

Welbourn Neighbourhood Development Plan
2015 - 2030

Pre-Submission Consultation Statement

Other Bodies Response
Appendix 'D'

Welbourn Neighbourhood Development Plan
Pre-Submission Consultation Other Bodies Response
16th January – 27th February 2015
Comments - Issues - Concerns Raised
How these were addressed by the Steering Group
Wednesday 18th March 2015

Methodology

This document contains a typed copy of all of the original Other Bodies Response Forms submitted during the Pre-submission Consultation. The original copies will be available for inspection by the examiner, if required.

The layout of each page is as follows:

The first (left hand) column contains the Policy/page/paragraph referred to in the (Comment) column. The second column contains the details of the organisation submitting the Response Form. The third column is the Comment and the fourth column contains the Steering Group's Response.

The Steering Group reviewed each response and considered its merits in line with the overall intention of the Policy/issue in question.

Where considered an improvement to existing Policy/issue, by a majority of Steering Group Members, then the Policy/issue in the Plan was altered accordingly.

Pre-Submission Consultation Response
16th January – 27th February 2015

Policy	From	Comment	SG Response
The Plan	Marine Management Organisation	<p>16 January 2015 Dear Mr Copley, Re: Welbourn Neighbourhood Development Plan Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation. If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website www.gov.uk/mmo Yours sincerely Angela Gemmill Relationship Manager</p>	Noted
The Plan	Environment Agency	<p>21 January 2015 Tony Thank you for giving us the opportunity to see your Neighbourhood Development Plan before submission. I have looked through the plan and don't believe it raises</p>	Noted

		<p>any issues for the Environment Agency so we will not be making any comments.</p> <p>Kind regards Nicola Farr Sustainable Places - Planning Adviser Environment Agency</p>	
H2 CWB1	<p>Date: 11 February 2015 Our ref: 142305</p> <p>Natural England Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ T 0300 060 3900</p>	<p>Dear Mr Copley</p> <p>Planning consultation: Welbourn Neighbourhood Development Plan – pre-submission consultation</p> <p>Thank you for your consultation on the above dated 14 January 2015 which was received by Natural England on 14 January 2015.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our comments on the draft plan are as follows:</p> <p>Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Welbourn.</p> <p>We particularly welcome the following policies (and have provided advice where appropriate):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Policy H2 - <i>Local Green Space</i>, which will seek to protect the existing environmental assets of Welbourn. <input type="checkbox"/> Policy CWB1 - <i>Health and Well-being of Welbourn Community</i>, which will support facilities aimed at improving the health and well-being of residents. <input type="checkbox"/> Policy EN1 – <i>Retain features</i>, which will ensure that new 	<p>Agree. Adopt.</p> <p>Agree. Adopt.</p>

<p>EN1</p>	<p>developments protect the existing environmental assets.</p> <p>Natural England advises the steering group to add in the word “enhance” so that the policy reads <i>Retain and enhance features</i> with the supporting text amended accordingly. This will ensure new development is guided to enhancing biodiversity, as per the duties placed upon North Kesteven District Council under the <i>Natural Environment and Rural Communities Act 2006</i> and the <i>National Planning Policy Framework</i> (paragraph 118).</p> <p>We especially welcome the desire to improve the green infrastructure resource of Welbourn. Natural England advises the steering group to explore the links between policy EN1 and policies H2 and CWB, documenting this within the supporting text accordingly. Green infrastructure has well referenced benefits for protecting environmental assets and improving the health and wellbeing of residents, so the plan should ensure these links are captured.</p>	<p>Agree. Adopt.</p> <p>Agree. Adopt.</p>
<p>EN2</p>	<p>□ Policy EN2 – <i>Impact of alternative sources of energy and communication masts</i>, which will ensure new projects do not impact upon biodiversity.</p>	<p>Agree. Adopt.</p>
<p>EN3</p>	<p>□ Policy EN3 – <i>Agricultural land</i>, which will ensure that best and most versatile agricultural land is protected.</p>	<p>Do not adopt but use in ‘Justification’.</p>
<p>1.8</p>	<p>In order to strengthen the plan’s wording and compliment paragraph 118 of the <i>National Planning Policy Framework</i>, Natural England also advises the following changes;</p> <p>□ 1.8 <i>Objectives</i> – protect and enhance green spaces, the landscape and support nature conservation</p>	<p>Agree. Adopt.</p>
<p>2.33</p>	<p>□ 2.33 <i>Environment Plan Objectives</i> - protect and enhance the</p>	

		<p>essentials of life; air, biodiversity, soils and water so they can continue to provide us with the services on which we rely</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Ryan Hildred on 0300 060 2772. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely Ryan Hildred Lead Adviser – Sustainable Development East Midlands Area Team</p>	Agree. Adopt.
	<p>13th February 2015</p> <p>Nottinghamshire County Council</p> <p>Nina Wilson Reference: n/a T 0115 977 3793 E nina.wilson@nottscc.gov.uk W nottinghamshire.gov.uk</p>	<p>Strategic Planning Issues <i>Strategic Highways</i></p> <p>The County Council does not have strategic highway objections to the draft Welbourn Neighbourhood Plan.</p> <p>Ecology</p> <p>The draft Welbourn Neighbourhood Plan lies outside the Nottinghamshire County Council boundary, as such the County Council are happy to defer ecology to Lincolnshire County Council/North Kesteven District Council.</p> <p>Health and Well-being</p>	Noted

		<p>The County Council welcomes the inclusion of Policy CWB1 'Health and Well-being of Welbourn Community and Policy CWB2 'Existing Community Facilities' which seek to promote health and well-being within Welbourn and the retention and replacement of community facilities where appropriate.</p> <p>Yours sincerely</p> <p>Nina Wilson Principal Planning Officer Nottinghamshire County Council</p>	
EN2	<p>24.02.15 MONO CONSULTANTS LIMITED THE MOUNT 2 WOODSTOCK LINK BELFAST BT6 8DD t: 44 (0) 28 90737295 f: 44 (0) 28 90737296 www.monoconsultants.com</p>	<p>Dear Sir/Madam,</p> <p>WELBOURN PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION</p> <p>Thank you for your recent consultation on the above. We have considered the proposal relevant to the Mobile Operators Association and offer the following comments on their behalf. Paragraph 42 of the National Planning Policy Framework (NPPF) confirms that;</p> <p><i>“advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services.”</i></p> <p>Policy EN2 - Impact of Alternative Sources of Energy and Communication Masts</p> <p>We have some concerns about the proposed wording of Policy EN2 – Impact of Alternative Sources of Energy and Communication Masts</p>	

		<p>While it is confirmed within the NPPF that mobile operators should take great care to minimise detrimental impact on the natural and built environment, the provision of advanced, high quality electronic communications infrastructure may, in some instances, result in some minor impacts.</p> <p>In order to allow for the possibility of specific technical requirements and constraints, we would suggest that the wording of Policy EN2 be amended as follows: <i>'Alternative sources of energy generation and improved communications will be supported, provided that such sites do not have an unacceptable impact on the historic character and views of the village and have no unacceptable impact on nearby residents or wildlife.'</i></p> <p>We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.</p> <p>Yours faithfully Jacquelyn Fee BSc MSc Mono Consultants Limited Direct: 028 90 737297 Mobile: 07500881003 Fax: 028 90 737296 E-mail: jacquelyn.fee@monoconsultants.com</p>	<p>Agree – Change 'wildlife' for 'biodiversity'</p>
<p>The Plan</p>	<p>25 February 2015</p> <p>The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire</p>	<p>Tony Copley Welbourn Neighbourhood Plan Steering Group</p> <p>[BY EMAIL ONLY: welbourn2014np@gmail.com]</p> <p>Dear Mr Copley</p> <p><u>Welbourn Neighbourhood Plan – Proposed Plan</u></p>	<p>Noted</p>

	<p>NG18 4RG DX: 716177 Legal Mansfield 5</p> <p>Telephone: 01623 637 119 (Planning Enq) Email: planningconsultation@coal.gov.uk</p> <p>Web: www.gov.uk/coalauthority</p>	<p>Thank you for the notification of the 15 January 2015 consulting The Coal Authority on the above</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the neighbourhood plan area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p> <p>The Coal Authority wishes the plan team every success with the preparation of the Neighbourhood Plan.</p> <p>Yours sincerely R. A. Bust Miss Rachael A. Bust <i>B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MCMI, MRTPI</i></p>	
--	--	--	--

		Chief Planner / Principal Manager	
<p>N/A</p> <p>Paragraph 2.2</p>	<p>Date: 26th February 2015</p> <p>Name: Andrew Norton. Address: Lincolnshire County Council, Unit 16 Witham Park House, Waterside South, Lincoln, LN5 7JN Telephone Number: 01522 554315</p>	<p>Lincolnshire County Council (LCC) would like to thank Welbourn Parish Council and the Plan Steering Group for the opportunity to comment on the Pre-submission Draft Neighbourhood Plan. Overall LCC supports the preparation of the Plan and considers that the document incorporates an appropriate vision and policies which will help shape Welbourn over the plan period.</p> <p>This paragraph sets out the current status of Welbourn within the North Kesteven Local Plan and confirms that it is currently a Third Tier Village. A new Local Plan is being prepared for</p>	<p>Noted</p> <p>Noted</p>

<p>H1</p>		<p>Central Lincolnshire which will cover the administrative areas of North Kesteven, City of Lincoln and West Lindsey. On adoption this will replace the existing Local Plan's within these Districts. As part of this there will be a policy which sets out the strategy for delivering growth along with a Settlement Hierarchy of which Welbourn will be a part. More detail about the proposed hierarchy will be available when the next round of public consultation on the Local Plan takes place in the summer.</p> <p>The policy to support a limited amount of new housing in Welbourn is noted. This will contribute towards meeting the overall housing need for the both the parish and Central Lincolnshire the latter which will be set out in the Draft Version of the Central Lincolnshire Local Plan which will go out for consultation in the summer. The new Local Plan currently includes a draft policy covering 'Threshold Test for locally supported growth in villages'. Should it be adopted applications for housing development would be considered against this policy.</p>	<p>Noted.</p>
<p>H3</p>		<p>LCC support this policy which seeks to ensure that new housing development provides suitable parking and does not lead to additional parking pressures. This is in line with the emerging Central Lincolnshire Local Plan which has a draft policy on Transport and which includes design criteria for new development one of which addresses car parking. In addition the policy refers to new parking standards which are proposed and which will be consulted on as part of the next round of</p>	<p>Noted.</p>

<p>H7/EN2</p>		<p>public consultation on the Local Plan which will take place in the summer.</p> <p>These policies seek to ensure that new development is provided with connections to the internet (H7) whilst at the same ensuring that this (along with alternative sources of energy) does not affect the character of the area (EN2). Lincolnshire County Council (LCC) recognises the importance of communications as part of a wider package of infrastructure to support housing and employment growth and this is affirmed within the emerging Central Lincolnshire Local Plan. Alongside Central Government and BT in particular, LCC are investing significant funds in improvements to broadband over the next few years. The content and principles of these policies are therefore welcomed and supported.</p>	<p>Noted.</p>
<p>CWB1</p>		<p>This policy supports the development of facilities which support the health and well-being of village residents. This is complemented by a suite of community policies (CWB 1 – CWB 7) which provides a local framework for giving all members of the community the opportunity to participate in leisure and recreation activities. The inclusion of these policies are welcomed and supported as it will assist in meeting the aims and objectives of existing and emerging planning and health strategies.</p> <p>Community facilities play an important in meeting the day to</p>	<p>Noted.</p>

CWB2		<p>day needs of residents and businesses. It is therefore important to seek to preserve these facilities unless it can be demonstrated that they have become unviable or need to be replaced. LCC support the proposed policy as it reflects both paragraph 28 of the National Planning Policy Framework (NPPF) and the emerging policy approach within the Central Lincolnshire Local Plan.</p>	Noted.
EMP1		<p>The policy which supports small scale employment growth is noted. The provision of such facilities is an important part of a local community. Any such applications would need to be considered against policies in the North Kesteven Local Plan and Central Lincolnshire Local Plan (once it is adopted).</p>	Noted.
EN1		<p>The policy to retain and enhance environmental assets including connectivity between wildlife and green spaces is supported. This approach is in line with emerging policies within the Central Lincolnshire Local Plan which relate to the Green Infrastructure Network and Design.</p>	Noted.
EN3		<p>The policy to protect high grade agricultural land is noted and supported. Such an approach is in line with the NPPF and emerging policy approach to landscape within the Central Lincolnshire Local Plan.</p>	Noted.
N/A		<p>It is noted that that paragraph 1.10 of the plan says that it is not intended that the Community Policies will be subject to</p>	

<p>C Policies TH 1 – TH 8</p> <p>TR1- TR5</p>		<p>examination, referendum or form part of the statutory planning policy framework. Despite this LCC make the following comments for your consideration:</p> <p>In principle LCC support these policies as they are in line with the emerging Local Plan in terms of supporting high quality, sustainable tourism where it contributes to the economy and is appropriate for the character of the local area.</p> <p>The Parish Council's community policies for transport are noted. Proposals relating to speed limits and road crossings would need to be assessed against LCC policies.</p>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p>
<p>Policy H1 – Managing housing growth</p>	<p>27/2/15 Anglian Water Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT</p>	<p>Dear Sir/Madam,</p> <p>Thank you for giving Anglian Water the opportunity to comment on the Draft Welbourn Neighbourhood Plan. I would be grateful if you could confirm that you have received this response.</p> <p>It is proposed that 39 new homes (of which 29 homes currently have planning permission) will come forward over the plan period. There is currently limited capacity at Leadenham Water Recycling Centre (WRC) to serve additional housing development at Welbourn Anglian Water has a responsibility to ensure that treatment capacity is made available to all sites with the benefit of planning permission within our area of responsibility and we will take the necessary steps to ensure that this is the</p>	<p>Noted.</p>

<p>Policy H2 – Development Assessments</p>		<p>case.</p> <p>Anglian Water welcomes the requirement for developers to assess the impact of new housing development on the drainage and sewerage capacity of the village.</p> <p>Anglian Water encourage developers to contact us as early as possible in order to understand the requirements for their site and identify a solution that meets the needs of the proposed development whilst operating within environmental limits. We provide a pre-planning service (http://www.anglianwater.co.uk/developers/pre-planning-service.aspx) that identifies the need and cost of any upgrades required. This information is specifically to inform the planning process.</p> <p>Policy H2 also requires applicants to obtain Anglian Water’s confirmation that there is sufficient sewer capacity to enable development to take place.</p> <p>All sites will require a local connection to the existing sewerage network which may include network upgrades. To enable new development to connect to existing infrastructure, local connections and sewer reinforcements would be funded through the provisions of the Water Industry Act 1991.</p> <p>Therefore it is suggested that Policy H2 should be</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
---	--	---	---

<p>H1</p> <p>Policy EN1 – Flooding Management</p>		<p>amended as follows:</p> <p>‘3. Obtain prior confirmation from Anglian Water that sufficient capacity remains within the Sewerage system or can be made available to accommodate the new development.’</p> <p>All developments should seek to <u>reduce</u> flood risk and incorporate Sustainable Drainage Systems (SuDS). We would wish to see a requirement in policy EN1 that all developments should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with disposal to a surface water sewer being seen as the last resort.</p> <p>Policy EN1 states that the Parish Council will regularly liaise with Anglian Water to ensure that surface water run-off does not enter the sewer system. Anglian Water will not permit surface water flows to discharge to the public foul sewerage network under any circumstances. Anglian Water comments on relevant planning applications which are determined by West Lindsey District Council to ensure that surface water flows do not enter the foul sewerage network. This includes proposing suitable planning conditions for inclusion in decision notices (where the District Council is minded to approve a development).</p> <p>It is therefore suggested that that Policy EN1 should be</p>	<p>(This comment refers to the Community Policy H2) Agree. This should be adopted in H1</p> <p>Noted.</p> <p>Noted.</p>
---	--	---	---

<p>H1</p>		<p>amended as follows:</p> <p>'(d) New development must incorporate Sustainable Drainage Systems (SuDS) to reduce the run-off of surface water. The Parish Council will liaise with Anglian Water to regularly check the sewer system to prevent inflow of surface run-off water. Surface water flows will not be permitted to enter the public foul sewerage network.'</p> <p>Should you have any queries relating to this consultation response please not hesitate to contact myself.</p> <p>Regards, Stewart Patience Planning Liaison Manager E-mail: sPatience@anglianwater.co.uk</p> <p>Office: 01733 414690 Mobile: 07764989051</p>	<p>(This comment refers to the Community Policy EN1) Agree. This should be adopted in H1</p>
-----------	--	--	---