

# **Consultation Statement**

## **Coleby Parish Neighbourhood Plan**

### **4 June 2017**

**Author: David O'Connor on behalf of the Coleby Parish Neighbourhood Plan Working Group**

## **Status**

This Consultation Statement is a legal requirement to accompany the submission version of Coleby Parish's Neighbourhood Plan 2012-2036 (CPNP).

It has been developed in accordance with guidance in *"How to write a Consultation Statement: Putting the Pieces Together"* (Planning Aid England).

## **Purpose**

A Consultation Statement must summarise:

- People and organisations consulted about the proposed Neighbourhood Plan
- How they were consulted
- A summary of the main issues and concerns raised through the consultation process
- Descriptions of how these issues and concerns were considered and addressed in the proposed neighbourhood plan.

It is structured in two main parts:

- Consultation that influenced development of the pre-submission CPNP
- Formal 'Regulation 14' consultation on the pre-submission CPNP

Detailed evidence is in a separate Appendix. Although very comprehensive, that Appendix does not contain all information, which can be made available on request. Evidence documents in the Appendix are listed in Table 7 at the end of this Consultation Statement and are referenced throughout.

## **Consultation that influenced development of the pre-submission CPNP**

This section focuses on consultation that led to the decision to develop a Neighbourhood Plan, to understand what was important to Parish residents, to quantify those issues and inform development of our pre-submission CPNP.

## People and Organisations consulted

Documents 1-24 attached contain details of consultation at this stage covering:

- Residents of Coleby Parish who were 15 years of age and over
- Children in Coleby Primary School
- Teenagers from the Parish
- Regular users of the Village Hall and Field
- Local landowners / developers
- Local businesses

## How they were consulted

**Table 1 How people and organisations were consulted**

| <b>Group</b>   | <b>How they were consulted</b>  |
|--|---|
| Residents of Coleby Parish who were 15 years of age and over<br><br>(Documents 1-17) | <ul style="list-style-type: none"><li>• Public meeting on 8 December 2015 to learn about Neighbourhood Plans (1).</li><li>• Public fora during Parish Council meetings including the decision to develop a Neighbourhood Plan on 5 January 2016 and a presentation and decisions about draft CPNP policies on 3 January 2017 (2).</li><li>• Parish residents meeting on 2 May 2016 to identify factors making Coleby a special place as an input to designing a Residents Survey (3-6).</li><li>• Residents Survey (with online and hard copy options) based on outputs from the 2 May Parish residents meeting open from 24 June 2017 to 18 July 2017 (7-8)</li><li>• Survey analysed and considered by Working Group and consultants (9-10).</li><li>• Parish meeting on 8 November to receive feedback and consider draft policy positions (15)</li><li>• Presentation on draft policies at the January 2017 Parish Council meeting (16).</li><li>• Communication and updates distributed by post and using the Parish's extensive email list.</li></ul> |

| <b>Group</b>  | <b>How they were consulted</b>   |
|---|--|
| <p>Children in Coleby Primary School</p> <p>(Document 18)</p>           | <p>The Governing Body agreed to consult the children using a simple survey focused on three simple questions:</p> <ol style="list-style-type: none"> <li>1. What makes Coleby Special?</li> <li>2. What do we want to protect?</li> <li>3. What do we want to improve?</li> </ol> <p>There were 29 responses and the school provided results in a summary document in October 2016 (18)</p>  |
| <p>Teenagers from the Parish</p> <p>(Document 19)</p>                   | <p>Two teenagers attended the Residents Workshops.</p> <p>The Parish Clerk corresponded by email on 18 December 2016 with families in the Parish known to have teenage children (as a result of another exercise locally) and asked them to provide their views using the same questions asked of the Primary School.</p> <p>A reminder was sent on 6 January 2017</p> <p>One response was received (19) which related to two siblings.</p>                            |
| <p>Regular users of the Village Hall and Field</p> <p>(Document 20)</p> | <p>Regular users were identified from the bookings diary. Some regular users, such as the Parish Council and Neighbourhood Plan Working Group, were not included as otherwise their members would have been consulted twice.</p> <p>Users were contacted by email and / or telephone by a member of the Working Group and asked the same basic questions as the Primary School.</p> <p>Responses were summarised and reported back to the full Working Group (20).</p> |

| <b>Group</b>                                     | <b>How they were consulted</b>  |
|--|---|
| <p>Local landowners</p> <p>(Documents 21-22)</p> | <p>Significant landowners were identified through local knowledge.</p> <p>They were contacted by letter on 25 November 2017 (21) with copies of FAQs about the Neighbourhood Plan, and the presentation on Coleby's Capacity Study that had been presented to the November 2017 Residents Workshop. They were asked for:</p> <ul style="list-style-type: none"> <li>• Any general comments about Coleby Parish and our Neighbourhood Plan</li> <li>• Details of any sites they intended to develop, or thought they may at some time wish to develop before 2036</li> </ul> <p>The consultation was open for three weeks from 25 November to 19 December 2016.</p> <p>One response was received (reported back to the Working Group) so a follow up letter was sent on 21 February 2017 (22) with responses open until 10 March 2017. Nothing further was received.</p> |
| <p>Local businesses</p> <p>(Documents 23-24)</p> | <p>NKDC identified local businesses from non-domestic ratepayers.</p> <p>They were contacted by letter on 25 November 2017 (23) with information about Neighbourhood Plans and asked for:</p> <ul style="list-style-type: none"> <li>• Any general comments about Coleby Parish and our Neighbourhood Plan</li> <li>• Any matters that you would like us to take into account in developing our Neighbourhood Plan. For example, it has been suggested that the Viking Way brings business to our pubs so we should ensure that it is in good condition.</li> </ul> <p>The consultation was open from 25 November to 19 December. No responses were received so a follow up was sent out on 21 February 2017 (24) with responses open until 10 March 2017. One response was received.</p>   |

## Summary of the main issues and concerns

### Residents

This section summarises issues and concerns raised through the Residents Survey.

More detail is provided in documents attached including the presentation made to the Residents workshop on 8 November 2016 (13), the display materials from that workshop (12) and full results of the survey (7).

106 residents of 15 years of age and over responded. That is just over 30% of the estimated 351 Parish population in that age range from the 2011 Census.

Results were statistically valid at the 95% Confidence Level (10).<sup>1</sup>

Characteristics of respondents from Questions 12 to 17 included:

- 78% were 50 years of age or older
- 72% had lived in Coleby Parish for 10 years or more and 80% intended staying here another 10 years or more.
- 53% male and 47% female
- 46% of respondents were retired. The rest were in some form of employment (48%) or education (6%). This reflects the age profile.

The Working Group considered weighting survey results to reflect the Parish's age profile from the last census (where half of residents were under 50 and half over). It was decided not to do so as, at the level of responses received, weighting would not necessarily provide more accurate results.

Questions 1 and 2 asked how important aspects of Coleby Parish were.

- Residents rated every aspect highly. The most important were the Crime Rate (89%), Cleanliness of Streets and Footpaths (84%) and Broadband Speeds (81%). The least important was 'Two Pubs' but even that had an overall importance rating of 59%.
- Comments on this indicated that there was an additional important factor to add into our thinking – the Community Look and Feel.

---

<sup>1</sup> Although the survey was open to individual residents, there is anecdotal evidence that most responses were from households and, if that were so, the response rate would have been doubled and statistical accuracy improved greatly.

Questions 3 and 4 asked how good those aspects of Coleby Parish were at the moment.

- Again, most aspects were rated highly. The highest were the Church (79%), Views From the Village (77%) and Village Separate From A607 (75%). Lowest by far was an overall satisfaction rating of 38% for Broadband Speeds – the only aspect rated lower than 50%.

Questions 5 and 6 posed a range of questions about future development issues in the Parish, then asked how much they agreed or disagreed with each statement.

Responses gave us very clear steers on most questions as indicated in Table 2 below.

**Table 2 Clear steers provided on development issues**

| <b>Questions</b> | <b>Steer provided by the survey</b>   |
|------------------|---|
| 5.1              | We should not aim for more development than required by the Local Plan  |
| 5.2, 5.3         | Brownfield and infill sites should be used before building on the edge of the village   |
| 5.4              | There should be a defined boundary to contain development in the village.   |
| 5.5              | The village should not grow to meet the A607  |
| 5.6              | New buildings should be constructed using traditional materials   |
| 5.8, 5.9         | New building work should never be higher than two stories   |
| 5.10             | We should bring derelict buildings in the countryside back into use rather than let them decay                                    |
| 5.11, 5.12       | There should be a mix of development so that homes are available for young families, people downsizing and those on lower incomes |
| 5.13             | New homes should have sufficient off street parking for residents and their visitors.   |
| 5.14, 5.15, 5.16 | Important views of the village from outside, looking out from the village and within the village must be protected.               |
| 5.18, 6.18       | Street furniture should be well designed and complement their surroundings.   |

Responses were equivocal about whether we should encourage contemporary style buildings (5.7) and the balance between energy saving measures and their visual impact (5.19).

**Questions 7 and 8 asked a range of questions on community issues. Again, respondents provided clear steers on most questions as set out in Table 3 below.**

**Table 3 Clear steers on Community issues**

| <b>Questions</b> | <b>Steer provided by the survey</b>   |
|------------------|---|
| 7.1 to 7.4       | Car parking is an issue but there is little appetite for formal parking controls  |
| 7.5              | Entry routes to the village are welcoming and project a good image  |
| 7.6              | People can access good quality health services at the right times within a reasonable distance from their home.   |
| 7.7              | They happy with the quality of schools available  |
| 7.8 to 7.11      | We need more things to do for pre-teens, teens and working age people in Coleby but we do not need more things for retired or working age people to do. |
| 7.12 to 7.13     | Community and social events cater for all residents and are affordable  |
| 7.14 to 7.15     | People can access the shops and leisure facilities they need.   |
| 7.16             | People do not want extra street lighting to block out the stars   |
| 7.17             | The majority do not worry about crime in the area (though 21% do)   |
| 7.20             | We need better evening bus services.  |
| 7.21             | There was difficulty accessing recycling facilities   |
| 7.24 to 7.25     | People can access employment and can work effectively from home when they need to.  |

Whilst the survey shows that a majority felt traffic speeds in the village were about right (Q7.23), there were many comments about speeding and several suggestions of a 20 mph limit

The survey was equivocal about whether dog owners behaved responsibly. Comments focused on behaviour of visitors to the village (Q7.22).

Questions 9-11 asked about how we could resource the future challenges of maintaining and improving the appearance and facilities of the parish.

- 83% of respondents were prepared to provide one hour or more of their time in the future.
- 87% were prepared to pay extra for doing so. Remarkably, more than 60% of respondents said they were prepared to pay an extra £20 or more per household per year.

### **Children in Coleby Primary School**

The full summary of responses (18) is shown below.

*What makes Coleby special?                      The school, playing field, church, pubs and the old houses,  
People are nice and caring.*

*The views.*

*What do we want to protect? The school, church and playing field.  
Feeling safe in the village.*

*What do we want to improve? By far the biggest response related to the playing field with the need for more play equipment, nets for the goal posts, better slide, tree house, bigger roundabout and parallel bars all mentioned.  
The second biggest issue was the need for a zebra crossing outside school to make crossing the road safer.  
The other items mentioned were removal of nettles on the footpaths and a need for a children's library.*

## Teenagers

One response covering two siblings was received (19). The full response is shown below.

*What makes Coleby special? Coleby is special because it's such a friendly community and there are lots of different types of house.*

*What do we want to protect? We want to make sure that we don't get any big buildings in the middle but it might be good to get a few more houses....*

*What do we want to improve? Because it would be nice to have a few more young people. (!)*

*If you were to move away from Coleby on finishing your education would you think you might want to return to Coleby in the future to live and why? Not at the moment but it would be nice to come back and see Mum and Dad.*

## Regular users of the Village Hall and field

Five regular users engaged with the Working Group. All were very complimentary about Coleby (20). Their responses were (understandably) focused on the Village Hall and so not relevant to the CPNP's planning related issues.

Their feedback was provided to the Village Hall Committee.



## Landowners

One response was received from one landowner at this stage, which indicated an intention to seek development on a particular parcel of land during the lifetime of the CPNP.

## Businesses

One response was received from a business, which supported a Neighbourhood Plan for Coleby Parish

## How issues and concerns were considered and addressed in the proposed neighbourhood plan

## Residents

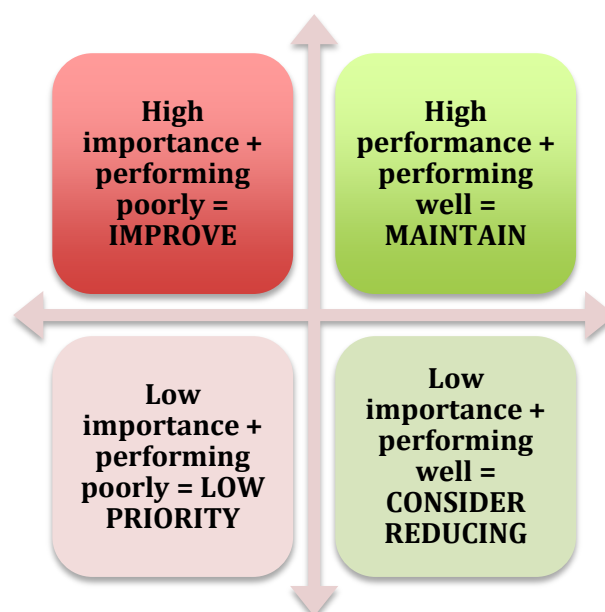
All consultation results were documented and discussed at the Working Group.

They were also reported to the Residents workshop on 8 November 2016 as set out in Documents 12 and 13.

That meeting clarified that there was a desire to promote smaller homes suitable for downsizing or young families as well as affordable housing.

The intention behind Questions 1 to 4 had been to identify the relationship between importance and performance, then evaluate results using the matrix shown in Figure 1 below.

**Figure 1 Importance / Performance matrix**



Most aspects were identified in the 'Maintain' quadrant.

Broadband speeds fell within the 'Improve' quadrant

Questions 5 and 6 focused on topics relating to future development that could form part of our formal Neighbourhood Plan.

- Where residents gave clear steers, those views have been used to identify and shape local policies in our Neighbourhood Plan.
- For aspects without a clear steer from the survey, the Working Group and Parish Council agreed a position for the draft Neighbourhood Plan

Questions 7 and 8 focused on Community Issues. These would not generally be subject to planning controls so would fall outside our formal Neighbourhood Plan.

- All issues with a clear desire for improvement were incorporated in 'Community Issues' at Appendix 4 in the Neighbourhood Plan.
- For issues without a clear steer from the survey, the Working Group and Parish Council agreed a position for the draft Neighbourhood Plan

Questions 9 and 10 focused on resources.

Information on residents' willingness to offer time and money to help in maintaining or improving aspects of the Parish was shared with the Parish Council as an input to their budget-setting meeting on 3 January 2016 and will be an influence on decisions made during 2017 about Parish Council responses to Community Issues set out in Appendix 4 of the CPNP.

### ***Children in Coleby Primary School***

Results were considered by the Working Group, reported to the Residents workshop on 8 November 2016 and factored into developing the pre-submission CPNP.

### ***Teenagers***

The single response for two siblings was considered by the Working Group and factored into developing the pre-submission CPNP.

### ***Regular users of the Village Hall and field***

Results were considered by the Working Group, reported to the Residents workshop on 8 November 2016 and factored into developing the pre-submission CPNP.

## ***Landowners***

Only one landowner responded. They said they had an intention to develop land that was part of the Capacity Study. Due to the low numbers of responses, the Working Group decided not to seek any allocated sites in the CPNP.

## ***Businesses***

The single business respondent identified no issues.

## **Regulation 14 Consultation**

This section focuses on how we consulted on the pre-submission CPNP, evaluated the feedback received and agreed modifications in developing the submission version of the CPNP.

### **People and organisations consulted**

Regulation 14 of the Neighbourhood Planning (General) Regulations prescribes who must be consulted at the pre-submission stage. These are:

- People who live, work or carry on business in the area (we interpreted this to include landowners)
- Specified consultation bodies who we believe may be affected
- The local planning authority

More details of the statutory consultation bodies we consulted are set out in Document 25.

### **How they were consulted**

Each group was provided with the opportunity to complete an online response and residents also had an option to complete a hard copy response. In all cases the consultation was stated to be open for the statutory 6 week period from 13 March 2017 to 24 April 2017.

**Table 4 - Regulation 14 consultation**

| <b>Group</b>   | <b>How they were consulted</b>  |
|--|---|
| People who live in Coleby Parish<br><br>(Documents 26-29)                | Consultation survey available online and in hard copy. Mailshot to all residences in the Parish including a hard copy of the full pre-submission draft and other information on 6 March 2017.<br>Email to the extensive Parish contact list with the same information the same day (27).<br>Reminder to the email list on 11 April 2017 (28).<br>Second reminder to the email list on 24 April 2017 (29). |
| People who carry on a business in Coleby Parish<br><br>(Documents 32-33) | Hard copy letter on 6 March 2017 (32).<br>Reminder letter sent (33).  |
| Local landowners<br><br>(Documents 34-53)                                | Hard copy letter on 6 March 2017 (34).<br>Reminder letter sent (35).  |
| Other statutory consultation bodies<br><br>(Documents 36-37)             | Emails sent on 13 March 2017 (36).<br>Reminder emails sent on 11 April (37).  |
| Local planning authority<br><br>(Document 38)                            | Pre-submission draft sent by email on 23 February 2017<br>Comments received 24 April 2017 (38).   |

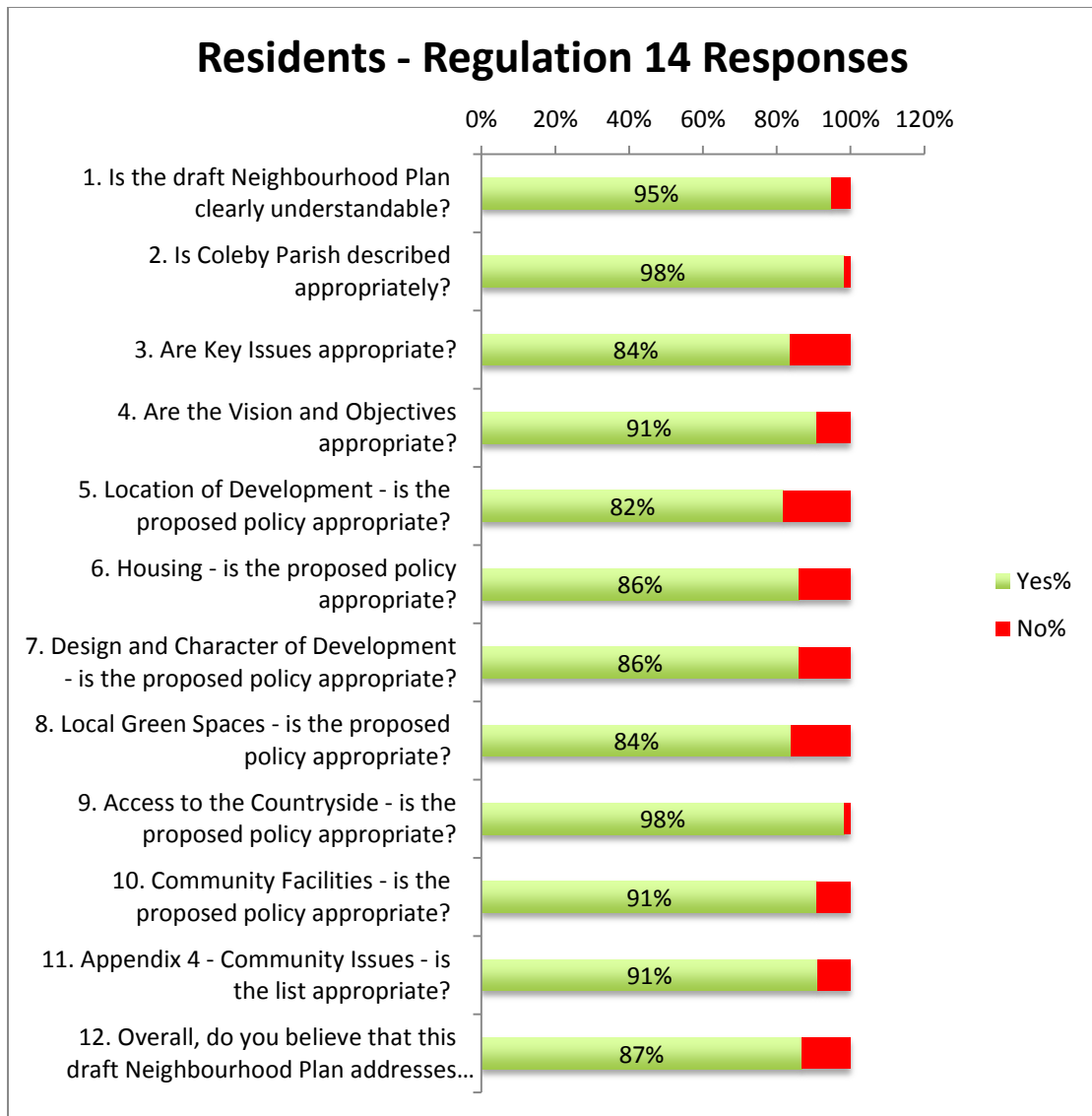
In addition to the above, letters were sent to owners / operators of proposed Local Green Spaces and Community Facilities (Documents 39-40) on 20 February 2017.

In addition to the above, various evidence documents were referenced in the pre-submission version of the CPNP and available to all consultees via the Parish website. These included the Coleby Character Assessment, the Coleby Capacity Study and the Coleby Local Green Space Assessment, demographic statistics and a summary of the Residents' Survey.

## **Summary of the main issues and concerns**

### **Residents**

57 responses were received from residents. Results are shown in the graph below.



The response rate was 16% of qualifying residents. Results are statistically valid at the standard 95% confidence level. (Document 31)

Results showed clear support for the pre-submission CPNP. Comments broadly covered:

- Agreement with the draft
- Typographical and other minor comments
- Concern that non planning related matters were not being addressed
- Concerns about the proposed designation of 'Dovecote Greens' as Local Green Space (many comments from a few residents)
- A comment that was not specific but seemed to relate to a concern about identifying the The Bell at Coleby as a Community Facility

One comment was received suggesting more detailed coverage of architectural features in the Coleby Character Assessment so that document was amended accordingly.

### ***Businesses***

No responses were made using the survey forms. One response was received by email indicating support for the CPNP.

### ***Landowners***

No responses were made using the survey forms. One landowner questioned a specific boundary shown on one of the maps and received a response indicating that the boundary was shown correctly. The query was marked confidential and so is not attached here.

### ***Other statutory consultation bodies***

No responses were made using the survey forms. 5 responses were received as email messages. These were supportive of the Plan with no significant issues.

### ***Local planning authority***

NKDC provided very comprehensive and helpful feedback (Document 38). Their comments covered:

- Typographic errors
- Suggestions to improve clarity and aid interpretation of the Neighbourhood Plan
- Changes needed to align with the final version of the Central Lincolnshire Local Plan (which was formally adopted on the final day of our Regulation 14 consultation period)

### ***Owners / operators of proposed Local Green Spaces (LGS) and Community Facilities***

The Chairman of the Village Hall Committee (owner / operator of several proposed LGS and Community Facilities) agreed with the proposals.

Joint owners of the property proposed as Dovecote Green LGS wrote to object to the proposal.

### ***How issues and concerns were considered and addressed in the proposed neighbourhood plan***

Results and all comments received were documented and evaluated by a subset of the Working Group and shared for comment with the whole Group. The Working Group reported their recommendations to the Parish Council meeting on 10 May

2017. Appendices 2 and 3 of that report are attached as Table 5 (NKDC comments and responses) and Table 6. Together, they record all responses received.

The Parish Council agreed a range of amendments, which were implemented in the submission version. Our consultants Open Plan Ltd carried out a check to ensure that all relevant amendments had been made.

The Parish Council report and minutes are in Documents 41-42.

## Conclusions

### *Developing the pre-submission CPNP*

The pre-submission CPNP was developed based on extensive engagement and consultation with local residents and significant attempts to engage with other stakeholders.

Results of the Residents Survey were statistically valid at the standard 95% confidence level.

Whilst responses from landowners and business were low, they were provided with multiple opportunities to engage. It is important to say that many of the landowners and businesses are residents and also had opportunities to engage in that capacity.

### *The Regulation 14 consultation*

All relevant stakeholder groups were contacted, and all groups received reminders.

The consultation ran for the statutory 6-week period and met the statutory requirements in all respects.

Residents responses were statistically valid at the standard 95% confidence level.

Whilst responses from landowners, business and other statutory consultees were disappointing, they were provided with multiple opportunities to engage. Many of the landowners and businesses are residents and also had opportunities to engage in that capacity.

In addition, owners / operators of proposed Local Green Spaces and Community Facilities were provided with an opportunity to comment.

All comments made from all stakeholders were evaluated by the Working Group, who made recommendations for amending the CPNP to the Parish Council. The Parish Council agreed amendments which has resulted in a submission version of the

CPNP that reflects and has responded to the statutory Regulation 14 consultation (Documents 41-42).



**Table 5 - NKDC comments and recommended actions**

| <b>Comment ref</b> | <b>Section/Policy</b> | <b>Comments</b>   | <b>Working Group</b>  | <b>Recommendation to Parish Council</b> |
|--------------------|-----------------------|---|---|---|
| NKDC1              | General               | The plan is generally well presented with good use of images, diagrams and maps and this is commended.  | -   | -                                       |
| NKDC2              | General               | It is recommended that paragraph numbering is added to the plan as this will make general use and referencing easier for plan users.  | Agreed  | Amend as recommended by NKDC            |
| NKDC3              | General               | On a number of maps where locations are identified by number, the numbers are not always clear (e.g. figure 12). Can these be made clearer with bold font or similar?   | Agreed  | Amend as recommended by NKDC            |
| NKDC4              | General               | The quality and presentation of evidence to support the plan is very good. Subject to some minor recommendations below, these seem adequate to support the policies in the plan. Should the working group wish to check the content of the Basic Conditions Statement and Consultation Statement with NKDC prior to submission, this would be welcomed. | Enquiries have been made to take up NKDC's offer. The Parish Council will be advised if doing so would affect the planned submission by the end of May 2017 | -                                       |
| NKDC5              | Introduction          | In the first paragraph of the introduction  | The start date of the Neighbourhood   | Amend as recommended by                 |

| Comment ref | Section/Policy | Comments  | Working Group  | Recommendation to Parish Council |
|-------------|----------------|---|--|----------------------------------|
|             |                | it states that the duration of the CNP matches the CLLP, but the CLLP is from 2012-2036 whereas the CNP runs from 2017-2036. To avoid confusion it would be clearer to state that the end date of the neighbourhood plan matches that of the CLLP.  | Plan was set at 2017 because that is when it will be adopted. Nevertheless, as it covers development since 2012 and needs to align with the Local Plan we support the proposed amendment | NKDC                             |
| NKDC6       | Introduction   | In the final paragraph on page 4 it states that the NPPF is part of the 'Local Development Framework'. There are two issues with this –<br>1. The term 'Local Development Framework' is now largely obsolete, being associated with the previous Labour Governments; and 2. The NPPF would not form part of the Local Development Framework. It is recommended that this paragraph and the subsequent diagram are amended to refer to the Development Plan instead of the Local Development Framework and to remove reference to the NPPF in this instance. | The terms used were pasted in from guidance. However we agree that the proposed amendment is appropriate.  | Amend as recommended by NKDC     |
| NKDC7       | Introduction   | It would be beneficial if the map showing the Coleby Neighbourhood Area only showed the boundary of   | The map used referred to is the same as the map used in our application to designate the Parish as a Neighbourhood   | Amend as recommended by NKDC     |

| Comment ref | Section/Policy        | Comments   | Working Group   | Recommendation to Parish Council |
|-------------|-----------------------|--|---|----------------------------------|
|             |                       | Coleby Parish. NKDC can assist by providing a revised map if this is requested.  | Plan Area. However, we accept this comment and have requested that NKDC produce such a map for us.  |                                  |
| NKDC8       | Coleby Parish         | This section provides a useful and interesting introduction to the Parish.   | -   | -                                |
| NKDC9       | Coleby Parish         | In the first paragraph there is a description of Coleby's position in the CLLP Settlement Hierarchy. During the CLLP Examination the Settlement Hierarchy is being revised slightly so that there are now 8 categories with the 7 <sup>th</sup> being "Hamlets" and the 8 <sup>th</sup> being "Countryside". The wording of this paragraph should be reworded to account for this change when the CLLP is adopted. | The adopted version of the CLLP has changed the Settlement Hierarchy in CLLP Policy LP2. This change will align our Neighbourhood Plan with those changes | Amend as recommended by NKDC     |
| NKDC10      | Coleby Parish         | In the bullet under Education, it is recommended that Higher National Certificate is included in full rather than HNC.   | Agreed  | Amend as recommended by NKDC     |
| NKDC11      | Key Issues            | This is all clearly presented and is relevant to the development of the plan.  | -   | -                                |
| NKDC12      | Vision and Objectives | The Vision is supported in principle.  | -   | -                                |

| Comment ref | Section/Policy                                 | Comments  | Working Group  | Recommendation to Parish Council          |
|-------------|--|---|--|---|
| NKDC13      | Vision and Objectives                          | The Objectives are supported in principle.  | -  | -   |
| NKDC14      | Vision and Objectives                          | In the first row of Table 1 it quotes the Vision, but this omits the word "Parish". Whilst this is only a minor point it would be beneficial to be consistent   | Agreed   | Amend as recommended by NKDC              |
| NKDC15      | Vision and Objectives                          | The use of the table in Appendix 5 to demonstrate the linkages between the Objectives is a useful way to demonstrate these relationships.   | -  | -   |
| NKDC16      | Policy 1: Appropriate Location for Development | The Principle of re-establishing a "Developed Footprint" for a village in Central Lincolnshire through a Neighbourhood Plan is supported and is in general conformity with the Strategic Policies of the CLLP, provided that there are adequate opportunities to meet the growth level set in the CLLP. It is noted that the Capacity Study, which accompanies the draft plan, includes an analysis of potential within the Developed Footprint, and elsewhere in the Parish. This is a good piece of work to underpin this policy, however, it | This is a very important comment as it supports our policy to re-establish a 'developed footprint' and use of the Capacity Study as both evidence and a reference point for our Policy 1.<br><br>The detailed comments are designed to clarify some matters in the supporting text. This may require an additional map. We support this. | Amend as recommended by the Working Group |

| Comment ref | Section/Policy                                 | Comments   | Working Group   | Recommendation to Parish Council          |
|-------------|--|--|---|---|
|             |  | <p>might be clearer if the maps and overall conclusions were more specific about the changes made to the previous boundary in the NKDC Local Plan and specifically included a list of sites with a theoretical capability of being developed to make up the growth requirement for Coleby. This would assist an Examiner in understanding the situation in relation to the growth requirements. Overall, given the flexibility within the last part of the policy and the evidence presented, it is considered that this policy and the Developed Footprint are in general conformity to the CLLP as they will enable the delivery of an adequate amount of growth, subject to the below comments.</p> |   |   |
| NKDC17      | Policy 1: Appropriate Location for Development | <p>The second sentence of the policy is not necessary as Policy LP4 of the CLLP includes a sequential test to promote the use of previously developed land. Also, as worded, it is unclear how this should be dealt with by a decision maker – how would this be demonstrated in a planning application and does it mean</p>   | <p>This comment is essentially saying that we do not need to state the test for promoting use of previously developed land as it is in the CLLP.</p> <p>We recommend amending the policy as suggested and referencing the test in the</p> | Amend as recommended by the Working Group |

| Comment ref | Section/Policy                                    | Comments  | Working Group  | Recommendation to Parish Council          |
|-------------|---|---|--|---|
|             |   | brownfield within the proposed site or the entire village, for example? As such, it is recommended that this part of the policy be removed with Policy LP4 of the CLLP being used to deliver on this ambition.  | CLLP in the supporting text so that it is clear to Parish residents.   |   |
| NKDC18      | Policy 1:<br>Appropriate Location for Development | The items within bulleted list a) are generally appropriate for inclusion, however, it is likely that any development proposal would detract from at least one of these criteria to some extent. Therefore it is recommended that “detracting from” be replaced with “resulting in an unacceptable impact on” or something similar to indicate that the impacts will be considered on a case-by-case basis as a planning balance judgement by the decision maker. | Agreed   | Amend as recommended by NKDC              |
| NKDC19      | Policy 1:<br>Appropriate Location for Development | How would bullet point c) be applied on a brownfield site? Presumably it would not be required to meet greenfield runoff levels? This should be made clear.   | Amend to say <i>“as agreed in consultation with the Internal Drainage Board”</i><br><br>(Follows advice from Lincolnshire County | Amend as recommended by the Working Group |

| Comment ref | Section/Policy  | Comments  | Working Group  | Recommendation to Parish Council          |
|-------------|---|---|--|---|
|             |   |   | Council.)  |   |
| NKDC20      | Policy 1:<br>Appropriate<br>Location for<br>Development | In the last sentence of the policy it refers to “the housing needs of the parish at any given time”. How will it be defined what the housing needs of a particular time are? This should be made clear to avoid any confusion   | We agree that the wording could be made clearer and recommend a change to “ <i>permitted growth of the parish as set out in the Central Lincolnshire Local Plan</i> ”.   | Amend as recommended by the Working Group |
|             |   |   | Although that permitted growth is not decided by the Parish, it is a level we are legally required to accommodate during the lifetime of the Plan and separate arrangements exist in the CLLP to accommodate additional development only if there is “ <i>demonstration of clear community support</i> ” |   |
| NKDC21      | Policy 1:<br>Appropriate<br>Location for<br>Development | In the last sentence reference is made to the Capacity Study identifying areas that are considered appropriate for development. It is recommended that these areas are also brought into the overall recommendations / conclusions of the Capacity Study to be clear about which locations are being referred to. | Agreed – this comment is essentially recommending that we include a results summary in the Capacity Study.   | Amend as recommended by NKDC              |
| NKDC22      | Figure 7  | It is noted that this boundary differs from the Curtilage Line in the NKDC  | This comment is recommending that the revised boundary of the revised  | Amend as recommended by                   |

| Comment ref | Section/Policy           | Comments  | Working Group   | Recommendation to Parish Council |
|-------------|--------------------------|---|---|----------------------------------|
|             |                          | Local Plan. It is also noted that one such change relates to the permission granted at the Dovecote Lane site at the south eastern corner of the village. This change appears to broadly follow the red-line boundary of this permission, but it makes the boundary unclear on the map. It is recommended that the boundary here be squared off so that there is not a line protruding to the east and following Dovecote Road to the south. This would be clearer for decision makers. | 'settlement footprint' around Dovecote Lane is simplified.<br><br>The recommended change is very minor.<br><br>We recommend the amendment proposed. | NKDC                             |
| NKDC23      | Policy 1 supporting text | This policy works closely with Policy LP4 of the CLLP. It is noted that there is reference to this in the supporting text, but it is considered that some additional wording would be beneficial here to make it clear to the examiner how this policy works with Policy LP4.   | Agreed  | Amend as recommended by NKDC     |
| NKDC24      | Policy 1 supporting text | In the last paragraph on page 15, it may be beneficial to clarify that it relates to suitable sites that will be available specifically within the plan period.   | Agreed  | Amend as recommended by NKDC     |
| NKDC25      | Policy 2: Housing        | The general approaches within this policy are supported, and it is confirmed  | -   | -                                |



| Comment ref | Section/Policy    | Comments  | Working Group   | Recommendation to Parish Council           |
|-------------|-------------------|---|---|--|
|             |                   | that as a result of a review of the baseline dwellings in the village, 14 dwellings will be sought in Coleby in relation to Policy LP4 of the CLLP. However, there are a number of concerns about the specific wording as defined below.  |   |  |
| NKDC26      | Policy 2: Housing | Coleby is misspelt in bullet a).  | Agreed  | Amend as recommended by NKDC               |
| NKDC27      | Policy 2: Housing | As worded it is ambiguous whether development of affordable housing and housing to meet the needs of first time buyers and people looking to downsize are subject to the requirements under bullet a). It is recommended that this is reviewed to be clear what elements of the policy apply to what circumstances. | Add the words “ <i>subject to paragraph (a) above</i> ”<br><br>The effect of this is to clarify that encouragement of affordable / downsize / starter homes is only within the overall permitted growth of 10%.<br><br>If the Parish wishes to grow beyond 10% for this, provision is made in Policy 2 and the CLLP | Amend as recommended by the Working Group  |
| NKDC28      | Policy 2: Housing | In the first bullet point in the second list the examples of amenity are quite vague and may not be clear enough to be  | The second part of CLLP Policy LP26 refers to ‘amenity considerations’ and lists them. We recommend aligning with   | Amend as recommended by the Working Group. |

| Comment ref | Section/Policy    | Comments   | Working Group  | Recommendation to Parish Council |
|-------------|-------------------|--|--|----------------------------------|
|             |                   | <p>applied consistently by decision makers. It is recommended that the description is expanded to include a full list of amenity measures to be considered, for example “(in terms of privacy, daylight, noise from neighbouring uses, safety)” etc.</p>   | <p>the CLLP by amending the wording to:</p> <p><i>“There will be no adverse impact on amenity (for example, compatibility with neighbouring land uses; overlooking; overshadowing; loss of light; increase in artificial light or glare; adverse noise and vibration: adverse impact upon air quality from odour, fumes, smoke, dust and other sources; adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste; creation of safe environments.”</i></p> |                                  |
| NKDC29      | Policy 2: Housing | <p>In the second bullet point in the second list in the policy it says “as described in the bullet point above” which is about as long as the two examples currently being given and so it would be better if the exact wording were replicated here. However, if the description in the first bullet point is expanded as is recommended above then the cross reference in the second bullet point is</p> | <p>In light of the proposed action re comment NKDC28 no further action is required</p>   | -                                |

| Comment ref | Section/Policy    | Comments  | Working Group  | Recommendation to Parish Council          |
|-------------|-------------------|---|--|---|
|             |                   | fine to retain.   |  |   |
| NKDC30      | Policy 2: Housing | In the third bullet point can “service provision” be better defined? What would count as a local service and would there be occasions where this would be appropriate – for example if residents no longer used the service? If this is intended to apply to specific services that are important, then it would be better to be specific – i.e. is it referring to the community facilities listed in policy 6?        | Neither the NPPF nor the CLLP appear to define or provide examples of local services in this context.<br><br>Therefore we recommend using wording within paragraph 70 of the NPPF “ <i>loss of valued facilities and services</i> ”<br><br>We believe this is consistent with NPPF paragraph 75. | Amend as recommended by the Working Group |
| NKDC31      | Policy 2: Housing | There is no definition of what would count as a significant reduction in local employment opportunities, or what would count as a ‘local’ opportunity. It might be better if it required the decision maker to make a decision on the impact by referring to an “unacceptable reduction in jobs available in the neighbourhood area.” This would allow the decision maker to consider the likely impacts of the loss of | Agreed   | Amend as recommended by NKDC              |

| Comment ref | Section/Policy    | Comments  | Working Group | Recommendation to Parish Council |
|-------------|-------------------|---|---------------|----------------------------------|
|             |                   | employment premises.  |               |                                  |
| NKDC32      | Policy 2: Housing | In the penultimate paragraph, given the scale of development being proposed it is unlikely that there will be any significant infrastructure being delivered, so this part of the policy may not apply in most cases. However, it allows flexibility for alternative arrangements to be made if any infrastructure to be delivered would not precede occupation so it is not considered that there is any conflict, that this element has not been lost as a result of this change. | -             | -                                |
| NKDC33      | Policy 2: Housing | The last paragraph largely echoes the approach in Policies LP2 and LP4 of the CLLP, but crucially some of the wording is changed. If a proposal satisfied the requirement for community support where it would exceed the growth level it would not be contrary to the development plan as suggested, and so this should be changed. The policy also refers to “clear and wide local community support” but this is not   | Agreed        | -                                |

| Comment ref | Section/Policy                                | Comments   | Working Group | Recommendation to Parish Council |
|-------------|---|--|---------------|----------------------------------|
|             |   | defined. Overall, it is recommended that this paragraph be removed and reliance placed on the CLLP policies. Additional wording could be added to the supporting text to make it clear   |               |                                  |
| NKDC34      | Policy 2 supporting text                      | In the paragraph preceding the policy in the second sentence the word “village” appears where it should presumably be “Parish”.  | Agreed        | Amend as recommended by NKDC     |
| NKDC35      |   | In the first paragraph following the policy it refers to Appendix B of the CLLP. It is worth noting that, as a result of the proposed modifications by the Inspectors, Appendix B will no longer include the list of settlements and the growth levels – this will now be a standalone document published on each District’s website. Therefore the text would benefit from being amended to reflect the current position. | Agreed        | Amend as recommended by NKDC     |
| NKDC36      | Policy 3: Design and Character of Development | The ambitions of this policy are generally supported. The Landscape Assessment appears to be a usable and thorough document that is fit for purpose in   | -             | -                                |

| Comment ref | Section/Policy                                | Comments  | Working Group  | Recommendation to Parish Council |
|-------------|---|---|--|----------------------------------|
|             |   | relation to this policy.  |  |                                  |
| NKDC37      | Policy 3: Design and Character of Development | In the second bullet point should it not refer to “space between buildings”?  | Agreed   | Amend as recommended by NKDC     |
| NKDC38      | Policy 3: Design and Character of Development | In the fourth bullet point “the” appears to be missing before “views and vistas”.   | Agreed   | Amend as recommended by NKDC     |
| NKDC39      | Policy 3: Design and Character of Development | In the last bullet point the term ‘other valued green spaces’ is ambiguous as they are not defined. Therefore anyone could claim that a green space is or is not valued. This is unclear for decision makers and as such would benefit from being reviewed to be clearer about what specific open spaces or what types of open spaces it refers to. | Amend the wording to say “ <i>other valued green spaces such as green verges, and green spaces surrounding the village</i> ” | •                                |
| NKDC40      | Policy 4: Local Green Space                   | This policy is supported and the assessment of the LGS seems to support their designation adequately. In some examinations recently, examiners have requested that specific wording is taken from the NPPF and included in policy so it may be beneficial to stipulate in the   | Agreed   | Amend as recommended by NKDC     |

| Comment ref | Section/Policy                      | Comments   | Working Group  | Recommendation to Parish Council          |
|-------------|-------------------------------------|--|--|---|
|             |                                     | last paragraph of this policy that development will not be permitted “other than in very special circumstances”.   |  |   |
| NKDC41      | Policy 5: Access to the Countryside | This policy, whilst supported in principle and consistent with many parts of the national policy, may struggle to meet the test in the NPPF where it requires policies to be clear to the decision maker how they should react (paragraph 154). However, a policy such as this will always have a degree of ambiguity given the variety of possible circumstances to which it might apply.   | -  | -   |
| NKDC42      | Policy 5: Access to the Countryside | Part of the policy seems to apply to how you intend to spend the neighbourhood portion of CIL, which is considered fine to include, however, it may be beneficial to make this clearer and if this is the case, this part of the policy will not be specifically be used in planning decisions. Would it be beneficial to add something requiring the routes identified to be retained on figure 11 and for any development neighbouring | Add “ <i>shown in Figure 11</i> ” to the existing wording and add a new sentence. “ <i>Development resulting in any unacceptable impact on existing footpaths and rights of way will not be supported.</i> ” | Amend as recommended by the Working Group |

| Comment ref | Section/Policy  | Comments  | Working Group  | Recommendation to Parish Council      |
|-------------|---|---|--|---------------------------------------|
|             |   | the rights of way to not result in any unacceptable impact on them?   |  |                                       |
| NKDC43      | Policy 6: Community Facilities                        | This policy is supported and is generally fit for purpose. The 'very special circumstances' test in the policy is usually reserved for very restrictive designations (specifically Green Belt and Local Green Space). As such it is recommended that this term is replaced with "...unless their loss can be adequately justified." or something similar. It is considered that the supporting text provides adequate information about what would constitute justification for any loss. | Agreed   | Amend as recommended by NKDC          |
| NKDC44      | Appendix 1 – Glossary of Neighbourhood Planning Terms | <p>Generally you should only include terms used in the CNP in the glossary so it is recommended that the terms are reviewed on this basis.</p> <p>It may be beneficial to note in the opening sentence that other glossaries exist, e.g. in the NPPF.</p> <p>AONB – there is no AONB near to Coleby and as such this is not necessary to include.</p>   | <p>These comments are all directed at asking us to have a glossary of terms that is specific to terms used in our Neighbourhood Plan rather than using (as we have done) a generic glossary.</p> <p>We accept the comment and now that the CLLP is adopted, will seek to use relevant terms from their glossary whenever possible.</p> | Amend as recommended by Working Group |



| Comment ref | Section/Policy | Comments   | Working Group   | Recommendation to Parish Council          |
|-------------|----------------|--|---|---|
|             |                | LDF – as previously mentioned in comments on the main plan, the LDF is an out of date term and is not necessary to include in the glossary.  |   |   |
| NKDC45      | Appendix 7     | This is a useful section containing reference to key supporting and evidence documents. It is noted that a number of the links take you to the main neighbourhood plan page, but it may be better to link directly to the documents being referenced. It will also be important to ensure that these remain available on the website whilst the CNP is in use. | <p data-bbox="1205 496 1290 525">Agreed</p> <p data-bbox="1205 600 1644 660">The draft CPNP went to print before evidence was loaded on the website.</p> <p data-bbox="1205 740 1644 877">Appendix 7 will also be amended to include the formal submission documents referred to in the main report</p> | Amend as recommended by the Working Group |

**Table 6 - Other regulation 14 comments and recommended actions**

**1. Is the draft Neighbourhood Plan clearly understandable?**

| <b>Stakeholder group</b> | <b>Stakeholder comment</b>   | <b>Working Group</b>  | <b>Recommendations to Parish Council</b> |
|--------------------------|--|---|--|
| Residents1               | Although I have marked the "yes" circle, I feel that some of the information written is too technical for the lay person.  | We attempted to make the CPNP as clear as possible but, as can be seen from NKDC's comments, there are many requirements for our CPNP to be consistent with other more complex documents such as the CLLP and NPPF. | -  |
| Residents2               | The Plan is set out in a clear and logical manner with diagrams and glossary to help understanding.  | -   | -  |
| Residents3               | Repetitive in places which makes it a fairly long document but it's better to make sure all points are firmly made   | -   | -  |
| Residents4               | It would have been helpful for some cross-referencing on the consultation form to the draft neighbourhood plan e.g. this question refers to page ? I found I was constantly having to search the plan to relate to the question. | -   | -  |
| Residents5               | The right balance between length and detail of the plan.   | -   | -  |

| Stakeholder group | Stakeholder comment   | Working Group   | Recommendations to Parish Council         |
|-------------------|---|---|---|
| Residents6        | Good levels of engagement with the local community - plenty of opportunities to have our say. But would suggest that there will be a challenge when the electoral boundaries change - Coleby will be moving out of its natural cliff village boundary, which has a natural alignment with Navenby and Wellingore etc.   | -   | -   |
| Residents7        | I am used to reading twaddle like this from HMRC so I can see through the rubbish to the core issue: - making some little nobody look good.   | -   | -   |
| <b>Residents8</b> | The document would be improved with editing. For example 'half the population in 2011 was aged over 50 - compared to 39 for England'. Does this mean that 39% of England's population is over 50; or does it mean that the mean age in England is 39? There are many examples of this type of opaque writing throughout the document. The references are not fully cited and cannot be appraised for either quality of relevance. | <p>This section contains a footnote that additional detail on the statistics used can be found in the supporting document 'Coleby's People' which is further referenced with a web link in Appendix 7. That supporting document contains full referencing to sources and more detail on the particular statistics summarised in the Draft Plan.</p> <p>NKDC commented (NKDC4) <i>"The quality and presentation of evidence to support the plan is very good"</i>.</p> <p>Nevertheless, we recommend reviewing and amending to clarify</p> | Amend as recommended by the Working Group |

| Stakeholder group | Stakeholder comment  | Working Group   | Recommendations to Parish Council |
|-------------------|--|---|-----------------------------------|
|                   |  | <p>further, for example by modifying the passage highlighted to say “<i>Half the population in 2011 was aged over 50 years – compared to 39 years for England.</i>”</p>   |                                   |
| <b>Residents9</b> | <p>The neighbourhood plan (NP) is not clearly understandable because it has not labelled certain aspects of the village correctly.</p> <p>The Tempest pub is a community asset, purchased by a few villagers, dedicated to meeting the needs of local people, and as an investment for its shareholders.</p> <p>The Bell at Coleby is a privately owned business enterprise, not sustained or supported by Coleby residents.</p> <p>Correct terminology to distinguish between the community asset, private business and village amenities is essential in documentation. I expect individuals and consultants constructing the NP documentation to be very clear in their usage of labelling and to create separate sub headings to demonstrate a clear and diligent approach to representing The village of Coleby. EG: SUB-HEADINGS</p> | <p>Subject to the instances commented upon by NKDC (most of which are about aligning with the adopted CLLP) the correct terminology has been used throughout. A consortium of residents owns the Tempest Arms.</p> <p>It is not clearly stated but possible that this respondent is objecting to the Bell at Coleby being identified as a Community Facility.</p> <p>The term ‘Community Facility’ in the NPPF paragraph 70 includes public houses.</p> <p>For recommended actions please see comment Business1 under Q10</p> |                                   |

| Stakeholder group | Stakeholder comment  | Working Group | Recommendations to Parish Council |
|-------------------|--|---------------|-----------------------------------|
|                   | <p>Amenities<br/>Community Asset<br/>Private Business Enterprise</p>   |               |                                   |
|                   | <p>Given that those constructing the NP are more than capable of applying accurate labelling of certain aspects of the village, but have not done so, I remain puzzled and concerned.</p>  |               |                                   |
|                   | <p>name<br/>Until such time that the NP can be more carefully represented on the matter of correct labelling of certain village aspects, the integrity of the overall plan must be questioned. The NP will only have integrity if it ensures that the content and motivations of those constructing it are NOT MISLEADING.</p> |               |                                   |

## 2. Is Coleby Parish described appropriately?

| Stakeholder group | Stakeholder comment   | Working Group  | Recommendations to Parish Council     |
|-------------------|---|--|---------------------------------------|
| Residents10       | This follows the initial survey   | -  | -                                     |
| Residents11       | Coleby is a lovely place to live in, but the appraisal does not stress this enough. | Change text to reflect this  | Amend as recommended by Working Group |
| Residents12       | The Bell is described as a pub when in fact it is a restaurant.                     | The Bell at Coleby website states that it is a pub restaurant. The Tempest Arms website refers to it as a village pub with beer and food. We recommend amending to take this into account. | Amend as recommended by Working Group |
| Residents13       | A good summary with reference to other sources for more detail.                     | -  | -                                     |
| Residents14       | Yes - embraces the wider Coleby family across 'the heath'.                          | -  | -                                     |
| Residents15       | It's yours and you can keep it.   | -  | -                                     |
| Residents16       | However, it should be noted that The Bell is not a pub so much as a restaurant.     | Please see Residents12   | -                                     |

### 3. Are Key Issues appropriate?

| Stakeholder group | Stakeholder comment   | Working Group  | Recommendations to Parish Council |
|-------------------|---|--|-----------------------------------|
| Residents17       | The numerous issues shown are important and accurate  | -  | -                                 |
| Residents18       | The village does not need to expand any further, without the infrastructure being uprated in all areas, drainage , water, electricity supply, and the doctors, the bus service, and school provision , apart from the primary school. | Policy 2 (Housing) seeks to ensure that infrastructure or infrastructure improvements necessary to support housing development should be operational before first occupied except in agreed exceptional circumstances  | No change                         |
| Residents19       | If enforced by the parish. I hope the referral to new housing only being built using traditional materials won't exclude looking at new housing materials e.g. straw houses.  | Policy 3 (Design and Character of Development) does not preclude use of new materials but requires development to have regard to the Character Assessment and through design and materials, to reinforce local character and a strong sense of Place in Coleby | No change                         |
| Residents20       | These reflect all the consultation that has taken place.  |  | -                                 |
| Residents21       | The only key issue giving residents concern seems to be development. A neighbourhood plan cannot stop development and should not be developed as its sole purpose.  | The purpose of a Neighbourhood Plan is to give the neighbourhood a local say in shaping heir community.<br><br>The Neighbourhood Plan dos not seek to stop development but to  | No change                         |

| Stakeholder group | Stakeholder comment  | Working Group  | Recommendations to Parish Council         |
|-------------------|--|--|---|
|                   |  | manage development up to the 10% increase permitted (required) by the CLLP.  |   |
| Residents22       | There needs to be a greater focus on three key areas not covered in the plan:<br>1. Access to healthcare services, particularly bearing in mind the planned housing development in cliff edge villages; and<br>2. Public protection services - with a re-focusing of policing there will need to be greater emphasis on 'neighborhood watch' type schemes; and<br>3. Transport - further development of volunteer car schemes to complement the public transport system. | These are community issues to be addressed outside of planning controls.<br><br>These examples are not specifically in Appendix 4 (Community Issues) but can be considered by the Parish Council when they decide a response to Appendix 4 of the CPNP | -   |
| Residents23       | Especially the broadband speed or lack of it!  | Broadband speed is a Community Issue in Appendix 4 of the CPNP   | -   |
| Residents24       | The only real emphasis appears to be development. Little consideration given to other matters.   | Please see Residents21 and Residents 22  | -   |
| Residents25       | Too much focus on trying to prevent any development.   | Please see Residents21   | -   |
| Residents26       | Aspects of future development - not all may be able to be satisfied through existing housing refurbishment or on land between existing housing. The boundary may need to be flexible in order to satisfy this demand.  | Please see Residents37 in Q5   | No change                                 |
| Residents27       | In so far as the plan is set out the Key Issues are not adequately reflected. There is an overemphasis on restricting future development with little   | Page 5 notes that some issues that cannot be addressed through the planning system (and thus be part of  | Amend as recommended by the Working Group |



| Stakeholder group | Stakeholder comment   | Working Group  | Recommendations to Parish Council |
|-------------------|---|--|-----------------------------------|
|                   | <p>recognition of other issues identified in the initial survey. Broadband speeds, Crime rates and cleanliness all scored at the top of the residents survey but are not recognised at all in the Key Issues.</p> | <p>the formal Neighbourhood Plan) are covered separately as Community Issues in Appendix 4.</p> <p>The Key Issues section lists planning related issues and states that community issues are covered in Appendix 4.</p> <p>Nevertheless we recommend amending some text and cross referencing to make even clearer the distinction between planning related issues that can be covered by the Neighbourhood Plan and other (Community) issues that will be evaluated and acted upon if possible by the Parish Council.</p> |                                   |

#### 4. Are the Vision and Objectives appropriate?

| Stakeholder group | Stakeholder comment  | Working Group  | Recommendations to Parish Council |
|-------------------|--|--|-----------------------------------|
| Residents28       | Very good statement  | -  | -                                 |
| Residents29       | Yes - a good summary of what we produced in the November workshop.                                     | -  | -                                 |
| Residents30       | Current planning legislation should be enough to protect Coleby.                                       | Neighbourhood Planning <u>is</u> part of the overall planning system and, when adopted, our Plan will be a policy of NKDC. | No change                         |
| Residents31       | But community needs to embrace the 3 key issues raised in 3 above.                                     | This is a reference to Residents27 in Q3   | -                                 |
| Residents32       | Local council rules should protect the village adequately.   | Please see Residents30   | -                                 |
| Residents33       | New local green space on Dovecote Lane does not meet local green space criteria and should be removed. | Please see LGS1 in Q10   | -                                 |

## 5. Location of Development - is the proposed policy appropriate?

| Stakeholder group | Stakeholder comment  | Working Group Comment   | Draft recommendation |
|-------------------|--|---|----------------------|
| Residents34       | Some broadening of the curtilage should be considered whilst retaining the buffer with the A607. The area in the SE corner by Dovecote Lane seems an obvious area for Green Field development.   | These are all in the draft Plan.  | No change            |
| Residents35       | This is very logical   | -   | -                    |
| Residents36       | I think that NKDC's granting of outline planning for the land where the old Dovecote stood was entirely inappropriate given they knew we were producing this plan, they should have postponed any decision until after the plan was approved. We should not just bow down to this decision, but make it clear that the village does not approve and will object to any future planning application that breeches our plan. | The points raised were all made by the Parish Council to NKDC at the time. Outline permission was granted and our target is for the Neighbourhood Plan to be submitted to NKDC in time for it to be a 'material consideration' in determining any detailed application.   | -                    |
| Residents37       | Traffic is a concern within the village particularly parking. Therefore new development would be best placed on the periphery of the village rather than in the centre where the roads are already congested.  | CLLP Policy LP4 (Growth in Villages) contains a sequential test that we must follow. <ol style="list-style-type: none"> <li>1. Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement</li> <li>2. Brownfield sites at the edge of a settlement, in appropriate locations</li> <li>3. Greenfield sites at the edge</li> </ol> | -                    |

| Stakeholder group | Stakeholder comment   | Working Group Comment   | Draft recommendation |
|-------------------|---|---|----------------------|
|                   |   | of a settlement, in appropriate locations   |                      |
|                   |   | Please note the text quoted above was modified in the adopted CLLP and our Neighbourhood Plan will be amended to align with the change.   |                      |
| Residents38       | The village settlement boundary should be maintained as it is to ensure there is a buffer between the village and the A607 with the amendment to include the development of 4 houses approved on Dovecote Lane.                                       | Policy 1 sets a revised settlement boundary.<br>Policy 3 sets an area of separation from the A607.  | No change            |
| Residents39       | We need to be more creative in bringing into play 'brownfield' sites and being less parochial about development - well planned development will be good for the village in terms of sustaining village amenities such as the school, church, pub etc. | Please see Residents 37<br><br>Development relies on landowners to bring sites forward. The Working Group believes that the main constraint on providing affordable and smaller homes will be the aspirations of developers themselves.<br><br>The Neighbourhood Plan also provides for additional development if there is clear local community support. | No change            |
| Residents39       | In order to satisfy the need for low income/elderly housing as identified it may be necessary to build on   | Please see Residents 37   | -                    |

| Stakeholder group | Stakeholder comment   | Working Group Comment   | Draft recommendation |
|-------------------|---|---|----------------------|
|                   | land that is not an existing building/between existing properties. This land may not be forthcoming and it is important to provide housing for those who may not be adequately catered for in Coleby at the current time.   |   |                      |
| Residents39       | Coleby still has an outstanding housing requirement, which in all likelihood is not going to be satisfied through development on existing sites/properties. It needs to be open to the fact that it may need to be built elsewhere in the village.  | Please see Residents 37   | -                    |
| Residents39       | Cannot guarantee the brownfield sites will turn into development land. Too much focus on the capacity study may leave Coleby lacking in the provision of affordable homes and homes suitable for downsizing.  | Please see Residents 37   | -                    |
| Residents39       | The policy of 'shoe-horning' additional development within the existing village envelope will do more to destroy the character of the village. The loss of 'Chestnut Paddock' some twenty years ago more significantly changed the character and the traditional feel of the village than a careful designed scheme on the fringe of the village. Intensification of development within villages, especially those with a natural boundary of footpaths and roads such as Coleby, is inappropriate and deleterious to the village character as a whole. | Please see Residents 37   | -                    |
| Residents39       | I strongly agree that all future development should be within the developed footprint of Coleby village   | If development sites within the settlement boundary do not come | No change            |

| Stakeholder group | Stakeholder comment  | Working Group Comment  | Draft recommendation |
|-------------------|--|--|----------------------|
|                   | and that there should be no further development land immediately adjacent to this footprint. Apart from the recently approved 4 houses having their access onto Dovecote Lane there should be no further development either side of Dovecote Lane requiring access to this road. Such development would immediately increase demand for widening and straightening of Dovecote Lane which would ruin the rural aspect of this approach to the village. | forward it may be necessary to consider developments near the settlement boundary. The Capacity Study considers this and concludes that there may be some potential for small development in Dovecote Lane.<br><br>This will be made much clearer by amendments following other comments, particularly NKDC21. |                      |
| Statutory         | The Witham Drainage Board wrote to suggest that the Plan included provision for sustainable urban drainage systems (SUDS) and reminded us about when they must become involved in planning applications.   | SUDS are included in Policy 1. Other matters raised by Witham Drainage Board are for developers and NKDC.  | -                    |
| Statutory1        | Anglian Water wrote to support Policy 1 re SUDS  | -  | -                    |

## 6. Housing - is the proposed policy appropriate?

| Stakeholder group | Stakeholder comment  | Working Group  | Recommendations to parish Council |
|-------------------|--|--|-----------------------------------|
| Residents40       | Policy 2: Housing - a) Coleby misspelt   | Please see NKDC26  | -                                 |
| Residents41       | This is a difficult area but the policy reflects the majority view within the guidelines specified   | -  | -                                 |
| Residents42       | Affordable housing; is essential to maintain a broad mix within the village and to encourage younger people to live here.  | Policy 2 specifically states that development of Affordable Housing to meet identified local needs, and housing suited to the needs of first time buyers and people looking to downsize, will be encouraged and supported. | No change                         |
| Residents43       | A village has to evolve - all our homes were once new. Avoid a NIMBY attitude. We all have a right to a roof over our heads. Personally I don't want to live in a 'chocolate box' / museum village which slowly dies. New appropriate housing brings in younger families with children - the knock on effect supports the school.  | Please see Residents42   | -                                 |
| Residents44       | Need for more starter homes for young people.  | Please see Residents 42  | -                                 |
| Residents45       | Residents responded to the initial survey with a desire for homes for first time buyers or for the elderly to downsize into. But with only a very limited number of homes to be built this is not feasible. Whilst the residents expressed support for the conversion of redundant agricultural buildings, which lie outside the curtilage, if the owner does not have a desire to develop the site then a new | Please see Residents 42  | -                                 |

| Stakeholder group | Stakeholder comment   | Working Group   | Recommendations to parish Council |
|-------------------|---|---|-----------------------------------|
|                   | development has to be granted in order for Coleby to reach its target.  |   |                                   |
| Residents46       | But see comment at 5 above.   | This is a cross reference by the respondent to comment Residents 39 in Q5   | -                                 |
| Residents47       | All villages need to retain a degree of fluidity regarding housing. Agree that affordable housing may be needed.  | -   | -                                 |
| Residents48       | Agree with the need for houses for first time buyers and those wishing to downsize but disagree with the parish poll idea as the need for this type of housing may come from the wider graffoe parish not just Coleby, but these people would not be able to vote.  | The Plan did not propose a Parish Poll for this purpose but for determining clear community support for exceeding the permitted development target.<br><br>There is now a mechanism for deciding clear local community support in the CLLP in the CLLP Policy LP2 | No change                         |
| Residents49       | The way of establishing community support for affordable housing is flawed. Demand may well come from outside the village but still from the local area. People will vote in their own interests and most likely against this development. The people the housing would target would in all likelihood not even get a vote. | Please see Residents 48   | -                                 |
| Residents50       | No. Please see above. Further, planning applications should be judged on their merits by the Parish and District Councils and should never be subject to  | Please see Residents 48<br><br>The draft CPNP did not suggest a   | -                                 |



| Stakeholder group | Stakeholder comment  | Working Group   | Recommendations to parish Council |
|-------------------|--|---|-----------------------------------|
|                   | village polls. The District Council employs professional town planners to reflect the planning policies and interests of both the current and future residents and they should be supported in their work. Fettering their efforts with village polls will diminish their ability out carry out their professional duties. | parish poll to decide planning applications (which would not be legal) but to determine levels of local support for development that would exceed the permitted growth target of 10%. |                                   |
| Residents51       | Page 6 of the Draft Plan describes Coleby as a wealthy village hence its higher than average car ownership, having a high proportion of retired people. I think therefore that there will be little demand for so-called affordable houses.  | -   | -                                 |
| Residents52       | ***comment not legible*** but please note that the respondent was in favour of the proposed policy   | -   | -                                 |
| Statutory2        | Anglian Water wrote to support Policy 2 re infrastructure being completed before occupation.   | -   | -                                 |

## 7. Design and Character of Development - is the proposed policy appropriate?

| Stakeholder group | Stakeholder comment  | Working Group   | Recommendations to Parish Council |
|-------------------|--|---|-----------------------------------|
| Residents53       | The document suggests only stone built developments whereas a large proportion of the village is other than stone. Sensitive brick built houses should still be considered if appropriate in their location.                             | Policy 3 (Design and Character of Development) requires development to have regard to the Character Assessment and through design and materials, to reinforce local character and a strong sense of Place in Coleby.  | No change                         |
| Residents54       | I feel that the footpath to the east of Blind Lane should also have an "important view" arrow pointing to the west of the footpath.  | We understand why this comment has been made but consider that views already shown on Figure 9 are sufficient. That is because the views already shown looking west from Grantham Road look past the footpath in question. Any block to the view from the path would also block the views from Grantham Road. | No change                         |
| Residents55       | Area of separation important   | -   |                                   |
| Residents56       | There are new materials and designs in use today and these could be adapted and used in future developments to increase the variety of designs and keep the village moving into the 21st Century, not stagnating in the 19/20th Century. | Please see Residents 53   |                                   |

| Stakeholder group | Stakeholder comment  | Working Group  | Recommendations to Parish Council |
|-------------------|--|--|-----------------------------------|
| Residents57       | Suggest the equally good view from Dovecote Lane should be added to "Important Views"  | Please see Residents54<br><br>The same principles apply here, albeit for a different location  | No change                         |
| Residents58       | Generally yes but I hope the initial plan for 4 luxury detached homes on Dovecote Lane doesn't set a trend. We do need a mixture of housing - certainly more affordable housing / retirement properties.   | Please see Residents42 in Q6   |                                   |
| Residents59       | The 'area of separation' is crucial to maintaining the character of Coleby. The Character Assessment is good but I believe it requires more detail about architectural features etc. in order to form a reference point for future development as envisaged. | The Working Group has identified the need to review our Character Appraisal to link with the recent Conservation Area Review and will pick this up at that time. | Revise the Character Appraisal    |
| Residents60       | Yes - needs to be in keeping with the traditional feel of the village.   | -  | -                                 |
| Residents61       | Coleby is a traditional village and as such is quite unique in modern times as such any development should be fitting and enhance the village. Hopefully keeping the look and feel to the English village essence  | The Plan seeks to do this in accordance with residents' views, balanced against the 10% permitted development target   | -                                 |
| Residents62       | Do not believe that the space up to the A607 should be sacrosanct. Do not agree with the location of the local green spaces.   | Separation from the A607 was a very important issue for residents throughout development of the Neighbourhood Plan.<br><br>There is nothing specific about Local | No change                         |

| Stakeholder group | Stakeholder comment   | Working Group   | Recommendations to Parish Council |
|-------------------|---|---|-----------------------------------|
|                   |   | Green Spaces so we cannot comment further on that point.  |                                   |
| Residents63       | Coleby is a mixed village with properties ranging from traditional stone, 1970's bungalows and more modern properties. It has areas which should be protected but equally should acknowledge that portions of the village are very mixed already.   | Mixed development is reflected in Policy 3 and the Coleby Character Assessment. The character assessment focuses on each road and Policy 3 provides for development to have regard to the character assessment. In other words, development should fit with the existing area, which is different in different parts of the Parish. | No change                         |
| Residents64       | Coleby is a mixed development village. Large areas of it are dominated by properties from the 1960's and 1970's and this has been reflected in the proposed alteration of the conservation area. Trees can currently only be protected if they have TPO's or contribute to the conservation area and this should not be widened. Local green spaces do not need to be enhanced or further expanded. | Please see Residents63 re mixed development and Residents73 re local Green Space  | No change                         |
| Residents65       | Development should respect the village character but it is not appropriate that it is required to 'reinforce' this character.   | The wording referred to was recommended by our planning consultants. NKDC draft management plan for the conservation area that covers most of the village uses similar wording.   | No change                         |

| Stakeholder group | Stakeholder comment   | Working Group   | Recommendations to Parish Council |
|-------------------|---|---|-----------------------------------|
| Residents66       | I strongly agree with the area of separation shown in green on Figure 8 of the Draft Plan but I have little faith in NKDC planners adhering to this particularly with the area behind the houses in Blind Lane. | When adopted, the Neighbourhood Plan will become part of the Local Development Framework and part of NKDC's own policies. | -                                 |
| Residents67       | Leave well alone  | -   | -                                 |

## 8. Local Green Spaces - is the proposed policy appropriate?

| Stakeholder group   | Stakeholder comment  | Working Group Comment   | Draft recommendation  |
|---------------------|--|---|---|
| Residents68         | Note: Policy 4 - Blind Lane is misspelt  | Amend   | Amend   |
| Residents69         | Sensible restrictions  | -   | -   |
| Residents70         | Very important to keep the green spaces  | -   | -   |
| Residents71         | There is an error on Fig 10 - the western boundary of Coronation Crescent is incorrect.  | Check and amend if necessary  | Check and amend if necessary                                  |
| Residents72         | Very important. Agree with all the proposals.  | -   | -   |
| Residents73         | There should not be a need to identify Green Space as NKDC already has planning rules in place to protect such areas. Dovecote Lane development has been passed with the said strip of land remaining undeveloped therefore NKDC have taken into account the need for the buffer area. | Identification of Local Green Spaces is an important aspect of the NPPF and Local Plan and was very important to residents.   | No change   |
| Residents74         | Only the playing field is used regularly. The Tempest green is used when there is a function on. The facilities at the community centre need adding to eg: tennis courts etc.  | The facilities requested are not currently in Appendix 4 (Community Issues).<br><br>Please see Residents 22.  | -   |
| Local Green Spaces1 | Email comments (2 respondents) from owners of the land objecting to the proposal to designate land referred to as 'Dovecote Green' as Local Green Space  | Comment NKDC40 says, <i>"the assessment of the LGS seems to support their designation adequately."</i><br><br>On balance, and taking account of the level of residents support and NKDC comments, the Working Group recommends no change to | Decide whether to retain 'Dovecote Green' in Policy 4 or not. |

the draft.

---

Local Green Spaces2 The Chairman of the Village Hall Committee wrote  
to say he had no comments on the LGS proposals

-

-

## 9. Access to the Countryside - is the proposed policy appropriate?

| Stakeholder group | Stakeholder comment  | Working Group   | Recommendations to Parish Council |
|-------------------|--|---|-----------------------------------|
| Residents75       | An important issue for a village on the Viking Way                   | -   | -                                 |
| Residents76       | The green open spaces around the village should be better protected. | <p>We are seeking to protect green space <u>inside</u> the village by Policy 4 (Local Green Space).</p> <p>We are also seeking to protect green spaces around the edge of the village so far as possible through the area of separation in Policy 3 and the Capacity Study in Policy 2.</p> <p>There is some additional protection for land around the village as open countryside (with very strict controls on development in the CLLP) and as part of the Lincoln Cliff Landscape Character Area (which runs broadly from the A607 to the foot of the slope on low fields and includes all green areas in immediate proximity to the village). This is a public document and available from the Central Lincolnshire Local Plan website.</p> | -                                 |
| Residents77       | Important to retain as much access to the countryside as possible.   | Policy 5 seeks to do this   | -                                 |



| Stakeholder group | Stakeholder comment   | Working Group   | Recommendations to Parish Council |
|-------------------|---|---|-----------------------------------|
| Residents78       | It is important that all links to footpaths are maintained.   | Policy 5 seeks to do this   | -                                 |
| Residents79       | There are a limited number of footpaths around Coleby - especially circular paths. The neighbourhood plan should actively seek to increase the number and quality of footpaths within the parish. | <p data-bbox="1126 395 1559 564">Draft Policy 5 refers to <i>“improvements to footpath surfaces and signage will be sought in connection with new development for appropriate uses where feasible”</i></p> <p data-bbox="1126 608 1559 708">Increasing the number and quality of footpaths would be a Community Issue, not a planning issue.</p> <p data-bbox="1126 751 1335 780">See Residents 22.</p> | No change                         |

## 10. Community Facilities - is the proposed policy appropriate?

| Stakeholder group | Stakeholder comment   | Working Group  | Recommendations to Parish Council         |
|-------------------|---|--|---|
| Residents80       | One of the valuable assets of the village   | -  | -   |
| Residents81       | Good but a shop would be excellent  | -  | -   |
| Residents82       | It is un-important for a small village to have two pubs, but very important that it has a pub.  | -  | -   |
| Residents83       | It is important to retain the good community facilities we have and to build on them.<br>It is noted that there is very little for young folk in the village. Younger residents need to get more involved. The older generation are well served.  | These are covered by the CPNP and Community Issues in Appendix 4 of the CPNP | -   |
| Residents84       | Don't understand the pub. To use something of a cliché 'The Pub is the Hub'. A thriving pub could provide shopping facilities / post office facilities. Coleby doesn't necessarily need 2 pubs - which the original question asked - and may affected its importance scoring in Fig 6 page 10.                                    | -  | -   |
| Residents85       | I envisage some difficulties in getting some of the proposed facilities to see sense.   | -  | -   |
| Residents86       | Car boots have been highlighted, valuable fund raiser for village hall. Community use of the hall includes coffee morning/library which is much needed focal point for many people. Film nights are also filling this need.<br>Need to provide netball/basketball hoop in addition to existing play equipment for younger people. | We can modify the description of facilities to include these activities      | Amend as recommended by the Working Group |
| Residents87       | The village playing field should be included with the village hall  | This comment refers to Community Facilities. Current proposals are for       | No change                                 |

| Stakeholder group | Stakeholder comment | Working Group  | Recommendations to Parish Council |
|-------------------|---------------------|--|-----------------------------------|
|                   |                     | <p>the Village Hall to be classed as a Community Facility (Policy 6) with the playing fields part of the area of separation covered by Policy 3.</p> <p>We are also aware that the Playing Fields and Recreation Area are owned by the Village Hall Committee constituted as a trust for the benefit of the village as a whole.</p> <p>The Working Group discussed this with our consultants as part of developing the Plan and was advised to adopt the position set out in the draft Neighbourhood Plan.</p> |                                   |

| Stakeholder group | Stakeholder comment  | Working Group  | Recommendations to Parish Council                           |
|-------------------|--|--|---|
| Businesses1       | The proprietor of the Bell at Coleby entered into extensive email correspondence with a Parish Councillor expressing strong disagreement with the proposal to identify the Bell at Coleby as a Community Facility. | <p data-bbox="1122 320 1543 419">It is clear from the NPPF paragraph 70 and other sources that public houses are community facilities.</p> <p data-bbox="1122 464 1574 600"><i>The CLLP (Policy LP16) states, “In most instances, the loss of an existing community facility will not be supported.”</i></p> <p data-bbox="1122 644 1554 815">The CPNP merely seeks to identify what we consider to be Community Facilities for clarity. We understand this does not make our list exhaustive.</p> <p data-bbox="1122 860 1503 887">We believe there are 3 options:</p> <ol data-bbox="1173 895 1561 1102" style="list-style-type: none"> <li data-bbox="1173 895 1514 922">1. Retain the proposal as is</li> <li data-bbox="1173 930 1503 957">2. Delete the whole policy</li> <li data-bbox="1173 965 1561 1102">3. Modify the policy to remove the Bell at Coleby from the list of identified community facilities.</li> </ol> <p data-bbox="1122 1147 1561 1283">These options would have been discussed with the proprietor but he has declined to engage with the Working Group.</p> | The Parish Council decides which option it wishes to pursue |

### 11. Appendix 4 - Community Issues - is the list appropriate?

| Stakeholder group | Stakeholder comment  | Working Group | Recommendations to Parish Council |
|-------------------|--|---------------|-----------------------------------|
| Residents88       | The issues are self evident but a little more involvement from a greater number of villagers would help matters  | -             | -                                 |
| Residents89       | A review of the village's street lighting may be appropriate at some point, particularly with the introduction of modern lighting technology.                            | -             | -                                 |
| Residents90       | For a small village they are adequate.   | -             | -                                 |
| Residents91       | Continue putting pressure on the relevant authorities to: support our existing bus service; push for later evening services - if not all week at least around a weekend. | -             | -                                 |
| Residents92       | It will be very difficult to progress some of these but we need to respond to residents.   | -             | -                                 |

**12. Overall, do you believe that this draft Neighbourhood Plan addresses the key issues for Coleby Parish?**

| <b>Stakeholder group</b> | <b>Stakeholder comment</b>  | <b>Working Group Comment</b>  | <b>Draft recommendation</b> |
|--------------------------|---|---|-----------------------------|
| Residents93              | This is a good plan which covers many aspects in a sensible manner  | -   | -                           |
| Residents94              | A very well prepared plan that will serve the community well  | -   | -                           |
| Residents95              | The only thing is the need for a better broadband signal.   | -   | -                           |
| Residents96              | There are 3 key issues which could fall within community which are important and not adequately covered they include:<br><br>1. Access to Healthcare Services;<br>2. Local development of Public Protection Services;<br>and<br>3. Development of a community transport scheme working with other cliff villages. | Please see Residents22 in Q3  | -                           |
| Residents97              | Well done to all for their efforts in formulating this plan. A lot of hard work and a good job well done.   | -   | -                           |
| Residents98              | It is too strict on the future development in Coleby and ignores where demand for low cost/elderly housing will be located. It includes areas for Local Green Spaces that do not fulfill the required criteria.   | Please see Residents Residents42 (Q6) and LGS1 (Q10)  | -                           |
| Residents99              | Please see comments above. The proposed plan is overly quantitative and falls short on qualitative criteria. The importance of restricting development to protect the character of the village should be considered alongside the cost to the village of losing   | Consultation commenced with a workshop that identified (qualitatively) various factors that people valued about Coleby. That information was developed into the | No change                   |

| Stakeholder group | Stakeholder comment   | Working Group Comment   | Draft recommendation |
|-------------------|---|---|----------------------|
|                   | <p>the school or having inadequate opportunities for new or downsizing residents to stay within the parish.</p>   | <p>residents' survey that produced quantitative information to help develop the Plan. Virtually every question in the residents survey and the 'Regulation 14' consultation allowed for qualitative comments – all of which have been reviewed and considered by the Working Group and a parish workshop etc.</p> <p>NKDC responses commented favourably on our evidence.</p> |                      |
| Residents100      | <p>Much work has obviously gone into the production of this admirable Draft Plan and the residents of Coleby have also been closely involved, It is noted however from the introduction on page 4 that when it is adopted it will act as a 'guide' only for future development. This means that NKDC can simply ignore the views of the residents of Coleby and its Parish Council whenever it wishes to suit other interested parties. This is evidenced by its recent decision to give planning consent for the construction of houses in Dovecote Lane, against the objections from Coleby Parish Council and also against its own policies and the promise given to</p> | <p>Please see Residents42 re affordable and smaller housing</p> <p>When adopted, the Neighbourhood Plan will become part of the Local Development Framework and part of NKDC's own policies.</p>  |                      |

| Stakeholder group | Stakeholder comment   | Working Group Comment | Draft recommendation |
|-------------------|---|-----------------------|----------------------|
|                   | <p>residents when Coleby became a Conservation Village, that any future development would take place only within its boundary as defined at that time. Although, when adopted, this Plan will not give us the ultimate voice in decisions on future development, the NKDC should at least give us assurances that future planning applications which deviate from its aims will be more rigorously tested and that the views of our Parish Council will be taken more seriously than presently seems to be the case. Otherwise what is the point of having the Plan in the first place?</p> |                       |                      |
| Statutory3        | The Environment Agency wrote to say they had no comments  | -                     | -                    |
| Statutory4        | Network Rail emailed to say they had no comments  | -                     | -                    |



### 13. Do you wish to make any other comments about the draft Neighbourhood Plan?

| Stakeholder group | Stakeholder comment   | Working Group Comment | Draft recommendation |
|-------------------|---|-----------------------|----------------------|
| Residents101      | This is a very impressive document and covers all the relevant issues very adequately   | -                     | -                    |
| Residents102      | A complex task very well handled by the working group   | -                     | -                    |
| Residents103      | I found it very readable and easy to understand, Hopefully if we get 14 houses that will be enough. A good piece of work and thank you.   | -                     | -                    |
| Residents104      | Thank you   | -                     | -                    |
| Residents105      | Very pleased with the Neighbourhood Plan. Many thanks to all involved.  | -                     | -                    |
| Residents106      | It is hoped that the success of this exercise manifests itself in the forthcoming years, and is not shot down by proposals which are inappropriate and not encouraged by the Local Authority.                                   | -                     | -                    |
| Residents107      | A good effort and well done. A great place to live and I think you have quietly underlined this aspect.   | -                     | -                    |
| Residents108      | Thank you very much for all the hard work resulting in a comprehensive plan. It definitely reflects views from the parish because of all the consultation and I am sure it will help the parish to meet demands for the future. | -                     | -                    |
| Residents109      | No  | -                     | -                    |

| <b>Stakeholder group</b> | <b>Stakeholder comment</b>  | <b>Working Group Comment</b>  | <b>Draft recommendation</b> |
|--------------------------|---|---|-----------------------------|
| Residents110             | <p>Good Work - there are a few minor spelling/grammatical errors which I assume will be corrected before final issue. Since this was issued I attended the Conservation Area consultation meeting in the village hall - I was astonished to see that the initial appraisal, to which I had no objection, was unilaterally modified by NKDC to exclude Maple House &amp; Threave House - this is ridiculous and is counter to the intent of Conservation Areas which are intended to encompass Grade 1, Grade 2 &amp; heritage/sensitive buildings, If this means the odd non-sensitive buildings are included so be it; but to exclude a sensitive building in order to exclude one non-sensitive building is plainly wrong.</p> <p>If, as I suspect, there is an ulterior motive here - it should not be allowed to stand without the Parish Council raising a strong objection.</p> | NKDC have indicated that they will be including Threave House within their final recommended Conservation Area boundary (see main report) | -                           |
| Residents111             | Thanks for everyone who helped produce this comprehensive document.   | -   | -                           |
| Residents112             | No  | -   | -                           |
| Residents113             | A very good document to help Coleby grapple with future development demands.  | -   | -                           |
| Residents114             | Happy with the Plan - well done!  | -   | -                           |
| Residents115             | I believe the Plan will help to protect the unique nature of the village and safeguard it from inappropriate development,   | -   | -                           |

| <b>Stakeholder group</b> | <b>Stakeholder comment</b>   | <b>Working Group Comment</b>   | <b>Draft recommendation</b>               |
|--------------------------|--|--|---|
| Residents116             | It's a shame NKDC didn't engage with us on the conservation area review during this process so that we could have fully considered the issues and implications.  | -  | -   |
| Residents117             | Well developed plan and good levels of engagement but needs some expansion around the broader community issues identified above - hope this helps  | -  | -   |
| Residents118             | No thank you . We feel that the committee have done an excellent job. Thank you.   | -  | -   |
| Residents119             | Expensive way of approving the construction of one house.  | The CPNP covers much more than this  | -   |
| Residents120             | On page 18 there is one approved planning permission missing (which I am sure happened after this was written and has been noted) which is for 1 dwelling at Grange Farm, Coleby Heath which needs adding into the numbers. Otherwise, an excellent piece of work, very clear, concise and easy to understand. Thank you very much to the NP team, as this is a massive amount of work undertaken by you all.    | Whilst within the Parish, The consent referred to is too far from the developed footprint of the village to count against the permitted development target (which is based on the developed footprint)   | No change                                 |
| Residents121             | Relating to key issues. It should be made clear how many people in the village responded to this survey and percentages given as a total of the population rather than a total of the respondents. This could alter the perceived importance of issues and is a factor that should not be ignored. Likewise, when the results for this survey are published it should make clear how many people responded to it | Response rates were mailed out on 17 September to the Coleby circulation list and sent out by post to all Parish dwellings. There was a presentation including response rates (106 residents from 351 qualifying) and confidence intervals (typically $\pm 7\%$ ) presented at a | Amend as recommended by the Working Group |

| Stakeholder group          | Stakeholder comment   | Working Group Comment   | Draft recommendation |
|----------------------------|---|---|----------------------|
|                            | so that the results can be seen in context.   | workshop and additional drop-in session in November 2016. That presentation was also provided on the web in supporting evidence. We must submit a formal consultation statement as part of our submission documents for NKDC that will contain very detailed information on all consultation undertaken.<br><br>Nevertheless, we recommend incorporating a simple summary of response rates and confidence intervals in the Plan and more cross references to the consultation statement. |                      |
| Residents122<br>Statutory5 | A good draft Neighbourhood Plan<br>Highways England wrote to say they had no comments on our draft Neighbourhood Plan | -<br>-  | -<br>-               |
| Business2                  | Extra MSA Group wrote to say they supported the Neighbourhood Plan  | -   | -                    |

**Table 7 Consultation evidence documents (see separate file)**

| <b>Reference</b> | <b>Stakeholder</b>                | <b>Document</b>  | <b>Date</b>     |
|------------------|-----------------------------------|--|-----------------|
| 1                | Residents                         | Flyer for public meeting about Neighbourhood Plans   | December 2015   |
| 2                | Residents                         | Extracts from Coleby Parish Council Minutes re Neighbourhood Planning                                      | Various         |
| 3                | Residents                         | (a) Flyer for 10 May Residents Workshop (b) FAQs   | 13 April 2016   |
| 4                | Residents                         | Information about Place Check used at 10 May workshop  | May 2016        |
| 5                | Residents                         | Feedback note after 2 May Residents Workshop   | 1 June 2016     |
| 6                | Residents                         | Document summarising responses to Place Check s from 10 May workshop                                       | May 2016        |
| 7                | Residents                         | Residents Survey Questionnaire and Responses (please note that full raw data is also available on request) | August 2016     |
| 8                | Residents                         | Feedback note on Residents Survey 2016   | September 2016  |
| 9                | Residents                         | Interpreting Results from 2016 Residents' Survey   | September 2016  |
| 10               | Residents                         | Statistical Validity of the 2016 Residents' Survey   | September 2016  |
| 11               | Residents                         | Flyer for 8 November 2016 Residents Workshop   | October 2016    |
| 12               | Residents                         | Display at 8 November 2016 Residents Workshop  | 8 November 2016 |
| 13               | Residents                         | Residents' Survey presentation at 8 November 2016 Residents Workshop                                       | 8 November 2016 |
| 14               | Residents                         | Emerging Key Issues presentation etc. used at 8 November 2016 Residents Workshop                           | November 2016   |
| 15               | Residents                         | Outputs from 8 November workshop   | November 2016   |
| 16               | Residents                         | Presentation of draft policies at 3 January 2017 Parish Council (see Document 2 for the minute)            | 3 Jan 2017      |
| 17               | Residents                         | Reminder re drop in session for those who missed 8 November workshop                                       | 9 November 2016 |
| 18               | Children in Coleby Primary School | Coleby School response re Neighbourhood Plan   | 1 Nov 2016      |
| 19               | Teenagers                         | Email Response From Teenagers (contact details omitted)  | 11 Jan 2017     |

| <b>Reference</b> | <b>Stakeholder</b>                          | <b>Document</b>  | <b>Date</b>      |
|------------------|---|--|------------------|
| 20               | Regular users of the Village Hall and field | Summary of responses from regular users of the Village Hall and field  | 14 June 2016     |
| 21               | Local landowners                            | Letter to landowners (attachments omitted)   | 25 November 2016 |
| 22               | Local landowners                            | Second letter to landowners  | 21 February 2017 |
| 23               | Local businesses                            | Letter to local businesses (attachments omitted)   | 25 November 2016 |
| 24               | Local businesses                            | Second letter to local businesses  | 21 February 2017 |
| 25               | Statutory consultees                        | Statutory consultees   | -                |
| 26               | Residents                                   | Flyer re Regulation 14 consultation  | March 2017       |
| 27               | Residents                                   | Email inviting resident responses to Regulation 14 consultation  | 6 March 2017     |
| 28               | Residents                                   | Reminder 1 by email  | 11 April 2017    |
| 29               | Residents                                   | Reminder 2 by email  | 24 April 2017    |
| 30               | Residents                                   | Results of Residents responses to Regulation 14 consultation   | May 2017         |
| 31               | Residents                                   | Statistical validity of Residents Regulation 14  | May 2017         |
| 32               | Local businesses                            | Letter inviting business response to the Regulation 14 consultation  | March 2017       |
| 33               | Local businesses                            | Reminder letter to business re Regulation 14 consultation  | April 2017       |
| 34               | Local landowners                            | Letter inviting landowner response to the Regulation 14 consultation   | March 2017       |
| 35               | Local landowners                            | Reminder letter to landowners re Regulation 14 consultation  | April 2017       |
| 36               | Other statutory consultees                  | Sample email inviting statutory consultee response to the Regulation 14 consultation.<br>(Several small email groups were used but for brevity not all are reproduced here.) | March 2017       |
| 37               | Other statutory consultees                  | Sample statutory consultee reminder email<br>(Several small email groups were used but for brevity not all are reproduced here.)   | April 2017       |
| 38               | NKDC  | NKDC response to Regulation 14 consultation  | 24 April 2017    |

| <b>Reference</b> | <b>Stakeholder</b>                                  | <b>Document</b>   | <b>Date</b>      |
|------------------|---|---|------------------|
| 39               | Owners / operators of proposed Local Green Spaces   | Letter notifying proposals and inviting comments to LGS owners / operators                | 20 February 2017 |
| 40               | Owners / operators of proposed Community Facilities | Letter notifying proposals and inviting comments to Community Facility owners / operators | 20 February 2017 |
| 41               | All   | Report to Parish Council on 10 May 2017   | 10 May 2017      |
| 42               | All   | Minute from Parish Council on 10 May 2017   | 10 May 2017      |