consultation letters and e-mails were acknowledgements requiring no addition action.

## **6. POST CONSULTATION ACTION**

The Neighbourhood Panel members resolved that following the incorporation of agreed amendments, a new draft of the Dunston Neighbourhood Plan should be submitted for formal inspection.

R B Ford  
Chair  
Dunston Neighbourhood Panel

31 March 2016

## APPENDIX 1

### PROJECT TIMELINE

The following are significant dates leading to the development of the Submission Draft of the Dunston Neighbourhood Plan

2014	January 7	Dunston Parish Council resolved not to join with Nocton and Potterhanworth Parishes but to hold a Parish meeting to gauge the demand for a Dunston Neighbourhood Plan
2014	January 27	Parish meeting agrees to develop a Neighbourhood Plan
	March 17	Inaugural meeting of Neighbourhood Panel
	June 5	First public consultation at “Dunston Village Fete”
	June 18	Neighbourhood formally Designated
	August ?	Dunston Dossier Insert on Localism and the Neighbourhood Plan.
	September 11	Information Stall at Dunston Hub
	October 23	Drop In (Social) Evening at Village Hall
	Nov/Dec	Local Businesses Contacted
2015	Feb	Scoping Questionnaire
	June	Detailed Questionnaire
	August	Character Assessment Document Completed
		Analysis of Questionnaire Data and Identification of Policies
		Stage 1 Report by Subject Expert Consultants
	Sep - Nov	Identification of Policies
		Development of Neighbourhood Plan and Supporting Documents
2016	Jan	Final Drafts, NKDC SEA Screening
	Feb/March	6 Week Consultation, Review, Resolution and Document Updates

APPENDIX 2  
SCOPING QUESTIONNAIRE

## Update on Your Neighbourhood Plan

We would like to thank all those people who got involved in our first round of consultation last summer. We had over 70 inputs! Using your comments and ideas, alongside data and statistics gathered and views from organizations interested in land uses in the area, we have identified the following areas of interest.

### **Housing;**

Its scale, the location and type of new housing that enables choice and development in preferred locations.

### **Community Facilities;**

Preserve and enhance the community spirit and protect local facilities.

### **Natural environment;**

Protect the landscape whilst supporting agricultural change, access to the countryside and improved habitats.

### **Built Environment;**

Protect the character of the Parish and its heritage assets.

## We Need Your Views Again - Now!

We are identifying options to address each of these areas and drafting a vision for the NP. We will organize a detailed consultation on the draft plan later this year, but in the meantime, we want you to have your say on each area of that vision.

Your responses will help us to form the policies needed in the Draft Plan. The more you get involved, the greater the influence you can have on the outcome.

Our plan will guide DPC, influence NKDC and is authorised under the Localism Act. NKDC's plan is being written but it will have to take note of your views as expressed in the NP.

## So it affects us all!

### The Neighbourhood Plan programme (or when we hope to get things done)

<b>Mar 2015</b>	Further consultation (this newsletter) research & survey work.
<b>May 2015</b>	Detailed Questionnaire resulting from the newsletter
<b>Sept 2015</b>	Complete the first draft of Plan.
<b>Autumn 2015</b>	Revise draft plan (depending on NKDC Local Plan Inspectors report)
<b>Early 2016</b>	Six week public consultation
<b>Spring 2016</b>	Revise plan and complete related documents and submit to NKDC
<b>Mid 2016</b>	Referendum (your opportunity to vote on the plan)

## APPENDIX 2

### SCOPING QUESTIONNAIRE

## Your Neighbourhood Panel

We now have 8 people involved, all volunteers of which two are parish councillors. Let us know if you want to join or help on an ad hoc basis. If you are interested or have questions, please contact one of us:

Shaun Bannister	321982	The Orchards, Lincoln Road
Pete Boswell	323411	5 Meadow Road
Nick Byatt	322750	4 Meadow Road
Bob Ford	320810	Swallowbeck, Fen Lane
Roger Hall	320509	Suger, Chapel Lane
Bob Hughes	321135	Evergreen, Fen Lane
Russ Mcluckie	321919	Meadowcroft, Chapel Lane
Patrick Packwood	322786	Bridge House, Lincoln road

The panel is supported by:

A subject expert, Mr Clive Keeble (funded by Locality for Planning Aid England) and by North Kesteven District Council Community Initiatives office.

## What your Neighbourhood Plan will be able to do!

The Localism Act (2012) introduced new types of community planning. Neighbourhood Plans were part of this and they give opportunities for communities to shape their area through locally derived policies for the development and use of land.

The Neighbourhood Plan policies may only be land use and planning related, they cannot for example include; litter, anti-social behavior, and the management of open spaces, schools and community buildings.

## In Summary

### Your Plan:-

#### √ Can;

- Increase local influence on Planning matters
- Plan positively for development (in line with the Local Plan)
- Enable more predictable & efficient planning decisions
- Have legal force as part of the "Development Plan"
- Have policies on the type and location of new housing, business development, protecting heritage, open spaces & the countryside.

#### × Cannot;

- Propose less development than is required in the North Kesteven Local Plan\*
- Change the Dunston Conservation Area boundary
- Include policies on mineral extraction
- Designate Green Belt

APPENDIX 2  
SCOPING QUESTIONNAIRE  
**QUESTIONNAIRE**

Please indicate your choice for each statement  
and return (see next page) by 26 March 15

**Housing**

The plan should:

- a. influence scale, location & type of housing & enable choice on preferred sites.

Agree	Disagree	Neutral
-------	----------	---------

- b. identify local housing needs and to achieve a mix of development in new housing.

Agree	Disagree	Neutral
-------	----------	---------

**Community Facilities**

The plan should preserve the community spirit of the Parish & protect local facilities.

Agree	Disagree	Neutral
-------	----------	---------

**Environment**

The Plan Should:

- a. protect the landscape.

Agree	Disagree	Neutral
-------	----------	---------

- b. enable agricultural change.

Agree	Disagree	Neutral
-------	----------	---------

- c. support access to countryside.

Agree	Disagree	Neutral
-------	----------	---------

- d. protect the conservation Area and other heritage sites throughout the parish.

Agree	Disagree	Neutral
-------	----------	---------

**Traffic**

The Plan should address any increased traffic due to development.

Agree	Disagree	Neutral
-------	----------	---------

Tear Here

APPENDIX 2

SCOPING QUESTIONNAIRE

**QUESTIONNAIRE** (continued)

**Draft Neighbourhood Plan Vision**

To create a robust plan that reflects the views of residents. It should support the balanced development of Dunston parish to meet our existing & future needs for the next 15 years.

Agree	Disagree	Neutral
-------	----------	---------

Any other comments

.....

.....

.....

Where do you live?

Dunston Village	Dunston Heath	Dunston Fen
-----------------	---------------	-------------

Name, address and contact details (optional)

.....

Please return Questionnaire by **Thursday 26 March** To:

Green Box at Swallowbeck Fen Lane

Collection Boxes at the:

Red Lion

Bannister's Garage

Dunston Village Hall Main Entrance Hall:

Mondays and Thursdays between 2.30pm and 4pm

Mondays between 5.30pm and 9 pm

Wednesday between 9.30am and 11.30 am

Sunday between 2pm- 4pm

Dunston School 9am-3pm

APPENDIX 2  
SCOPING QUESTIONNAIRE

**RESPONSES TO SCOPING QUESTIONNAIRE**

Of the 330 questionnaires delivered, 58 were completed returned. The results were as follows:

**Q1 Housing**

The plan should influence scale, location & type of housing & enable choice on preferred sites.

Agree - 49: Disagree – 3: Neutral - 4

Identify local housing needs and to achieve a mix of development in new housing.

Agree - 51: Disagree – 1: Neutral - 4

**Q2 Community Facilities**

The plan should preserve the community spirit of the Parish & protect local facilities.

Agree - 51: Disagree – 1: Neutral - 3

**Q3 Environment**

Protect the landscape.

Agree - 53: Disagree – 2: Neutral - 1

Enable agricultural change.

Agree - 31: Disagree – 6: Neutral - 20

Support access to countryside.

Agree - 51: Disagree –1: Neutral - 4

Protect the conservation Area and other heritage sites throughout the parish.

Agree - 48: Disagree – 1: Neutral – 7

**Q4 Traffic**

The Plan should address any increased traffic due to development.

Agree - 54: Disagree – 1: Neutral – 0

Tear Here

**REQUIREMENT QUESTIONNAIRE****DUNSTON NEIGHBOURHOOD PLAN**

Dunston has a long and fascinating history which why it is important to once again seek your views, not only to preserve the village's historical past but to protect its future for our descendants. We have included some background for your information:

**Why are we doing this?**

The government has introduced a Localism Act to give residents more of a say in the development of their own parish. A key part of this is the creation of a Neighbourhood Plan by the local community and the Parish Council, which has legal status and will be used to influence future planning decisions for the parish.

Your response to our first questionnaire has given us the topic base from which we have developed a more detailed set of questions. Please complete this questionnaire and tell us about what you think is important in planning for the future of our village

**How will my information be used?**

The Questionnaire is anonymous and the findings will be used to compile a draft Neighbourhood Plan reflecting the consensus views of the community as a whole. When the Neighbourhood Plan has been completed, your final approval will be sought by holding a formal Parish referendum. The results of this survey will be made available for down load on the Dunston Parish Council website at [parishes.lincolnshire.gov.uk/](http://parishes.lincolnshire.gov.uk/); paper copies will be available from members of the panel.

**Please complete the questionnaire by Friday July 10<sup>th</sup> -  
it is important!**

Return to any Panel Member:

Pete Boswell		323411	5 Meadow Road
Nick Byatt		322750	3 Meadow Road
Bob Ford	3	20810	Swallowbeck, Fen Lane
Roger Hall		320509	Sugar, Chapel Lane
Bob Hughes		321135	Evergreen, Fen Lane
Russ Mcluckie		321919	Meadowcroft, Chapel Lane
Patrick Packwood		322786	Bridge House, Lincoln Road

Or at

Collection boxes at the: Red Lion, Bannister's Garage, School Office during working hours. Also at Dunston Village Hall Main Entrance on;-

Mondays	between 2.30 and 4pm and 5.30 and 9 pm
Tuesdays	between 2.30 and 4pm and 6.30 and 7.30pm
Thursdays	between 2.30 and 4pm and 6.30 and 7.30pm

**What Then?**

- Sept 2015** Compile the first draft of Plan.
- Autumn 2015** Revise draft plan (depending on NKDC Local Plan Inspector's report)
- Early 2016** Six-week public consultation on the draft.
- Spring 2016** Revise plan and complete related documents and submit to NKDC
- Mid 2016** A Referendum (your opportunity to vote on the plan)

## APPENDIX - 3

# **REQUIREMENT QUESTIONNAIRE** **DUNSTON PARISH NEIGHBOURHOOD QUESTIONNAIRE**

### **Dunston Today**

Dunston has a population of 770 -1,005 (depending on how the 2011 census is read); living in some 300 households. 24.9% of Dunston are aged 60 or over with 27.4% in the age bracket 45-59.

The village has a conservation area, mainly the central core of the old village, with 7 Grade II listed buildings covering 8.39 hectares. There is also a mixed gender Church of England primary school (4-11yrs) with a current school roll of 93, (77 in 2012). The village also has a church and chapel and a variety of local businesses, including an historic pub.

#### **A simple starter:**

- Why did you choose to live in Dunston?  
.....
- What do you think makes Dunston special today?  
.....
- How should we develop Dunston for the future?  
.....
- Is there anything that spoils living in Dunston for you?  
.....

## **THE QUESTIONNAIRE**

### **1. How important are the following to the quality of life in Dunston?**

Please tick relevant box	Not important 1	2	3	4	5	Very Important 6
Village has open green spaces						
Rural atmosphere						
Sense of community						
Friendly & safe environment						
Local wildlife & habitats						
Access to local services						
Access to transport links						
The quietness						

APPENDIX - 3

**REQUIREMENT QUESTIONNAIRE**

**HOUSING / DEVELOPMENT**

There are currently some 300 homes in Dunston parish that are occupied, under construction or being renovated. Dunston itself is a Tier 5 settlement, technically termed a Secondary Supporter Settlement. Which means it is not suitable for developments on any significant scale. The Draft Lincolnshire Local Plan proposes that Dunston Parish could accommodate 10 homes per year up to 2029.

**2. Do you think up to 10 new homes per year in Dunston by 2029 is:**

[Please tick]

Too high:       Too Low       About right:

**3. Could you adapt your current home to meet your future needs?**

[Please tick]

Yes       No

**4. What size development(s) do you think are suitable for future housing in Dunston?**

Please tick relevant box	Not Suitable 1	2	3	4	Very Suitable 5
One large development (More than 25+ houses)					
A few medium developments (10–25 houses)					
A few smaller developments (less than 10 houses)					
Individual plots (infill)					
A mixture of small/medium developments					

**5. What style of development is appropriate for future development(s) in Dunston?**

Please tick the relevant line	
Dense      e.g. the centre of Dunston	<input type="checkbox"/>
Open      e.g. Banks Farm	<input type="checkbox"/>
Ribbon      e.g. Fen Lane	<input type="checkbox"/>
Cul de Sac      e.g. Spring Court	<input type="checkbox"/>
Isolated dwellings	<input type="checkbox"/>
Other please specify below	<input type="checkbox"/>

Any other Comments

APPENDIX - 3

**REQUIREMENT QUESTIONNAIRE**

**6. What type of housing are you in now and what type of housing will your household require in the future, between now and 2029?**

Please tick all relevant boxes	Current		Future	
	Own ed	Rent ed	Own ed	Rent ed
Flat				
Bungalow				
House with 1-2 beds				
House with 3-4 beds				
House with 5 or more beds				
Council retirement housing				
Affordable housing				
Social housing				
Eco friendly housing				
Other please specify below				

.....  
**7. Do you run a business from home or work from home?**

[Please tick]

Yes  No

**8. Do you think land should be reserved for businesses suited to Dunston's rural environment, to encourage local employment opportunities?**

[Please tick]

Yes  No

**REQUIREMENT QUESTIONNAIRE**

**LOCAL ENVIRONMENT**

**9. When considering the local environment, which of the following are important to you?**

[Please tick]

Conserving the open green areas of the village	
Protecting the local wildlife and habitats	
Reducing the risk of flood	
Reducing carbon footprint	
Preserving the character of the village	
Maintaining regular bus services	
Improving road safety	
Improving access for all around the village	
Protecting educational provision	
Encouraging appropriate good housing design (in-keeping)	
Protecting/nourishing local services and amenities e.g. Village Hall, Play area, Sports field etc.	
Preserving the heritage of the village	

Any other

Comments:.....

**10. Are you concerned about any of the following in and around the village?**

Please tick in each line	Not concerned	2	3	4	Very concerned
Crime					
Anti-social behaviour					
Litter					
Dog Fouling					
Flooding					
Levels of traffic					
B1188 Road exit from the village					
Noise pollution					
Light pollution					
Road lighting					
Parking					

Any other Comments:

.....

**REQUIREMENT QUESTIONNAIRE**

**COMMUNITY**

**11. Which of the following amenities do you use?**

Please tick relevant box for each line	Never	Rarely	Often	Never
Village Hall				
St Peters C of E Church				
Methodist Chapel				
Public House				
Primary School				
Post office services at Village Hall				
Other events / services at Village Hall				
Playing Field				
Children's Play equipment				
Nursery provision				
Child care				
Bus service				
Local Train station				
Countryside walks				
Cycle paths / Bridle Ways				
Village Businesses				
Gym / Swimming facilities at Beeswax farm				

Any other Comments:

.....

.....

.....

.....

APPENDIX - 3

**REQUIREMENT QUESTIONNAIRE**

**12. What priority would you give to providing the following services and facilities?**

Please tick relevant box for each line	1 Low priority	2	3	4	5 High Priority
Improve building facilities on playing field					
Improve facilities within the Village Hall					
Provide all weather sports surfaces					
Provide allotments					
Traffic controls in the village					
Better street lighting					
More litter bins					
More dog bins					
Improved bus services					
Improved access to train services					
Better pavements					
Access to medical services					
Better broadband					
Better mobile phone coverage					
Cheaper power supplies					
Alternative power supplies e.g. wind					
Keeping the village as it is					

Any other Comments:..

**13. Do any of your household participate in any of the following activities in Dunston?**

Please tick relevant box for each line	Never	Rarely	Often	Would like to
Cycling				
Jogging				
Walking / Rambling				
Dog Walking				
Cricket				
Football				
Other activities comment below				

Any other Comments:

**TRANSPORT AND ACCESS**

**REQUIREMENT QUESTIONNAIRE**

**14. How many cars/vans are there in your household?**

Number of vehicles:

**15. How many miles do you normally travel to work each day?**

**(Excluding school/college journeys)**

Please enter miles for each individual within the household	
1	
2	
3	
4	
5	
6	

**AND FINALLY**

**16. Is anything not covered above that you think should be addressed by the Neighbourhood Plan?**

.....  
 .....  
 .....  
 .....  
 .....

**DEMOGRAPHICS (OPTIONAL)**

We would very much appreciate it if you could complete the following demographic questions. This information will demonstrate that we have gained the views of a cross section of the population, but it will not be used as part of the decision making process for the Neighbourhood Plan.

What is your postcode?

Please insert the number of people in your household by age group.

Under 18	18-30	31-40	41-50	51-60	61-70	71+

Thank you for completing this questionnaire.

APPENDIX - 4

**NORTH KESTEVEN DISTRICT COUNCIL SEA SCREENING REPORT**

Application of the SEA Directive to plans and programmes

<b>Criteria</b>	<b>Response: Yes/ No/ Not applicable</b>	<b>Details</b>
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	<u>Yes</u>	The preparation and adoption of the DNP is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Whilst the DNP will be prepared by Dunston Parish Council it will be adopted by North Kesteven District Council as the local authority.
2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions?	<u>Yes</u>	Whilst the production of a Neighbourhood Plan is not a requirement and is optional, it will, if made, form part of the Development Plan for the District. It is therefore important that this screening process considers the potential effects.
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	<u>Yes</u>	The DNP is being prepared for town and country planning and land use and sets a framework for future development proposals.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive?	<u>N/A</u>	
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of an PP subject to Art. 3.2?	<u>Yes</u>	The scope and scale of the proposed DNP will apply only to a small geographical area and will relate to small scale development only.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)?	<u>N/A</u>	

APPENDIX - 4

**NORTH KESTEVEN DISTRICT COUNCIL SEA SCREENING REPORT**

<p>7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7?</p>	<p><u>N/A</u></p>	
<p>8. Is it likely to have a significant effect on the environment?</p>	<p><u>No</u></p>	<p>The scope of the proposed DNP and the geographical area to which it applies is relatively limited. The DNP does not seek to allocate any sites for development.</p> <p>The proposed policies are mainly seeking to protect character or relating to uses or sites that are unlikely to result in development that will have a significant environmental impact.</p> <p>It is not considered likely to have a significant impact on any Natura 2000 site.</p> <p>Whilst Metheringham Heath Quarry SSSI and Potterhanworth Wood SSSI are within 500m and 2500m respectively of the neighbourhood area the content of the plan is such that it is not considered likely to have any significant effect on these sites. (See Table 2: Assessment of the likely significant effects on the environment).</p>
<p><b>Outcome:</b></p>		<p><b>SEA not required</b></p>

APPENDIX - 4

**NORTH KESTEVEN DISTRICT COUNCIL SEA SCREENING REPORT**

Table 2: Assessment of the likely significant effects on the environment

SEA Directive criteria and Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	North Kesteven District Council Assessment	Likely significant environmental effect?
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The DNP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development projects. However, the DNP would only apply to a very limited geographical area, where few proposals are anticipated and would have very limited resource implications.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The DNP will be required to be in general conformity with the Local Plan of the area, in this case the North Kesteven Local Plan (NKLP). There is no requirement for any replacement of the NKLP to conform to the policies of the DNP, although there may be some limited influence to policies of a future local plan.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The proposed DNP includes a policy on protection of the natural environment, alongside policies intended to guide possible future developments. It is therefore considered that the Draft Plan does integrate environmental considerations with a view to promoting sustainable development.	No
(d) environmental problems relevant to the plan or programme; and	The eastern parts of the neighbourhood area are at risk of flooding. However, there are no specific implications for this area in the draft plan.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for	The DNP is not directly relevant to the implementation of any European legislation.	No

APPENDIX - 4

**NORTH KESTEVEN DISTRICT COUNCIL SEA SCREENING REPORT**

example, plans and programmes linked to waste management or water protection).		
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	Whilst effects of the DNP may not be reversible they are anticipated to be minimal, in terms of probability, duration and frequency.	No
(b) the cumulative nature of the effects;	The cumulative effects of the plan are expected to be limited.	No
(c) the transboundary nature of the effects;	It is not anticipated that any effects will be transboundary.	No
(d) the risks to human health or the environment (for example, due to accidents);	There are no significant risks anticipated, and it is considered that the DNP will enhance human health and the environment.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The DNP area is very local in extent and the plan will only apply to a population in the region of 700. Any effects of the plan will only be local.	No
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The DNP is not expected to allocate sites and it promotes the protection of the built and natural environment. Much of the village of Dunston is designated as a conservation area and there are a number of Grade II Listed Buildings within this area. Any effects of the plan are expected to be positive on these characteristics.	No
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	Any effects of the plan are expected to be positive.	No

PRE-SUBMISSION CONSULTATION RESPONSE FORM

# DUNSTON NEIGHBOURHOOD PLAN

## Pre-Submission Consultation Response Form

– so almost there!

Following the analysis of your responses to previous questionnaires the planning team, in co-operation with NKDC and consultants, has drafted a plan that reflects what development you say you want in Dunston until 2036, essentially:

*“Little, but careful and sympathetic development of the village”.*

The drafted plan has been aligned to the Central Lincolnshire Local Plan which means we have been required to focus it on development. However, we have retained the principles of the other key strands that you may recall from previous consultations, that of *Preserve and Protect*.

In creating the plan, we have selected criteria based development policies. This means we have not identified specific sites for the 30 or so homes expected to be built over the next 20 years under the Central Lincolnshire Local Plan. Instead any development must adhere to the full range of policies to ensure things are built in keeping with the area.

### What NOW?

We are now entering the statutory six-week pre-submission consultation phase and need you to view the Plan and tell us what you think of the policies. The consultation runs from:

**Sunday 24<sup>th</sup> January to Sunday 6 March 2016.**

You can view the plan online at [www.dunstondossier.org.uk/Neighbourhood](http://www.dunstondossier.org.uk/Neighbourhood)

**Or**

View a paper copy and talk to a member of the team at the Village Hall

between **1pm – 5pm** on the following dates:

Sunday 24<sup>th</sup> January  
Sunday 31<sup>st</sup> January  
Sunday 7<sup>th</sup> February  
Sunday 21<sup>st</sup> February  
Sunday 28<sup>th</sup> February

Your comments are important so **Please** complete the form overleaf and drop it off at the Village Hall on one of the dates above or complete the online survey at [www.surveymonkey.co.uk/r/pre-submission](http://www.surveymonkey.co.uk/r/pre-submission) .

If you are infirm or without internet and can't get to the Village Hall then please call anyone on the team who will arrange or you to see a copy.

The Team

Bob Ford 320810, Bob Hughes 321135, Nick Byatt 322750, Patrick Packwood 322786,  
Pete Boswell 323411, Roger Hall 320509, Russ McLuckie 321919

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**PRE-SUBMISSION CONSULTATION RESPONSE FORM**

**DUNSTON DRAFT PLAN CONSULTATION RESPONSE FORM**

**Policy 1 – Appropriate locations for development**

Agree	Disagree	Neutral	Comment

**Policy 2 – Housing**

Agree	Disagree	Neutral	Comment

**Policy 3 – Design and Character of Developments**

Agree	Disagree	Neutral	Comment

**Policy 4 – Dunston’s Natural Environment**

Agree	Disagree	Neutral	Comment

**Policy 5 – Movement and Transport**

Agree	Disagree	Neutral	Comment

**Policy 6 – Community Facilities**

Agree	Disagree	Neutral	Comment

**Policy 7 – Local Employment**

Agree	Disagree	Neutral	Comment

If you need to make additional comments, please submit them on a separate page but link it to this page.

If you require a response to your comment, then please include your contact details here:

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**In any event it would be most helpful to have your post code:**

LN4
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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
Dunston Parish Council/ Residents	Residents of Neighbourhood Area.	18 Jan 16	Copy of Documents on Dunston Dossier Web Site,	1102 Hits during 6 weeks – Evaluated as 50-60% Relating to Neighbourhood Plan
		15-17 Jan 16	Leaflets delivered to all residential properties and some commercial addresses in Parish with details of Drop in and Web links.	
		18 an-27 Feb 16	Posted Details On Village Hall Notice Board	
		24 Jan- 28 Feb 16	1 and 5 pm on the following dates: Sunday 24 and 31January, Sunday 7, 21 and 28 February  Village Hall Drop in Viewing of consultation Documents and discussion with Member of Neighbourhood team (38 Residents attended Village Hall Drop-In periods)	
The Local Planning authority	North Kesteven District Council. Copy sent for distribution internally. Community_Initiatives@n-kesteven.gov.uk	17 Jan 16	E-mail	Received 4 Mar 16 Reviewed 10 Mar 16 see Appendix
Local Planning Authorities that adjoin NK District	Boston Borough – info@boston.gov.uk	17 Jan 16	E-mail –	No Comment Response
	East Lindsey – customerservices@e-lindsey.gov.uk	17 Jan 16	E-mail	No Comment Response
	Lincoln City – customer.services@lincoln.gov.uk	17 Jan 16	E-mail	No Comment Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
	Newark and Sherwood – customerservices@nsdc.info	17 Jan 16	E-mail	No Comment Response
	South Holland – info@sholland.gov.uk	17 Jan 16	E-mail	Acknowledged
	South Kesteven – 01476 406080 r.ranson@southkesteven.gov.uk	17 Jan 16	E-mail	No Comment Response
The County Council	Lincolnshire County Council – dev_planningenquiries@lincolnshire.gov.uk	17 Jan 16	E-mail	No Comment Response
County Councils adjoining NK District	Nottinghamshire County Council – development.planning@nottsc.gov.uk	17 Jan 16	E-mail	No Comment Response
Adjoining Parish / Town councils	Metheringham - clerk@metheringham.org.uk	17 Jan 16	E-mail	Verbal Comments – No Changes Required
	Coleby - colebyparishclerk@googlemail.com	17 Jan 16	E-mail	No Comment Response
	Boothby Graffoe - henry@ruddocksofcoln.co.uk	17 Jan 16	E-mail	No Comment Response
	Harmston - clerk@harmston.info	17 Jan 16	E-mail	No Comment Response
	Nocton - noctonparishcouncil@hotmail.co.uk	17 Jan 16	E-mail	Comments received, No Changes required
The Coal Authority	thecoalauthority@coal.gov.uk	17 Jan 16	E-mail	No Comment Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
The Homes and Communities Agency	mail@homesandcommunities.co.uk	17 Jan 16	E-mail	Letter Received with General Advice
Natural England	Consultations@naturalengland.org.uk	18 Jan 16	E-mail	Acknowledgment. No Changes required but note the requirement for future consultation in planning
The Environment Agency	planningkettering@environment-agency.gov.uk	17 Jan 16	E-mail	Automated Acknowledgement. No further response
English Heritage	Claire.searson@english-heritage.org.uk	17 Jan 16	E-mail	Letter Received – Minor Amendments to reference Car Dyke as Ancient Monument.
Network Rail Infrastructure Ltd	Ref 15010-000114Ref 1507 (Dave Parker Lincolnshire Highways Department) 07714431547 0345 711 4141 Assetprotectionlneem@networkrail.co.uk	17 Jan 16	E-mail	Automatic 15 Day response time caveat. None Received
The Highways Agency	ha_info@highways.gsi.gov.uk	17 Jan 16	E-mail	No Comment Response
The Marine Management Organization	consultations.mmo@marinemanagement.org.uk .	17 Jan 16	E-mail	Acknowledgment. Requesting removal form mailing list
Anybody to whom the electronic	Mobile Operators Association – info@ukmoa.org	17 Jan 16	E-mail	No Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
communication code applies and owns or controls electronic communications apparatus situated in the North Kesteven area.	Three – technicalcustomersupport@three.co.uk	17 Jan 16	E-mail	No Response
	O2 – O2cellshelpdesk@gshgroup.com	17 Jan 16	E-mail	No Response
	T-Mobile – network.info@t-mobile.co.uk EE ee@nelsonbostock.com	17 Jan 16	E-mail	No Response
	Vodafone – emf.advisoryunit@vodafone.co.uk	17 Jan 16	E-mail	No Response
	Orange – site.information@orange-ftgroup.com	18 Jan 16	E-mail	No Response
	Outreach networkalts.lincoln@openreach.co.uk	18 Jan 16	E-mail	No Response
	Primary Care Trust / Clinical Commissioning Group	Lincolnshire West Clinical Commissioning Group – 01522 513355 communications@gemcsu.nhs.uk	17 Jan 16	E-mail
Electricity providers	Western Power Distribution – 0330 123 5009 ecaller@westernpower.co.uk	17 Jan 16	E-mail	No Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
Gas providers	National Grid National Grid Customer Support Team Brick Kiln Street Hinckley Leicestershire LE10 0NA Tel: 0345 070 0203 nationalgrid.enquires@nationalgrid.com	18 Jan 16	E-mail	No Response
Sewerage provider	Anglian Water – planningliaison@anglianwater.co.uk	17 Jan 16	E-mail	Supportive of Policy 2 (1b) and stated need for future planning consultation
Bodies that represent the interests of different Religious groups in the neighbourhood area.	matthew.godfrey@lincoln.anglican.org	17 Jan 16	E-mail	Redirected - No Response
Bodies that represent the interests of businesses in the neighbourhood area.	National Farmers Union sam.durham@nfu.org.uk 02476858500	17 Jan 16	E-mail	No Response
Land Owners  Farmers	Mr R Harrison Brook Farm, Fen Lane, Dunston, Lincoln	Date	Leaflet.	No Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
	Beeswax Farms The Estate Office, Nocton, Lincoln, LN4 2AB	18 Jan 16	Letter	No Response
	Blankney Estates Estate Office, Blankney Lincolnshire LN4 3AZ,	18 Jan 16	Letter.	No Response
	Paddock, North Side Fen Lane LN4 2HB C/O Pygott and Crone 19 Southgate Sleaford NG34 7SU c.shipley@pygotandcrone.com	18 Jan 16	Letter	No Response
	Mr D P C Creasey 87 Lincoln Road Metheringham Lincoln LN4 3EH	18 Jan 16	Letter	No Response
	Paddock South Side Fen Lane LN4 2HB Mr D Rees Brooklands House Brookland Nelson CAERPHILLY CF46 6DR	18 Jan 16	Letter	No Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
	Mr and Mrs WOODWARD 18 Tedder Drive, Waddington, Lincoln LN5 9NG.	18 Jan 16	Letter	Visited Village Hall Drop In.
Police Bracebridge Heath	Bracebridge Heath Police Station London Road, Bracebridge Heath, Lincoln, LN4 2LA	18 Jan 16	Letter	No Response
School(s)	Dunston St Peter's Church of England School Back Lane Dunston LN4 2EH enquiries@dunston-pri.lincs.sch.uk	17 Jan 16	Email	No Response
Care Home(s)	None			
Landscapes	None			
Engineering	L P Bannister Motor Engineers, The Meadows, Lincoln Road, Dunston Lincoln LN4 2EX.		Leaflet	Comment Response

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**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
	Cliffside Windows Sleaford Road Dunston, Lincoln LN4 2HA enquiries@cliffsidewindows.co.uk	18 Jan 16	E-mail	No Comment Response
	Len Kirk Plant Hire Ltd Paving Way, Whisby Road Lincoln LN6 3QW lenkirkplanthire@btconnect.Com	18 Jan 16	E-mail	Visited Village Hall Drop In.
	Engineering Workshops – Prior Lane	18 Jan 16	Leaflet	No Response
Pub(s)	The Red Lion Middle Street Dunston Lincoln LN4 2EW	17 Jan 16	Leaflet	No Response
	White Horse Inn Dunston Fen Metheringham LN4 3AP	18 Jan 16	Leaflet	No response

APPENDIX - 6

**LIST OF CONSULTEES**

DUNSTON NEIGHBOURHOOD DRAFT PLAN CONSULTATION LIST				
Consultees		Date	Method	Response
Hairdressers	None			
Post Office/Sorting Office	Dunston Village Hall	19 Jan 16	Leaflet	Forwarded to Main Office – No response
Shops	None			
Other Businesses	Whiter Horse Holiday Park Dunston Fen, Lincoln LN4 3AP withhorsepholidaypark@gmail.com	17 Jan 16	Email	No Response
	Dunston Pillar Farm B&B Dunston Heath Lane Nocton Lincoln LN4 2AR dunstonpillarfarm@outlook.com	17 Jan 16	E-mail, Leaflet	No Response
	B&B Tree Specialists Five Mile Lane Washingborough Lincoln LN4 1AF bavinbbts@btconnect.com	17 Jan 16	E-mail	No Response

## APPENDIX - 7

### COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING

1. The following detailed comments were received from North Kesteven District Council Planning. A resolution meeting of 4 members the Dunston Neighbourhood Panel was held. The proposed resolution was circulated to and agreed by the absent members. The following Table details the comments and resolution. A subsequent Draft of the Neighbourhood Plan incorporating the resolutions, modified where necessary for clarity and continuity, was produced.

2.

Section/Policy	Comments
General Comments	<ul style="list-style-type: none"> <li>• Generally the plan is well set out and organised and well presented.</li> <li>• It would be beneficial to provide paragraph numbers in the plan as this helps applicants and decision takers to reference parts of the plan when it is being used.</li> </ul>
	<b><i>DNP Resolution amend</i></b>
Contents Page	<ul style="list-style-type: none"> <li>• Policy 1 seems to have disappeared from the contents page.</li> </ul>
	<b><i>DNP Resolution amend</i></b>
Dunston' First Neighbourhood Plan	<ul style="list-style-type: none"> <li>• This section is generally clear and accurate and does as it needs to provide adequate background to the plan.</li> </ul>
What is a Neighbourhood Plan?	<ul style="list-style-type: none"> <li>• In the first paragraph suggest 'Town and Country' is removed, as it is simply referred to as 'the planning system'.</li> </ul> <p style="text-align: center;"><b><i>DNP Resolution amend</i></b></p> <ul style="list-style-type: none"> <li>• After the sixth paragraph where there is a bulleted list of other requirements for neighbourhood plans, it would be beneficial to include the full Basic Conditions as set out in paragraph 065 of the Planning Practice Guidance for completeness.</li> </ul> <p style="text-align: center;">The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum</p> <p style="text-align: center;"><b>Paragraph: 065 Reference ID: 41-065-20140306</b></p> <p style="text-align: center;">What are the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum?</p> <p style="text-align: center;">Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in <a href="#">paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990</a> as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:</p>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). <a href="#">Click here for more details in this guidance.</a></p> <p>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. This applies only to Orders. <a href="#">Click here for more details in this guidance.</a></p> <p>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. This applies only to Orders. <a href="#">Click here for more details in this guidance.</a></p> <p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. <a href="#">Click here for more details in this guidance.</a></p> <p>e. the making of the order (or neighbourhood plan) 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). <a href="#">Click here for more details in this guidance.</a></p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. <a href="#">Click here for more details in this guidance.</a></p> <p>g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). <a href="#">Click here for more details in this guidance.</a></p> <p>Revision date: 06 03 2014</p> <p><b><i>DNP Resolution amend - Add the reference to Listed Buildings in the list and then quoting it all in full in an appendix</i></b></p>
Why should Dunston have a Neighbourhood Plan?	<ul style="list-style-type: none"> <li>In the first bullet point in the third paragraph, 'drew' should be replaced with 'draw' as presumably the values still remain a draw.</li> </ul> <p><b><i>DNP Resolution - amend</i></b></p>
Preparing the Neighbourhood Plan	<ul style="list-style-type: none"> <li>In the third bullet point in the second paragraph, it says that several community meetings were held and then lists three dates. Were these the only three</li> </ul>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<p>meetings held? If so, suggest that ‘several’ is changed to ‘a number of’ as several could be a misrepresentation.</p> <p><b><i>DNP Resolution amend as follows.:</i></b></p> <ul style="list-style-type: none"> <li>• <i>in</i> June 2014, North Kesteven District Council agreed to the preparation of a Neighbourhood Plan for Dunston and approved the area it is to cover – that is the whole of Dunston Parish;</li> <li>• <del>several</del> <b><i>Three</i></b> face to face community meetings were held during 2014 (7<sup>th</sup> June, 11<sup>th</sup> September and 23<sup>rd</sup> October); <b><i>Periodic updates on the progress of the Plan were inserted in the monthly Dunston Dossier newsletter, delivered to all parish households, and published on the Dunston Dossier web site.</i></b></li> <li>• two questionnaires were circulated <b><i>to every household in the parish</i></b>, seeking information and opinions from people living in Dunston, and the responses were analysed (February/March 2015 and June/July 2015);</li> <li>• <b><i>Analysis of</i></b> responses to the <b><i>above</i></b> consultations <b><i>carried out so far</i></b> were <b><i>made</i></b> available for people to read and were taken into account in preparing <del>this the</del> Draft Neighbourhood Plan.</li> </ul>
<p>Commenting on this Draft Neighbourhood Plan &amp; Next Steps</p>	<ul style="list-style-type: none"> <li>• The ‘Commenting on this Draft Neighbourhood Plan’ and ‘Next Steps’ sections will require updating following this stage. It is suggested that anything replacing this be written so that they will not require amending from publication to adoption, factually setting out the stages of the process.</li> </ul> <p><b><i>DNP Resolution redraft section on lines as follows.:</i></b></p> <p><b><i>A SEA review was undertaken by the Local Authority prior to a statutory 6 week consultation conducted between 24th January and 6th March 2016. Parish Residents, Businesses and Land owners together with Neighbouring Local Authorities and Parishes, Service providers and other interested parties were invited to comments. Copies of the consultation Draft Plan, Character Assessment and Building Guide documents were made available on-line at <a href="http://www.dunstondossier.org.uk">www.dunstondossier.org.uk</a>. Printed copies were available to view on 5 Sundays at the “Drop In” sessions at the Village Hall. Consultees were invited to comment either on-line at <a href="https://www.surveymonkey.co.uk/r/pre-submission">https://www.surveymonkey.co.uk/r/pre-submission</a> or by using the Comment Form sent to every household.</i></b></p> <p><b><i>During the 6 weeks consultation period 41 People attended the drop in sessions and 1102 viewed the website (128 on the last day of consultation). All (XX) written comments were subsequently added to surveymonkey and considered by the Neighbourhood Panel and the</i></b></p>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<p><i>Parish Council prior to a second review by the Local Planning Authority.</i></p> <p><i>After detailed review of all comments on the consultation Draft by the Dunston Neighbourhood Panel an updated Draft for evaluation by an Independent Examiner was agreed by the Dunston Neighbourhood Panel</i></p>
Setting the Scene	<ul style="list-style-type: none"> <li>This section provides useful and clear context for the reader. This is particularly useful to enable the examiner of the plan to quickly understand the type of area that Dunston is. The use of maps and graphs is helpful in demonstrating key context for Dunston.</li> </ul>
Dunston – The Place	<ul style="list-style-type: none"> <li>Under the ‘Heritage Assets’ section there is no mention of the Car Dyke in Nocton Wood Scheduled Ancient Monument which runs along part of the parish boundary. Whilst not essential to cover in this section, it may be beneficial to recognise the presence of this asset for completeness. <b><i>DNP Resolution - Add</i></b></li> </ul> <p><b><i>The Car Dyke, a scheduled ancient monument of roman origins, marks a part of the boundary with Nocton Parish.</i></b></p> <p><b><i>DNP Resolution –Amend as follows:</i></b> The village’s current street pattern reflects its historic evolution. The historic core is a designated conservation area and within this there are seven buildings listed as being of Special Architectural or Historic Interest (all 7 are shown on Plan 3 – next page), <b><i>three additional buildings are found adjacent to the A15 at Dunston Pillar.</i></b> All <del>seven</del> <b><i>ten</i></b> buildings are Grade II listed.</p> <p>The most prominent of the listed buildings <b>within the village</b> is St Peter’s Church, the setting of which includes another three listed buildings --- the Church Farmhouse, the Old Vicarage, and 6--7</p>
Dunston – The People	<ul style="list-style-type: none"> <li>The figures used to explain the population age distribution are useful and the use of the figures to demonstrate the ageing population in the village are also helpful. Does the assumption that more than 50% of the population will be over 60 assume a 0% death rate? It might be more accurate to state that the age of the population is increasing and that by 2030 as much as 50% may be over 60 years old. <b><i>DNP Resolution - No action - Replace sentence “Extrapolating those forward.... “ to</i></b></li> </ul> <p><b><i>Based on recent data showing trends in life expectancy and National Health profiles the best case scenario can see life expectancy for men to be 97.5 years and women 103.7 years, it is reasonable to assume a high number of residents in Dunston will be over 60 years old by 2036.</i></b></p>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
Key Issues	<ul style="list-style-type: none"> <li>This section is clear, it connects to the consultation work the group have undertaken and helps to clarify why the issues covered in the plan were chosen.</li> <li><b><i>DNP Resolution - No action</i></b></li> </ul>
Vision	<ul style="list-style-type: none"> <li>The Vision for Dunston is appropriate and is in accordance with the existing Local Plan and the emerging Central Lincolnshire Local Plan which, in the most recent draft, suggested residential growth in the region of a 30 dwelling increase by 2036. <b><i>DNP Resolution - No action.</i></b></li> </ul>
Objectives	<ul style="list-style-type: none"> <li>The Objectives clearly link to the Vision and also to the policies in the plan and are clear and appropriate. <b><i>DNP Resolution - No action</i></b></li> </ul>
Policies	<ul style="list-style-type: none"> <li>The style of bulleting in the policies should be kept consistent, either using the format a. or a) for example, but not both types. This is the same for the use of bullet points in Policy 5 which has one bulleted list and one numbered list.</li> <li>A number of policies include a reference to ‘Developments that are consistent with other policies in this Neighbourhood Plan and the Local Plan...’ This is unnecessary as all proposals will be judged against the suite of relevant policies in the development plan. <b><i>DNP Resolution - Add appropriate references.</i></b></li> </ul>
Policy 1: Appropriate Locations for Development	<ul style="list-style-type: none"> <li>The approach of including a hierarchy for site types in the village is aligned to policy LP4 of the draft Central Lincolnshire Local Plan. However, the policy in the DNP includes a fourth level for Brownfield sites elsewhere in the parish. Whilst this is generally a duplication of emerging policy it does allow for this fourth tier to be considered and it will also allow for this approach to be considered in applications should the Neighbourhood Plan be adopted before the Local Plan. This element of the policy is considered broadly in conformity with the policy in the emerging Local Plan. <b><i>DNP Resolution – No Action</i></b></li> <li>As you are using the village curtilage from the previous North Kesteven Local Plan this should really be designated within a policy in the plan. It is considered that this can be achieved by clarifying within the policy that the village curtilage is defined in map X on page 18 of the DNP.  <b><i>DNP Resolution - Reference to curtilage Map in the first sub-paragraph –</i></b>  1. suitable brownfield land or infill sites within the village curtilage <b><i>as defined XXX;</i></b></li> <li>The use of the term ‘detracting from’ in part b) is ambiguous and is not necessarily suggestive of a negative trait. It should be amended to read ‘harming’ or similar.  <b><i>DNP Resolution -No Change</i></b></li> </ul>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<ul style="list-style-type: none"> <li>In part c) of the policy it requires safe access to the adopted highway. It is considered that it is unnecessary to refer to the adopted highway, but that the policy should simply refer to safe access.</li> </ul> <p style="text-align: center;"><b><i>DNP Resolution –Amend</i></b></p> <ul style="list-style-type: none"> <li>As currently worded, part d) is in conflict with number 4 within the sequential list also in this policy. To enable this policy to be deliverable, there will need to be clarity over what is acceptable and what is not acceptable and where. This could be achieved through either deleting part 4, or by rewording part d) to read something along the lines of ‘any development proposals that are not within or adjacent to the village curtilage will only be acceptable where...i)...ii)’</li> </ul> <p style="text-align: center;"><b><i>DNP Resolution – Development of new/ additional dwellings that are not within or adjacent to will only be allowed where...i)...ii)’</i></b></p> <p>In the list of policies in the draft Central Lincolnshire Local Plan that are relevant to this policy, LP2: Settlement Hierarchy and Spatial Strategy and LP4: Growth in Villages should be added. Policy LP3 is not very relevant to this policy.</p> <p style="text-align: center;"><b><i>DNP Resolution –Add LP 2, 4 and keep L3</i></b></p>
Policy 2: Housing	<ul style="list-style-type: none"> <li>It is noted that there is a brief explanation of how 6 dwellings was decided upon as the appropriate cut off for what is and is not acceptable. It is assumed that there will be additional evidence in support of the plan to demonstrate this case. The policy provides no guidance for how a scheme of more than 6 dwellings should be dealt with. Either a greater level of justification will be required in the evidence base, or this policy will need to include some additional flexibility for conditions that would need to be satisfied in schemes of more than 6 dwellings.</li> </ul> <p style="text-align: center;"><b><i>DNP Resolution - Amend as Follows</i></b></p> <p>Most respondents considered that it would be preferable for any additional housing that is provided to be in the form of individual plots. If groups of houses are to be developed they should be small, rather than larger “estates”. People felt that this would be the best way of ensuring that new houses sit comfortably within the established character of the village. In the context of Dunston and its existing character, and based on previous recent developments and <b><i>the residents preference for small scale development</i></b> it is considered that new developments in the order of 6 houses would be an appropriate. upper limit to the size of any single residential development.</p> <p>In part 1.b. there may be concerns about this being viable. In some cases, dwellings may need to be built and sold to fund infrastructure and its delivery before occupation may not be necessary. It is suggested that this policy should be revised to allow for exceptions demonstrating an acceptable and clear delivery phasing of supporting infrastructure where it cannot be delivered in advance of first occupation.</p>

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<p data-bbox="592 275 1511 422"><b><i>DNP Resolution - Amend adding, at the end of 1.b, a phrase like “(unless, exceptionally, an alternative timescale is agreed for delivering a specific element of required infrastructure)”</i></b></p> <ul style="list-style-type: none"> <li data-bbox="492 464 1511 772">• For part 1.c. to be deliverable, the plan should clarify what number of dwellings there are in Dunston at the commencement of the plan.. This should be included somewhere in the supporting text. The Central Lincolnshire Local Plan includes a similar approach to this to manage the growth to come forward in the plan period. The plan period for the emerging Local Plan is 2012-2036, whereas the plan period for the DNP is assumed to be 2016-2036, but both seek 10% growth in dwellings to 2036. As such the DNP would, as worded, result in slightly more dwellings being built if houses have been complete since 2012. This element will need clarifying.</li> <li data-bbox="492 785 1239 852">• <b><i>DNP Resolution - Insert appropriate data</i></b></li> <li data-bbox="492 894 1495 1083">• Also in part 1.c. the wording is potentially too prescriptive, and some examiners have viewed similar-style policies that limit development as not meeting the basic condition which requires a plan to contribute to the delivery of sustainable development. If retained it should allow triggers for where development may be appropriate after the 10% were achieved in a similar way to the emerging local plan.</li> </ul> <p data-bbox="592 1125 1398 1230"><b><i>DNP Resolution - -Insert clarification that additional building will require ‘clear Demonstrable Support of residents and parish council’.</i></b></p> <ul style="list-style-type: none"> <li data-bbox="492 1272 1511 1734">• As worded in part 2. There is some ambiguity about whether development for affordable houses and housing suited to meet the needs of retired people would be subject to other elements of the plan. For example, part 1 and part 3 require types of proposals to refer to the Dunston Design Guidance (as does policy 3), but part 2 does not. If this was not referenced in parts 1 and 3, it would be clear that all relevant development would need to be consistent with policy 3 and the guidance, but by leaving this element out of only one part of this policy, it could lead to questions as to whether it applies.. The limit of 6 dwellings would also not seem to apply to these types of housing and so it could be argued that developments of more than 6 bungalows would be supported. Finally on part 2, it should be clarified in supporting text what is meant by ‘housing suited to the needs of retired people’ and also how ‘identified local needs’ should be defined. This will help provide certainty and clarity.</li> </ul> <p data-bbox="592 1766 1328 1797"><b><i>DNP Resolution - Reword to remove anomalies.</i></b></p>

APPENDIX - 7

**COMMENTS BY NORTH KESTEVEN DISTRICT COUNCIL PLANNING**

Section/Policy	Comments
	<ul style="list-style-type: none"> <li>In part 3.b it is helpful to provide examples of what is intended by amenity. However, the use of the term 'quiet space' is ambiguous, and in planning there is no right to a view and so 'outlook' is unsuitable to include. It is therefore recommended that the wording is amended slightly to be concise and deliverable, for example, 'b. <i>the development will provide a reasonable standard of amenity for future occupants of the building in terms of privacy and daylight.</i>' This should be repeated for part 3.c.</li> </ul> <p><b><i>DNP – Amend in line with comment.</i></b></p>
<p>Policy 3: Design and Character of Developments</p>	<ul style="list-style-type: none"> <li>This policy is generally supported.</li> <li>The Dunston Design Guidance is a useful reference tool to assist in informing the design of development proposals. However, it would be beneficial to include reference to how this document should be used in designing a scheme. Whilst it is considered that this policy and the guidance are usable, it would be more effective if there were greater clarity on this for applicants and decision takers.</li> <li>It is considered that in addition to policy LP25: Design and Amenity, policies LP17: Landscape, Townscape and Views and LP24: The Historic Environment are also relevant policies to be quoted in the supporting text to this policy.</li> </ul> <p><b><i>DNP Resolution Review wording, Include additional policy refs</i></b></p>
<p>Policy 4: Dunston's Natural Environment</p>	<ul style="list-style-type: none"> <li>This policy is generally supported.</li> <li>The last bullet point within the policy should end with a full stop, not a semi-colon.</li> </ul> <p><b><i>DNP Resolution - Edit</i></b></p>
<p>Policy 5: Movement and Transport</p>	<p><b><i>DNP Resolution -Amend in line with suggestions</i></b></p>
<p>Policy 6: Community Facilities</p>	<ul style="list-style-type: none"> <li>The thrust of this policy is supported. Whilst this policy does not allow for any changes away from the community use, this matter is covered in the draft Central Lincolnshire Local Plan and the North Kesteven Local Plan.</li> </ul>
<p>Policy 7: Local Employment</p>	<ul style="list-style-type: none"> <li>The general thrust of this policy is supported. However, it would benefit from some rewording to make it clearer for applicants and decision takers. The terms 'outlook' and 'peace and quiet' are ill-defined and as such should be removed. It is suggested that the policy reworded as follows: <i>'Proposals that will increase local employment opportunities will be supported provided that:</i></li> <li><i>a) Adequate access and parking can be achieved for the proposed use; and The proposal will not result in conflict with neighbouring uses and will not result in an unacceptable impact on the privacy and daylight of neighbouring properties.'</i></li> </ul> <p><b><i>DNP Resolution - Replace</i></b></p>