

# BASSINGHAM NEIGHBOURHOOD PLAN 2016 – 2036

## Consultation Statement

Neighbourhood Planning (General) Regulations 2012

(Part 5 s15)

V7.5

To: North Kesteven District Council Local Planning Authority

From: Bassingham Parish Council/BNP Working Group

This application relates to the Parish of Bassingham.

## **Part 1**

### **1.1 INTRODUCTION**

This Consultation Statement supports the submission of the Bassingham Neighbourhood Plan. It complies with the requirements of Regulation 15 of the Neighbourhood Plan (General) Regulations 2012 and provides the response to Regulation 14 (pre-submission statutory consultation). It has been prepared by the Bassingham Neighbourhood Plan Working Group.

Section 15 (2) of Part 5 of the regulations states that the Consultation Statement should contain the following

- (a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- (b) Explain how they were consulted;
- (c) Summarise the main issues and concerns raised by the persons consulted;
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the Neighbourhood Plan.

The preparation and production of this Neighbourhood Plan has involved residents, businesses and other organisations that have an interest in the Parish of Bassingham.

The Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing the Bassingham Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of statutory pre-submission consultation

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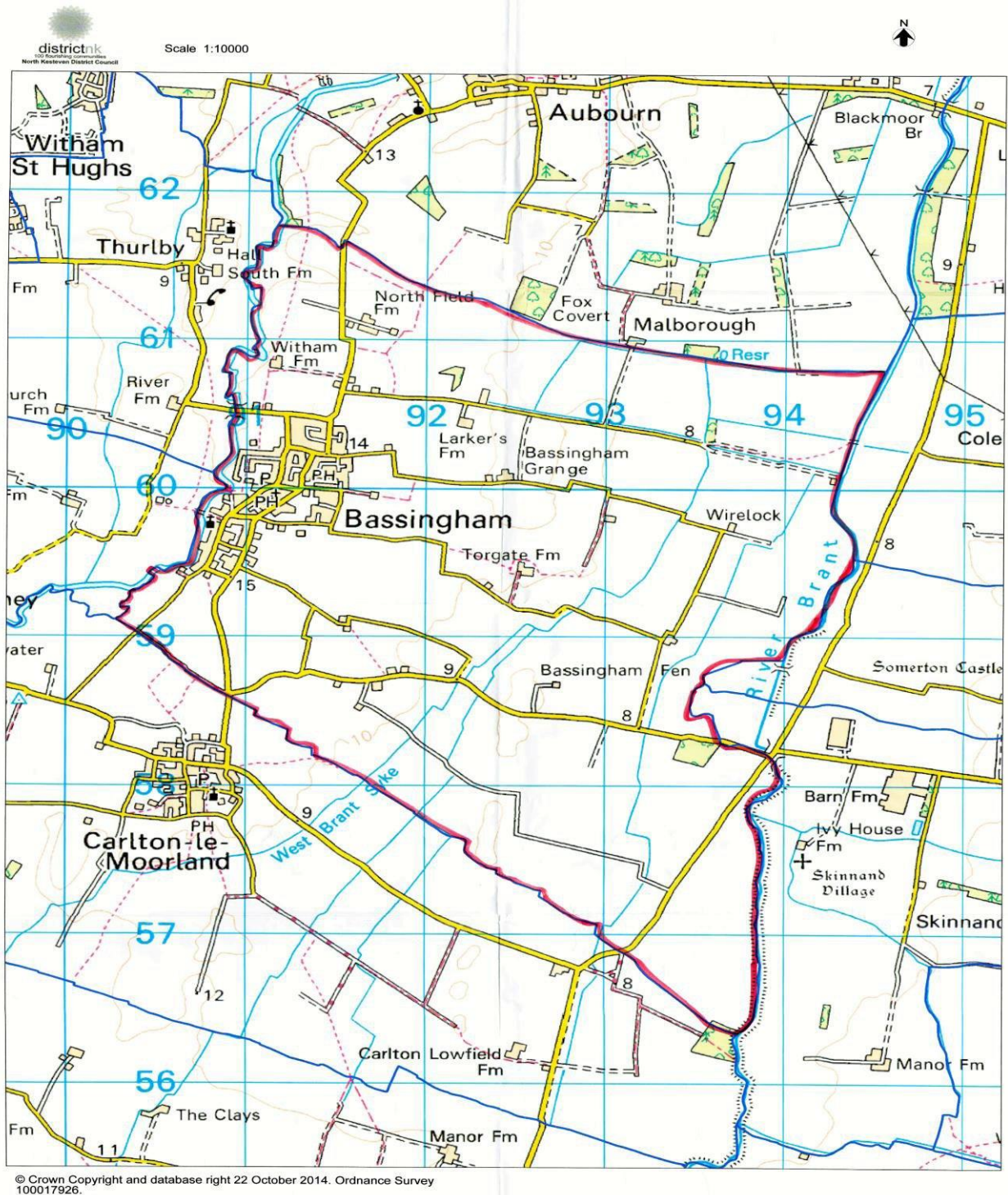
## Annex documents

1. NKDC Pre submission Consultation draft (Regulation 14 stage)
2. Gladman Development Ltd Pre submission Version
3. Environment Agency Pre submission response
4. Natural England Regulation 14 Consultation letter
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## Appendices

1. Media reports
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3. First survey data and analysis
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### 1.3 Bassingham Designated Boundary Map



## **Part 2**

### **2.1 Background and context of the Plan**

2.1.1 On the 9th October 2014 over 80 residents attended a Parish Council meeting to show support for an agenda item relating to a Neighbourhood Plan (NP). After listening to the views of residents the Parish Council (PC) supported the proposal and the Bassingham Neighbourhood Plan (BNP) process began. Village residents were asked to join a working group through an article in the Witham Staple magazine and a statement on the PC notice board. Fourteen initial expressions of interest became a working group of 10 people who met for the first time on 10<sup>th</sup> November 2014. The group is made up of a mixture of Parish Councillors, the Parish Clerk and Residents. Since then the group have met weekly, where necessary, to the present time. There is a formal Constitution for the Working Party agreed with the Parish Council. The Group was supported by two separate professional Planning Consultants and they have assisted the Group at various stages in bringing the NP to pre submission stage. The neighbourhood area was formally designated in January 2015.

2.1.2 In December 2014 the PC were given an introduction to the NP processes and road map. A Vision and Values statement was agreed and adopted for the long term future of the village at that meeting. It reads:

#### **The Bassingham Parish Council Vision is:**

- **A strong and thriving community where our history and heritage are celebrated, our rural setting and character are preserved and enhanced for residents**
- **It will**
  - **Continue to feel compact**
  - **Continue to have a close relationship with the open countryside around it**
  - **Remain attractive to residents**

#### **Parish Values**

- **Representing the Community**
- **Delivering Services to meet local needs**
- **Striving to improve the quality of life within the Parish**

2.1.3 The Planning Consultant delivered a workshop event for BNP and PC members on 28<sup>th</sup> January 2015 detailing procedures, processes and concepts. It enabled the Group to begin work leading to the first Public Engagement in April 2015.

2.1.4 The Parish Council circulated information encouraging residents to register onto the parish website so they could have online access to documents for both the Parish Council and the BNP.

### 2.1.5 Central Lincolnshire Strategic Local Plans

The current adopted local plan is the North Kesteven Local Plan which was adopted in 2007. Since this plan was adopted North Kesteven District, along with City of Lincoln and West Lindsey District Councils have agreed to produce a joint Local Plan for the Central Lincolnshire area. An original Central Lincolnshire Core Strategy was submitted to the Secretary of State in 2012 but was subsequently withdrawn. Since this time the Central Lincolnshire Local Plan Team have been working on the Central Lincolnshire Local Plan (CLLP). Work on the CLLP has included three stages of consultation and the CLLP, at the time of writing is currently at examination with the Inspector's Report anticipated in March. As such it is expected that the CLLP will be adopted in April and will be part of the development plan at the examination, referendum, and adoption stages of the Bassingham Neighbourhood Plan. The Submitted Local Plan and all supporting documents are available through the link provided in the Evidence Base reference of the NP document.

### 2.1.6 Community Led Plan (CLP)

The Bassingham Community Options Group was set up in 2010. They completed a period of consultation with local groups that culminated in a questionnaire in 2014. In February 2014 they sent out 2 questionnaires to each household in the village. From the 421 responses received they were able to analyse the data relating to a wide range of issues. The Community Led Plan (CLP) was available to the Neighbourhood Planning Group in draft format from January 2015. The issues covered in the CLP and the ensuing action plan covered:

- Housing and Environment
- Highways and traffic
- Community Life
- Leisure and Village Organisations
- Services and Facilities
- Business and Youth

There are 39 points in the CLP action plan, only one of which was specific to Housing/Planning. The BNP group felt that the broad community issues would be covered by the CLP and those relevant to Planning and Development would be the central core of the NP. This enabled the NP to move ahead in advance of the Central Lincolnshire Local Plan being adopted. Full details of the CLP and its action plan are available in the Evidence Base report.

## **Part 3**

### **3.1 Early Consultation with the Community and Stakeholders**

### **3.2 Details of those who were consulted in two surveys and the first public engagement**

3.2.1 The following were consulted and invited to make suggestions and feedback about the proposed Plan:

- All of the residents who live in the parish of Bassingham
- All major landowners who own land within the parish of Bassingham where details were available and those residents with infill potential land on their properties
- All known businesses and employers within the parish of Bassingham

### **3.3 The Consultation Process for the two surveys and first public engagement**

3.3.1 Public engagement and consultation throughout these stages of the process of producing the Plan were carried out in the following ways:

- Meetings (presentations and public engagement days, drop in facility at the local fete and during the second consultation of the draft Local Plan where the BNP Group had a drop in room situated in Hammond Hall venue)
- Bassingham Parish Council website for details on how to access the first survey
- Bassingham Village email alerts
- Articles in two Village magazines - Witham Staple and Witham Herald **Appendix 1**
- Flyers and letters/leaflets delivered to all households and known business premises within the parish
- Notices on the Bassingham Parish Council notice board (located in the High Street)
- By email
- By telephone
- Promotional banners designed to outline the NP concepts and processes
- The use of the Survey Monkey application to complete the first survey and register personal comments/feedback relevant to the questions asked.

3.3.2 Contact methods for the two surveys and the first Public Engagement were as follows:

- An introductory flyer/ leaflet was delivered at the beginning of April 2015 to all dwellings, landowners and known businesses in the village. This flyer/leaflet was followed up with a letter and a copy of the first survey for completion
- Wall posters were used in Hammond Hall for the Bassingham Parish meeting on 9<sup>th</sup> April 2015 to advertise the first survey and the forthcoming Public Engagement event later in the month



- A leaflet was issued to local residents at the Village Show on 8<sup>th</sup> August giving notice of a second survey
- An updated version of the above letter/leaflet accompanied the second survey in September. Two copies of the survey were hand delivered to every residence and business premises in the village and surrounding farms (644 in total)

Evidence of all our leaflets/flyers/posters can be found in **Appendix 2.**

### **3.4 The first Public Consultation/Engagement**

3.4.1 Our first Public Engagement session on the 26<sup>th</sup>/27<sup>th</sup> April 2015 was held over two sessions, one in the day and one in the evening, at Hammond Hall. 81 people attended these events where the following topics were discussed:

- What is a neighbourhood plan (this included a loop video for people to watch before moving onto the topics)
- Why you should get involved
- Meet the Team
- The countryside around you
- Climate change and sustainable resources
- Community resources
- Heritage and conservation
- Housing
- Housing requirement/some questions
- Natural Environment
- Key facts
- Draft Plan Objectives - examples
- Neighbourhood planning .....the Roadmap
- You are a very important part of the preparation

There was also a designated parish map on which people could indicate their preferred development sites. We offered those attending 5 red dots to place onto the map to give an early indication of preferred development locations. However, it became clear very early on that we were not specific enough on how to use the dots i.e. choose 5 different places. This resulted in some people using all 5 on one site/ not using them at all/only using some of them. It was the agreed view of the Group that it was not a fair and equitable process in our review at the end of the two sessions. The map was discarded and not used in any way again except as a learning point for the Group to ensure we were better able to explain what such an exercise was meant to achieve and how to explain it clearly.

### 3.5 First Survey

3.5.1 The first survey letter and questionnaire went out during early April 2015 before the Public Engagement event. This was to ensure that any queries could be answered at the event and encourage as many as possible to complete the survey. Collection points were set up in the village with the return date set as 15<sup>th</sup> May 2015. Due to some delivery issues the closing date was extended and additional efforts made to ensure that a broad notification of the consultation was achieved. This resulted in 146 surveys being completed which was a response rate of approximately 25%.

The survey contained 23 detailed questions which had been drafted initially by our Consultant after reviewing information available from the CLP and expanded on after discussion with the Group. It enabled residents to not only tick boxes but give detailed views and information about what was important to them in relation to planning and development issues. Many gave more than one response resulting in a broad spectrum of data. In total there were 740 responses with 1006 comments which were manually collated by a member of the Group. This data was analysed and presented to Group members for discussion. The results of that data and analysis can be viewed in **Appendix 3**.

3.5.2 The picture that began to emerge was that development needed to happen, it would be supported by residents but that it should be controlled and sustainable. The Group with the support of the Consultant were able to summarise the information in the following paragraph.

3.5.3 Summary of the key issues and concerns from the first survey and first public engagement event

- Characteristics of the village should be preserved
- Protection of open space and maintaining the playing field was seen as an important factor and wherever possible agricultural land of Grade 1 – 3a should be retained
- Infill was seen as the reasonable approach to growth. Locations where such infill could be used have been clearly identified in both surveys
- Traditional brick design which enhance the visual settings and show sensitivity in the scale, choice of materials and architectural design.
- Developments should not cause adverse parking effects/ traffic density and there had to be supporting road maintenance
- Upgrading pathways (pedestrian and cycle) to be followed through as this has been a particular concern on previous developments
- Support for the construction of retirement/disabled accessible living accommodation. An increased number of bungalows to be incorporated into any new development
- There needed to be energy efficient use of resources for any new site to include solar power/water recycling/water collection
- Biodiversity in relation to local wildlife (habitat and protected species) together with the retention of the “Lincolnshire” hedges must be considered and properly assessed
- Improvements to drainage and negation of flood risk were of particular concern as people are aware of the limited capacity of the current drainage systems
- Improvements to public services were essential if they were to support employee prospects/ job seeking in the surrounding towns and cities

- There was support for quality starter homes and a mix of housing type/size to encourage a broad social and demographic mix. Affordable housing was supported where there was a demonstrated need. Residents felt that in the short term this need had been fulfilled and that any future development should be at an appropriate percentage of each site in accordance with affordable housing thresholds
- Future business growth should be based around the current industrial area.
- Development to 2036 should be made up of small developments which have a gradual impact on the sustainability of the village there was a clear presumption against large scale development unless it was matched by substantial improvements in the village infrastructure.

### **3.6 Assessment and Second Survey**

3.6.1 In order to progress the data from the first survey it was decided to carry out a second survey to deal with certain key issues as follows:

- Sites for development and preferred sites
- Growth over a preferred build period
- Large v small scale developments
- Affordable housing
- Specialised housing
- Environmental impact
- Traffic impact
- Designated properties

3.6.2 In addition, a map of the village was included as part of the second survey so people could clearly identify sites around/in the village they thought were appropriate for future development. Before we sent out the second survey an opportunity arose for the Group to engage with local residents at the Bassingham Show on 8<sup>th</sup> August 2015 and a letter/flyer was issued to give notice that help was needed from residents by completing a further survey.

3.6.3 Experience had taught us that delivery was key and Group members hand delivered every household with two surveys and explanatory letter and with telephone contact details of a Group member so that queries could be dealt with promptly. The total number delivered was to 644 households x 2 = 1288 potential surveys for completion. However, it was recognised that some single households would be involved so the group agreed that a return factor total of 1148 would be fair representation as this reflects the current electoral role numbers. The number of forms collected was 487 and represents a 42% return rate which was felt to be a much improved level of support. Results and analysis of the Second Survey can be seen at **Appendix 4**.

3.6.4 In summary the analysis showed that:

- 96% approved of steady and gradual increases in small development sites.
- Infill was supported as a means of achieving this with 79% of comments for such.

- 77% supported accessible/monitored retirement community living
- Where practicable single storey properties would be accepted to support the above
- 97% thought the impact of off road parking was important and 96% wanted traffic impact assessments
- New development should have a minimal visual impact received 95% support
- Biodiversity issues should also have an impact assessment.

3.6.5 The back page of the survey showed a map of the village on which residents were asked to indicate 1- 5 development sites, with 1 being first choice. The data on **Appendix 5** was then averaged out to give a top 10 ranking. The top of that list was Torgate Lane. It was this data that led the Group into making enquiries with a local land owner about the availability of this land should the village have a future shortfall of development. This is covered in further detail in the NP.

### **3.7 Neighbourhood Plan Workshop – October 2015**

3.7.1 On the 6<sup>th</sup> October 2015 the BNP Group held a one day workshop supported by Consultants. The aims of the workshop were as follows:

- Assess the current position of the Group – process, action plan, community engagement and supporting evidence
- Review how the baseline and consultation will inform the BNP policies
- Prepare a special diagram for Bassingham to act as a focus for reviewing policy direction
- Confirm the overall vision statement for Bassingham to 2036 and objectives to achieve this
- Map designated and protected assets, primary routes, available development sites, village core and special character areas
- Define growth options to allow appraisal and if necessary discounting of some options likely to arise in future, and demonstrate robust consideration/ discounting against emerging policies and proposals that are like to be supported through the Neighbourhood Plan
- Highlight and discuss sites in need of intervention or where opportunities for enhancement are apparent to improve access/protect character or function/mitigate dereliction.

3.7.2 At the end of the day there were clear areas of work identified to take the Group/Consultants into preparation of the Plan and its policies. The Consultation Statement was to be completed by a member of the Group in draft format up to the pre submission stage.

## Part 4

### 4.1 The Pre submission process

4.1.1 Since October 2015 the Group met where necessary on a weekly basis to discuss the emerging draft Plan, many hours of review have been conducted by members individually to enable them to agree content, style and evidence for the first Draft Plan to be available for the pre submission stage.

4.1.2 The draft NP and related documents were completed in December 2016 for the pre submission stage. Once the documents were received from the Consultant and edited then we were able to move on towards our next round of consultation. The Group were also able to confirm in writing the support of a local Land Owner in June 2016 with the potential development availability of a plot of land from 2026 should it be necessary to cover any shortfall of development up to 2036.

The next stage of the process was for the draft document to be passed to NKDC for advice on continuance. The Group were told that we could proceed with the pre submission consultation. It was agreed that our six week consultation dates would be 24<sup>th</sup> October to 4<sup>th</sup> December 2016, and that we would do so in the following manner:

- Ensure all relevant documentation for the Draft Plan and supporting documents were available on the Bassingham PC website
- Have all the relevant documents available in hard copy to view at Hammond Hall. This enabled residents to see the documents at a prearranged appointment time or to view them at one of the consultation events.
- Publicise the pre submission consultation events in the local Witham Staple magazine October 2016 edition (**App 1**) and on line websites belonging to the Parish Council and Bassingham Village
- Place a notice of the consultation period on the Parish Council notice board
- Hand deliver a leaflet/questionnaire to all residents by 23<sup>rd</sup> October 2016 (**App 2**)
- Email documents and relevant information to statutory consultees by 22<sup>nd</sup> October 2016 (**App 2**)
- Hold three consultation events at Hammond Hall on Sunday 13<sup>th</sup> November from 2pm – 4pm and Monday 14<sup>th</sup> November from 9am – 11.30 and 6pm – 8pm.

4.1.3 The consultation was advertised in the October edition of the Witham Staple magazine and a reminder email sent out in the middle of the process to the local websites mentioned above. 644 leaflets were hand delivered to residents on the weekend 22<sup>nd</sup>/23<sup>rd</sup> October.

4.1.4 Seventy one statutory consultees (71) were contacted and sent details of the Neighbourhood Plan and relevant documents by 22<sup>nd</sup> October. The full list being as follows:

Statutory Consultees

North Kesteven District Council  
Boston Borough Council  
East Lindsey District Council  
Lincoln City Council  
Newark & Sherwood District Council  
South Holland District Council  
South Kesteven District Council  
West Lindsey District Council  
Lincolnshire County Council  
Nottinghamshire County Council  
Aubourn and Haddington Parish Council  
Thurlby Parish Meeting  
Carlton le Moorland Parish Council  
Navenby Parish Council  
Coleby Parish Council  
Norton Disney Parish Council  
Witham St Hughs Parish Council  
Stapleford Parish Meeting  
The Coal Authority  
The Homes and Community Agency  
Natural England  
The Environment Agency  
English Heritage  
Network Rail  
The Highways Agency  
The Marine Management Organisation

Mobile Operators Association

O2

T-Mobile

Vodafone

Orange

BT

Lincolnshire West Clinical Commissioning Group

Western Power Distribution

National Grid

United England Hospital trust

Anglian Water

Anglican Church

National Farmers Union

North Hykeham Police Station

#### Local Councillors

District Councillor Sue Howe

District Councillor Pat Woodman M.B.E.

County Councillor Ray Phillips

#### Local Businesses

Default Blue Ltd.

J A Harvey Engineering

Sports Clinical

Nicholas Martin Cabinetry

Primary Lunches

Bassingham Care Home

Hicksons Spar shop

Greens store and Post Office

5 Bells Public House

Bugle Horn Public House

Lynx AC

Sebco Homes

Steve Gilman Design Ltd.

PC Coaches

Brown paper and string (florist)

#### Local Land Owners

G R H White Farming

George Marsh (farmer)

William Vasey (farmer)

Shaws Farm

#### Local Charity's

Bassingham in need Charity

Bassingham Village and Playing field charity

Church

#### Local Schools

Bassingham Primary School

Bassingham Pre-School

Sir Robert Pattinson Academy

North Kesteven School

Sir William Robertson Academy



4.1.5 The Group held 3 consultation events as previously detailed and the number of people attending them was 38. The full hardcopy documents and related papers were viewed by 9 people at Hammond Hall.

By the 6<sup>th</sup> December we had received the following responses back:

- 3 questions were received during the consultation period in relation to the information available and the Parish Clerk was able to answer the request/queries
- 48 questionnaire sheets were returned of which
  - 27 had tick box information and no comments
  - 21 had both tick box and comments
  - The summary of the data from the sheets can be found in **Appendix 6** and shows over 90% of people found the Objectives and policies agreeable
- 4 people chose to give comments by email with no questionnaire completed.
- 8 responses from Statutory Consultees, each of them is of varying length so they are attached as full annex documents at the end of this Consultation Statement
- Comments made by NKDC
- Comments made Gladman

4.1.6 In addition to the above, a review by NKDC of the Conservation Area in the village was completed in autumn 2016 and the Group was notified that it would change from December 2016. As a result plans contained in the NP have been amended accordingly. The revised documentation relating to this subject can be found in the Evidence Base.

4.1.7 The Group reviewed all the comments put forward and where it was felt the suggestions could be supported then changes were made to the draft Plan. The full details of the following are given below:

- Residents comments and feedback
- Consultees comments and feedback
- NPG response to the comments made by NKDC
- NPG response to the comments made by Gladman Development Ltd

4.1.7 The Group finalized their revision of the Plan on 5<sup>th</sup> January 2017. The Parish Council voted unanimously to adopt the Bassingham Neighbourhood Plan on the 13<sup>th</sup> January 2017.

4.1.8 We believe that we have satisfied the requirements of the regulations and that engaging with the Community has been central to the production of the Bassingham Neighbourhood Plan.

## Residents Feedback

Name	Status	Comment	Reply/Reference
Andrew Keeling	Resident	Policy HG2: I object to this policy. If the village has already exceeded the required permissions for new dwellings to 2036, there is no justification in my view for supporting a further development of up to 24 dwellings, which would then exceed the requirement by almost 25%. If the figure of 97 required dwellings is based on a robust assessment of the capacity of the village to absorb additional housing development, which I assume it is, I cannot see the case for making provision to go any further than the required number. If housing delivery is not being met in other parts of Central Lincolnshire, why should Bassingham have to make up the shortfall?	The site put forward in HG2 is done so on a buffer basis and will only come forward in future should local demand require or the current sites with planning support not come to fruition.
		Policy HG4 : The figure of no more than 3 dwellings on infill sites seems arbitrary and no rationale is given for its inclusion in the policy. There are some infill sites that could be suitable for slightly more than 3 dwellings e.g. the land behind Walnut House at the junction of Eastgate and Lincoln Road and the land behind the Bugle Horn. I would argue that a more flexible approach should be adopted, with schemes being judged on their merits. Greater flexibility would avoid the need for policy HG2.	Policy HG4 is specifically aimed at ensuring the delivery of Affordable Housing requirement where "there is a proven local need". However, in light of advice received in consultation feedback from North Kesteven District Council, this policy has been removed and the Plan adjusted accordingly to still fulfill the requirements of the NPPF guidelines.
		Policy HG5: I do not agree that only affordable housing managed by a registered social landlord should be allowed on housing schemes over 3 dwellings. There needs to be flexibility to allow for private retirement bungalows. Not all retirees that wish to downsize and remain in the village will want to live in properties managed by a registered social landlord . Some will want to own their own homes. Why should the Plan seek to deprive these people of this opportunity? Furthermore, I also have concerns that only allowing schemes of more than 3 dwellings to go for 100% affordable housing could be in conflict with Policy ES1 on Design Quality, particularly for any sites that might come forward in the Conservation Area	Under the terms of the NPPF guidelines, Affordable Housing is specifically limited to rental and part rental, part buy properties. This is to prevent the AH being sold and then resold at market price, undercutting the purpose of AH. The land in HG2 is designed to supply dwellings for those who wish to buy their own home, while HG5 deals with those unable to do so. It is also not within the power of the Plan to mandate what type of structures, i.e. bungalows, are built. Policy ES1 is an aspirational policy that will act as guidance in helping to direct 'best practice' in design, but any building in the conservation area would be subject to existing covenants limiting design features.
		Policy EB1: I would suggest the site between the old and new doctors' surgery should be identified as suitable for an appropriate new build use.	Permission has already been granted for 2 new build houses on this site.

Name	Status	Comment	Reply/Reference
		Is there a need for the Plan to protect the employment site at Chestnut Way?	The discussed this question in full. They felt that the Chestnut Way Industrial site was a valuable facility and that it was best served by the Plan's encouragement of new business in order to ensure full usage.
		Policy CL1: Is there a need to protect the village playing fields in the Plan - or are they sufficiently protected by covenants on the land?	They are already robustly protected by local covenants but it is felt they should be incorporated into the plan for an extra level of protection.
John Rowland	Resident	There has been a significant amount of work done to create this plan, so congratulations to all those involved. It is good to see that the COG report has been used extensively as an evidence base. The plan appears to cover all major aspects related to growth and development of the village. The designation for further housing is appropriate and logical and is far better than current applications to extend the perimeter of the village. If the village grows in size, what provision is there to extend the school footprint to accommodate an increase in the number of pupils? Change is inevitable. Growth of the village is inevitable. The trick is to enable the village to grow organically over a period of years so that the facilities can be maintained and extended to cope with an increased population in a developmental way. Slow growth also enables new people to be assimilated into village life more easily. When growth is too rapid it has a destabilizing effect on the social harmony of a	Comments noted. At present and for the foreseeable future there are no plans to extend the footprint of the school; indeed there will have to be a continual growth in population numbers in order to maintain the current student levels and the viability of the school.
Jonathan Jeffreys	Resident	As a resident of the village and one who was appalled by the threat of the Gladman plan to build a ridiculously over-ambitious and highly damaging "development", I am in complete agreement with all that is stated in the Neighbourhood Plan, and heartily congratulate all concerned in its formation. I have read most of it thoroughly and I think it is excellent. I am extremely impressed and support everything that it says without a single doubt. I hope that all future plans for the village will follow it.	Comments noted. It should though be made clear that this Plan is unconnected to the Gladman application and will have no affect on the outcome of that appeal. For specific issues raised and related to Gladman Developments Ltd, please see the response to comments from Gladman in the Consultation Statement.

Name	Status	Comment	Reply/Reference
Sarah Coulsen	Resident	I have no objection to properties being built anywhere in Bassingham. Disappointed that at the very early consultation members of Sustainable Bassingham placed all their red dots on the map in the Torgate Lane area thereby encouraging villagers to follow suit. All building is as far away from Thurlby Road as possible. Had Gladman chosen to seek the Torgate Lane site instead of Thurlby Road, I doubt whether SB would ever have been formed.	Comments noted and were discussed in full by the Group. It is accepted that our first attempt at gathering such information was flawed in that we failed to give specific and detailed guidance to attendees at the first public engagement regarding the 'red dot' process. In our review of that event we accepted that the map and the red dots could not be used as there too much variation in the way that people used the dots to indicate their preference. This was a learning curve for the Group in their methodology. The map was discarded as evidence and never used again in any capacity by the Group in their decision making. Reference to this is also made within the text of the Consultation Statement relating to the first public engagement.
Ann Francis	Resident	Sec. 2.6 p.9: The plan seems to be keen on both affordable housing and a provision of an "Old/Disabled persons" segregated compound/ghetto and yet a constant theme throughout the document in the prevention of any significant expansion to the village. Where exactly is this gated compound to be built and what is so scary about living in Bassingham that old and disabled people need to be segregated from the general population?	Comments noted. The Neighbourhood Planning Group does not recognise nor find evidence of the terminology used.
		Sec. 2.20 P.11: The river Witham flows to the west of the village and has a contained floodplain to the west of the river. However, the historic nature of the drainage infrastructure has resulted in severe localised flooding within the centre of the village on a number of occasions. Having lived in the village since 1979 and in discussion with other villagers who have also lived here for many years I am at a loss to understand where the paragraph has come from. There have been a few occasions where large puddles have formed in one or two places within the village, but they usually disappear with a couple of hours of the exceptional rain stopping and I am not sure we have seen any such large puddles since the end of 2012. If ridiculous statements like this one are included in the final report I feel it throws accuracy of the entire document into question.	Duly noted and amended.

Name	Status	Comment	Reply/Reference
		p.18 Improvements to public services are essential if they are to support employment prospects in the surrounding towns and cities. Whilst I broadly agree with the objective here, surely a more useful one would be to see the provision of footpath/cycle path between Bassingham and Witham St Hughs and provision of a safe way for walkers and cyclists to cross the A46. These two items would enable workers to get to and from Bassingham without using a car and allow walkers and cyclists safe access to the national rail network at Swinderby station.	Comments noted, but it should also be stressed that public infrastructure and public transport projects are beyond the scope and powers of the Plan.
		P.18 (community life): The objective here makes no comment about improving facilities for the young teenagers. The improvements to the play park mean younger children are well provided for but apart from the "Dome", there are no openly accessed facilities for the 14-18 group to use. More thought should go into this shortage before the final plan goes to print.	This matter is relevant to the role of the Parish Council and the Bassingham Village and Playing Field Charity. The Group felt that this issue is one that was raised in the Community Lead Plan and the current action plan for that document is dealt with by the Parish Council itself.
		P.19: According to the Environment Agency's website there is no flood risk in Bassingham, even once in 1000 years! Stop saying this before our insurance premiums are increased!	Duly noted and amended.
		HG1: Too much infill will choke the village and not supply enough new housing for young families to move into to assure the long term future of the school.	Infill policy has been amended as per the recommendations from NKDC.
		HG3: Why only develop in the direction of Carlton-le-Moorland, on what is a fast and dangerous road? Why not encourage development along Thurlby Road, on what is a safer road because of its better visibility for traffic using it?	The policy on future potential development was based on comments and recommendations from the second survey of local residents and the Group was guided by this information which lead to discussions with a local landowner and the potential development availability of land should there be a shortfall.
		ES1: Whilst agreeing with the plan's policies, I feel the Design Quality the plan is looking to promote has already been compromised by the Badger's Oak and Redrow developments.	Comments noted. The Plan is a forward looking document and will hope to build on lessons from previous developments to ensure future best practice.
Andrew Francis	Resident	All comments as per those raised by Ann Francis.	Please see replies to the comments raised by Ann Francis.

Name	Status	Comment	Reply/Reference
Tony & Carole Gamble	Resident	Clearly a great deal of thought and effort has gone into the preparation of the plan, for which we thank you and applaud its main ambition to restrict the size of the village. However, it will come as no surprise that we do not support the decision of the committee to site future development in the field behind Torgate Lane.	It was not the aim or policy of the committee to limit the size of the village. Nor was it the committee that decided to site the location for potential future development at the land behind Torgate Lane. Both elements of the Plan were drawn from the evidence gathered from the villagers of Bassingham in surveys and direct consultation.
		Our objection is partly based on emotive grounds for which we make no apology since the apparent reasons behind the planning group's formation have already put Nimbyism on the agenda. It appears to us that the vocal majority have selected land least likely to face resistance, a fact that was already becoming apparent at the 'starred map' consultation event at Hammond Hall. Is this a fair way to make a considered decision?	Comments noted. The consultation event referred to, was the first consultation event undertaken, and did include a 'starred map'/or 'Red dot process' but this was not used in determining the siting or selection of possible sites due to methodological deficiencies that quickly became apparent. The decision of where to site potential future development was directed by evidence collected from the surveys of Bassingham residents and subsequent direct consultations. Please see previous statement to this issue above in our response to Sarah Coulsen
		Also we find it ironic that, having supported the objections to the Gladman and other applications, we find ourselves becoming the sacrificial lamb as a consequence of such objections. However we do realise it is not a done deal and with the landowner's permission it could come into effect after 10 years, subject to conditions warranting it. Nevertheless, once land is identified as a 'possible' site it is a short step to becoming 'probable' and then a 'certainty'. Thereafter it raises the possibility of Gladman moving in to develop it even further. Any future potential buyer of our property would spot this and we venture to suggest that property with a view of someone's back door will be worth less than one which enjoys its current outlook. So we have a financial interest as well as an emotional one.	Comments noted. The Group discussed this view but did not feel they were in a position to address further this personal viewpoint.
		Turning now to the report, might one reasonably expect to see an alternative or additional designated development site within another part of the village? If so, there is nothing. Furthermore the map with the report worryingly excludes the north of the village and we wonder if this is a subliminal message to deter development of affordable homes in this part of the village?	After full discussion by the Group on the first point raised it was felt there was no public demand or consensus for an additional site for potential future development and adding more could potentially increase the risk of what residents would consider undesirable and excessive development. As regards the map, this was an early oversight/printing error identified by another resident and was quickly changed to show the whole map.

Name	Status	Comment	Reply/Reference
		<p>We feel that it is desirable to keep open spaces as the village extends towards Carlton LM. We believe that the designated area includes the original Vasey farmhouse with its land, was this intended? The recent Lindum development on Torgate already has provision to take a road into the field behind it. Could the site be considered more appropriate and if not, why?</p> <p>Objections to the proposed Lindum development on White's Field cited congestion within the village caused by through traffic bound towards Lincoln. This, together with other relevant objections, will surely apply to your proposal?</p>	<p>The Vasey Farmhouse and adjoining land was included in error and has been amended. The site for future potential development has already been chosen on the basis of the feedback from local residents via surveys and direct consultations. Any new development will incur a downside of increased traffic flow and potential congestion, this is almost unavoidable given the nature of the road layout.</p>
Val Wiltshire	Resident	<p>We would like to make the follow comments regarding Bassingham's Neighbourhood Development Plan: Firstly, in section 1.3 and the last sentence - the CLLP requires Bassingham to provide 97 new homes by 2036 - could there be some clarity regarding the amount of new homes (97) i.e. is this the minimum amount or maximum amount and if either of these is the case, I feel it should be written into the document.</p>	<p>Comment noted. This is the MINIMUM amount and the plan has been adjusted to make this clear.</p>
		<p>Second in section 2.20, the section covering 'flooding' - However, the historic nature of the drainage infrastructure has resulted in 'severe' localised flooding within the centre of the village on a number of occasions. I am concerned with the wording 'severe' that has been used as I feel it would only need for insurance companies to become aware of this to cause problems through the possible increase to house insurances (as that has happened in other communities). I feel this has been slightly exaggerated and had the maintenance of the drainage infrastructure been dealt with appropriately this would have alleviated the problem</p>	<p>Comments noted and text in relation to flooding adjusted accordingly.</p>

Name	Status	Comment	Reply/Reference
		I would like to end with a few general comments. I feel there is a need for the village to expand appropriately, taking into account the Community Objectives, as we need to encourage young adults and families into our up and coming village community life, other wise, if we do not encourage new blood into the village there will be no new enthusiasm/ideas to help our village prosper. Regarding affordable housing, yes we do need more affordable housing, but I feel there is need to consider not just rentable housing but affordable housing to purchase - especially for first time buyers and young professional adults i.e. more 2/3 bed properties and not large 4/5 bed properties.	Comments noted. Under current NPPF guidelines, affordable housing must include some element of rental and cannot be solely for purchase. It is also not within the powers of the Plan to mandate the size and type of housing that is built, other than through policies promoting quality design and affordable housing, which will have a degree of affect on the size and type of properties.
Chris Booth	Resident	Some key infill is situated on Bakers' Lane; Adjacent to the Bugle Horn; between Lincoln Road and the High Street; and also the corner of Lincoln Road and Eastgate. Ideally I think we should avoid ribbon development to the north and south of the village - keeping Bassingham compact and infill is the best approach.	Comments noted.
Allison Kelley	Resident	We need to ensure this village doesn't become 'dormant' i.e. slow but sustained growth of houses is necessary to ensure that the school is full (i.e. affordable housing) and some downsizing is available so that people do not have to move out of the village they have lived in for years.	It is felt that policies HG1 and HG2 address these concerns and the plan remains up to date and sensitive to local needs through being reviewed every 5 years.
T.Tyler	Resident	I don't recognise the 101 houses built since 2012. This looks like a plan to seriously limit further development for the next 20 years. There could be more emphasis on public transport.	The figure of 101 dwellings since 2012 comes from NKDC and includes permissions and proposals that have come forward - although they may not have yet been built. The Plan is limited in its ability to cover public transport, but proposals are contained in policy T1.
Jane Bartle	Resident	Paragraph 5.5 is contradictory with policy HG5 as it refers to the provision of "low cost market housing" on a 100% exception site basis. Low cost market housing is specifically excluded from the NPPF definition of affordable housing and so should not be referred to.	Comments noted and text in relation to the definition of affordable housing has been adjusted as suggested.



Name	Status	Comment	Reply/Reference
Grahame Kelley	Resident	Over the last 25 years relatively steady housing development has been integrated into the village infrastructure and services. [illegible] have contributed greatly to the social fabric of the village and supported a range of services. Potential future development should be considered in the same light, benefits to the village and its community taking priority over the narrower interests of developers.	Comments noted.
Paul Green	Resident	A sound, robust document that the village has needed for some time. Thank you to all involved in its production, from inception to completion.	Comments noted.
Colin Coulson	Resident	Ref HG2 - Site H2A - from recollection, the proposed development off Carlton Road (38 houses) was opposed by the Sustainable Bassingham group; one major reason for this was the transportation of materials etc. through the village to site, yet the site H2A is south of the village?	Comment noted. Sustainable Bassingham and the Neighbourhood Development Plan group are entirely separate entities. The Group do not feel they can make comment on the actions taken by Sustainable Bassingham. The selection of the site H2A was done on the basis of the collective responses from the entire village population who responded to the second survey as to where a site of potential future development was preferred.
		Site H2A was identified by the community through public consultation, however the manner in which this was conducted is questionable. From recollection, members of the Development Plan Group recommended to residents site H2A, not because this was the right site but it ensured attention from other sites (Thurlby Road) was removed. I therefore question the validity of the consultation and the subsequent nomination of site H2A.	Comments noted. The Neighbourhood Planning Group does not recognise nor find evidence of the recollected scenario as described and furthermore believes that there is robust evidence, in the Consultation Statement, to disprove this version of events and validate the democratic selection of site H2A
Mr B C Scott	Resident	Whilst we would support the objectives of ES1, we do not feel that the cost of ES2 'Achieving Green Design' is affordable. It is a good idea but may not be ideal.	Comments noted. It should be stated that given the limitations of the Plan in its ability to give effect to ES1 and ES2, these should be considered as best practice and aspirational policies.
Sarah Hasing	Resident	I can see a lot of time and effort has gone into drawing up the Plan - it is a good document - let's hope the District and County Councils support it.	Comments noted.
C & L Blackwell	Resident	Amazing work by a dedicated few. Thank you very much.	Comments noted.
Tom J Solven	Resident	Bassingham is delightful, well integrated village which is a joy to live in.	Comments noted.
Jo Martin	Resident	Housing and growth objective: Assurance needs to be given that ALL future housing will be kept in line with the village character (including bungalows and affordable housing).	The Plan already provides significant and detailed protection in regard to the future development of ALL housing - however it must do so within the limitations of the NPPF guidelines i.e. it must follow the policies in relation to affordable housing and cannot mandate that certain types of properties like bungalows be built.

Name	Status	Comment	Reply/Reference
		HG5: The plan states 'An exception to policy HG4, sites over 3 dwellings capacity will be granted planning permission within the Development Boundary (see policy HG3) for comprising 100% affordable housing only'. I feel the plan needs to define exactly how many more than 3 would be granted permission as it is currently open to interpretation. I also think more information needs to be given regarding the role of a 'Registered Social Landlord'. along with the assurance they will act in the wider interests of Bassingham.	The Planning group felt this was a valid point and have amended it to read: 3 or more dwellings, with a limiting factor of land availability within the development boundary.
Julie Church	Resident	Transport - Bus service should enable fulltime workers or students to access Lincoln or Newark.	It is beyond the powers and scope of the plan to mandate transport policy in this manner.
		Sewerage: Some houses currently have holding tanks which pump overnight - this system should be upgraded prior to future development within the village.	Comments noted and will be reflected upon when and if any future substantial development takes place.
Graham Bratby	Resident	HG5: I would prefer to focus on houses that can be afforded by young people/families and bringing them into the village.	Comments noted.
Lynne Murdoch	Resident	I would like to see more bungalows and retirement homes for the elderly being built in the village in the future.	While the Housing Policies address the need for more properties to be available for downsizing and the potential for more properties aimed at more mature residents through affordable housing, it is beyond the power of the Plan, due to the NPPF, to mandate the building of specific house types.
Jan Culpitt	Resident	HG1: I do not understand the relationship of this plan to planning applications by Gladman and others still under consideration.	The purpose of this plan is not to address planning applications and appeals currently under consideration as the application of this Plan if adopted would not be retrospective and thus not applicable. The purpose of the Plan is to help 'future proof' the village in relation to unsustainable development/expansion after its adoption.
Geoff Culpitt	Resident	I congratulate the Group on the Plan and thank the members for their hard work and sheer persistence in getting it to this stage. As shown above, I agree with all the objectives and policies and have little to add by way of suggested improvements. However, in parallel, perhaps the Council could look at a modestly expansionist approach to planning and development alongside the terms the Plan. Maybe a notional target of 10 dwellings per year (the average rate for the last 30 years) would be about right. Of course, the siting of any extra boundary development would be problematic. As for the gloom mongers downside of a larger village, not even the full Gladman, would depress the quality of life in Bassingham for very long.	Comments noted. The Neighbourhood Development Group would be concerned that any 'parallel development approach' would at best muddy the waters where the Plan has sought to provide as clear, community driven guidance as possible and at worst, such an approach risks providing a route to undermine the democratic decisions and recommendations laid out in the objectives and policies of the Plan.

## Consultees Feedback

Name	Status	Comment	Response
Minerals and Waste, Planning Services, Lincolnshire County Council	Consultee	Thank you for consulting Lincolnshire County Council's Minerals and Waste Policy Team. The County Council, as Mineral and Waste Planning Authority, is responsible for producing the Minerals and Waste Local Plan for the County. The first part of this document, the Core Strategy and Development Management Policies (CSDMP), has been completed and was formally adopted by the Council on 1 June 2016. This document therefore forms part of the "development plan" for the county.	NDP does not conflict, as per the advice of North Kesteven DC and Planning Consultants.
		As you may be aware, it is a statutory requirement that Neighbourhood Plans must be in general conformity with the strategic policies of the development plan, including the minerals and waste policies. I would therefore ask that you have particular regard to the proposals and policies in the CSDMP that:	
		<ul style="list-style-type: none"> <li>• Safeguard existing minerals and waste sites from incompatible development;</li> </ul>	
		<ul style="list-style-type: none"> <li>• Safeguard Mineral Resources to prevent unnecessary sterilisation by development; and</li> </ul>	
		<ul style="list-style-type: none"> <li>• Identify the locational criteria and Areas of Search for future minerals and waste development.</li> </ul>	
		The Second part of the Minerals and Waste Local Plan, the Site Locations Document (Pre-Submission Draft, November 2016), is currently in preparation and includes specific proposals and policies for the provision of land for mineral and waste development. The County Council is currently consulting on the Site Locations (Pre-Submission Draft) and this is the version of the document that the Council wishes to submit to the Secretary of State for Communities and Local Government for independent examination.	
		Any policies and proposals in your Neighbourhood Plan should not conflict with the proposed allocations set out in the draft SLD.	
		I would therefore ask that you assess your proposals against the adopted CSDMP and draft SLD. These documents can be found at <a href="http://www.lincolnshire.gov.uk/mineralsandwaste">www.lincolnshire.gov.uk/mineralsandwaste</a>	

Name	Status	Comment	Response
Luke Brown, Neighbourhood Plans Officer, West Lindsey DC.	Consultee	Thank you for consulting WLDC on the proposed Bassingham Neighbourhood Plan. When reading through this, the plan refers to the existing development boundary of the village and includes a planning policy (HG3) on this issue.	North Kesteven DC have advised this is not an issue as the definition and designation of settlement boundaries through neighbourhood plans is not in conflict with the strategic policies of the emerging Local Plan. Whilst policies LP2 and LP4 do not set settlement boundaries this does not prevent them from being established locally through a neighbourhood plan. However, the requirement to deliver growth in accordance with policies LP2, LP4 and LP48-54 is strategic and so any boundary being set in a neighbourhood plan must allow for the assigned growth level and/or any sites being allocated in the plan.
			This information has also been confirmed by the Central Lincolnshire Joint Strategic Planning Committee, the producers of the Local Plan.
		Just to make you aware that the emerging Central Lincolnshire Local Plan does not include 'development boundaries' for any settlements within the area.	NKDC have contacted Luke at WLDC so he is aware of the response.
		I know the existing NKDC Local Plan includes development boundaries to some settlements, but it is likely that the Central Lincolnshire Local Plan is adopted (scheduled for March 2017) before the Bassingham Neighbourhood Plan. This could therefore supersede the Neighbourhood Plan (on this issue) and make it 'out-of-date' before it is completed.	
		If Bassingham maintain the settlement boundary in their submitted Neighbourhood Plan, and the Local Plan is adopted, then it is possible an examiner could determine that the Neighbourhood Plan fails to meet elements of the 'basic conditions' on general conformity to strategic local plans.	
		We have had similar issues here and strongly advise parishes to not include a development boundary in their Neighbourhood Plans as it is viewed as a 'strategic issue'.	
		It will be worth speaking to your contact at NKDC on this issue if you haven't already.	
North Kesteven DC	Consultee	Due to the size of this document is shown as an annex to the Consultation Statement	Full response to this document is contained within the Consultation Statement.
Environment Agency	Consultee	This document is an annex to the Consultation Statement.	No action required.
Natural England	Consultee	This document is an annex to the Consultation Statement.	Comments noted.
Highways England	Consultee	This document is an annex to the Consultation Statement.	Comments noted.

<b>Name</b>	<b>Status</b>	<b>Comment</b>	<b>Response</b>
Bassingham Care Centre	Consultee	We have read through your Development Plan and without wishing to be disrespectful, feel that the omission of Bassingham Care Centre from the Local amenities of the village is an oversight on your part. As we are part of the Bassingham community and our Service Users do interact within the village, we feel that we should also be included in the Local amenities of the village. I await your response in regards to this matter.	The Group accepted the inclusion of the Bassingham Care Centre as a key village asset and the appropriate action was taken.
Gladman Developments Ltd	Consultee	This document is an annex to the Consultation Statement.	Full response to this document is contained within the Consultation Statement.

## NPG Response to the comments made by NKDC

Section/Policy	Comments to NKDC response	NPG Response
General Comments	<ul style="list-style-type: none"> <li>The plan should include a map to show the neighbourhood area boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Map added</li> </ul>
Contents page	<ul style="list-style-type: none"> <li>It would be beneficial to include a list of policies and the page number on which they can be found to help with navigation of the plan.</li> </ul>	<ul style="list-style-type: none"> <li>Added</li> </ul>
Section 1 – Introduction to the BNP	<ul style="list-style-type: none"> <li>There is an almost blank page on page 4, could the content of the section be moved up from the following page to fill this if the blank page is not intentional?</li> <li>In paragraph 1.1 it states that the Localism Act came into force in April 2012. This was actually enacted in November 2011, and it was the Neighbourhood Planning Regulations that came into force in April 2012. This sentence should be amended to reflect this.</li> <li>Paragraph 1.3 is factually incorrect, for the following reasons: <ul style="list-style-type: none"> <li>a) The village itself cannot have an intention, it should either be the authors of the plan or the parish council; and</li> <li>b) The third sentence about requirements to be in line with higher level plans is incorrect and should be amended.</li> </ul> <p>As such it should be amended, with suggested wording as follows:</p> <p>“Although the Government’s (and the parish council’s) intention is for local people to decide what goes on in the places they live, the Localism Act and subsequent regulations set out a number of important rules. One of these is that all Neighbourhood Plans must be in line with higher level planning policy, including the National Planning Policy Framework (NPPF) and the Local Plan. At the current time the North Kesteven Local Plan (2007) is the current Local Plan for the area, however, this is due to be replaced by the Central Lincolnshire Local Plan (CLLP) which was submitted to the Secretary of State in June 2016. Once the CLLP is adopted, the neighbourhood</p> </li> </ul>	<ul style="list-style-type: none"> <li>This is a header page. The font has been increased to make this more obvious</li> <li>Amended</li> <li>Amended as suggested</li> <li>Amended</li> <li>No amendment made. Boxed used as a method of highlighting the point</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>plan will need to be in general conformity with its strategic policies. The CLLP requires Bassingham to provide 97 new homes between 2012 and 2036.”</p> <ul style="list-style-type: none"> <li>• In Paragraph 1.10, the term the “Neighbourhood Plan authority” is not a recognised term so this may cause some confusion to readers. It would be clearer if it read “Bassingham Parish Council, as the ‘qualifying body’, is responsible for maintaining...”</li> <li>• What is the purpose of having two pieces of text within boxes? These ‘consultation’ and ‘Environmental Assessment’ and ‘Evidence’ pieces do not seem to have any additional importance over other sections and as such it is a little confusing as to why they are placed in boxes. It may be more appropriate to include them in standard paragraphing as with the rest of the section.</li> </ul>	
Section 2 – About Bassingham	<ul style="list-style-type: none"> <li>• This section provides a useful context for the plan.</li> <li>• Under the Bassingham Conservation Area heading in 2.20 the details given relate to the existing boundary. It is important to note that the Bassingham Conservation Area Appraisal (BCAA) including a revised boundary was consulted upon in 2016 and is soon due to be considered for adoption by NKDC. You will need to review the information in this section to reflect the up to date position in the BCAA review. You will also need to reflect changes on the plan on page 20 and on the constraints diagram and any other maps showing the out of date conservation area boundary.</li> </ul>	<ul style="list-style-type: none"> <li>• Text and maps altered to reflect the adoption of the new conservation area</li> </ul>
Section 3 – Constraints and Opportunities	<ul style="list-style-type: none"> <li>• It is noted that the constraints diagram being referred to is not within the plan and, whilst it is clearly presented and a useful tool to demonstrate the constraints and opportunities, it is not well linked to the words in the plan and this must be rectified. It is therefore recommended that the constraints diagram is relocated to be within this section of the plan, or at the very least added as an appendix to the plan and properly referenced within this section.</li> <li>• The key should link into the appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Diagram now included (but subject to the comments below may need changing)</li> <li>• Map amended as suggested</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>policies better by adding the policy reference into the legend, for example Development Boundary (HG3) and Community Assets (CL1).</p> <ul style="list-style-type: none"> <li>Some of the items on the diagram are hard to identify clearly without zooming right in on the image. This should be reviewed and amended to provide more clear definition; it may be beneficial to reduce the number of items on the diagram.</li> <li>Some of the 'constraints' on the diagram are not referred to anywhere in the plan and do not seem to be clearly identified through the evidence, for example the "archaeological interest", and 'high quality agricultural land'. As they are not referred to in section 3, what is the purpose of including them and what evidence underpins them? In answering these questions it may be appropriate to remove these from the diagram.</li> <li>The penultimate item on the key of the constraints diagram is "Development Land". Do all of these sites have planning permission? If not, it is advised that you rename this "Potential Development Land" and your plan is not allocating them as sites.</li> <li>In paragraph 3.2 it is worded as though your plan is allocating sites for residential development, but, given that your plan is not allocating sites, it is recommended that this wording is revised to avoid any ambiguity. The Development Areas also look more orange than brown.</li> <li>Under Flood Plain and High Landscape Value it says that the blue area combines the flood plain and areas of high landscape quality but on the key it says the blue areas are the approximate flood risk area. The first issue is the combining of these two designations – it is inappropriate to combine these two constraints in this way as each have their own issues which will affect what development can occur. As such these two should be separated out and the diagram should be clearer on what area of flood risk it generally shows, i.e. flood zones 3 and flood zones 2 and what the specific landscape designation is. Finally, the last sentence under 'Flood Plain and High</li> </ul>	<ul style="list-style-type: none"> <li>No change made. An A0 printed version of the map is available</li> <li>With regards to 'archaeological interest' please refer to the COG report found in the Evidence file</li> <li>With regards to agricultural land, all reference (text and shading) has been removed from the map</li> <li>This has now been amended to read "potential development land"</li> <li>"brown" replaced with "orange" and "any potential" words added</li> <li>The text has been changed in 3.2</li> <li>Last sentence "No development can take place in this blue area" removed</li> <li>This has now been</li> </ul>



Section/Policy	Comments to NKDC response	NPG Response
	<p>Landscape Value' is inappropriate and is factually incorrect and so should be removed. For more information about what can occur within each flood risk zone, please see the Planning Practice Guidance and the NPPF for more information about appropriate uses in each zone depending on their vulnerability level as well as sequential and exception tests.</p> <ul style="list-style-type: none"> <li>• Under the open space network heading, is the area of "High Quality Agricultural Land" also included as this is also green on the plan – this should be clarified.</li> <li>• Under 'Main Roads' it says it is useful to identify "quiet roads" that might be calmed to make them more attractive walking and cycling routes. This does not seem to be shown on the map and so is somewhat confusing.</li> <li>• The statement in the last sentence under Conservation Area which says that "<i>Any development that affects the setting of the conservation area must preserve and enhance it</i>" is too simplistic and should be removed. Decision making on applications that affect heritage assets are often more complex than this.</li> <li>• The heading Developer Area seems to be a typo. This should be amended. The Development Areas look more orange than brown on the map.</li> <li>• The major committed site at Whites Lane has permission for 35 dwellings not 38.</li> <li>• The caption on the constraints diagram refers to "High Quality Agricultural Land". The national mapping of Agricultural Land Grade Categories does not go to this level of detail. How has this been assessed? If this is not something that can be demonstrated through evidence it should be removed.</li> </ul>	<p>removed</p> <ul style="list-style-type: none"> <li>• Any reference to "quiet roads" has been removed</li> <li>• Sentence removed</li> <li>• Heading amended. "Brown" replaced with "orange"</li> <li>• Amended to read 35</li> <li>• All reference to agricultural land has been removed</li> </ul>
Section 4 – The Plan's Central Aim	<ul style="list-style-type: none"> <li>• The broad principles of the Plan's Central Aim are supported.</li> <li>• Under 4.5 it says that most residents live within walking distance of the countryside, but given the size it is considered that every property is within walking distance of the countryside (with 400m being the generally accepted measure for 5 minute walking distance). Bassingham is approximately</li> </ul>	<ul style="list-style-type: none"> <li>• Comment noted</li> <li>• "the majority of" removed (ref 4.4 not 4.5)</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>700m from west to east at its widest point and 1.2km from northern edge to southern edge. Whilst some people may not be able to walk this far, the way this is worded would benefit from being reviewed.</p> <ul style="list-style-type: none"> <li>• The objectives are supported in principle.</li> </ul>	<ul style="list-style-type: none"> <li>• Comment noted</li> </ul>
Section 5 – The Future Development of Bassingham	<ul style="list-style-type: none"> <li>• A revised Conservation Area Appraisal and boundary was consulted upon in 2016 and is due to be considered for adoption by Full Council on 15<sup>th</sup> December. As such the boundary shown on the key diagram and within any other documentation will likely need to be amended to reflect this.</li> <li>• In paragraph 5.5 how is low cost market housing defined? Furthermore, this paragraph is worded as though it is policy whereas it should be setting the scene, and as worded it currently suggests that all housing sites for more than three dwellings within the development boundary where it would deliver 100% low cost market housing, regardless of impact. This whole paragraph should be reviewed and redrafted.</li> </ul>	<ul style="list-style-type: none"> <li>• Text and maps altered to reflect the adoption of the new conservation area</li> <li>• “low cost housing” has been replaced with “affordable housing”</li> </ul>
HG1 – Delivering Future Housing Supply	<ul style="list-style-type: none"> <li>• In Paragraph 7.1 it states that 101 dwellings have been delivered between 2012 and 2016, but this does not what the monitoring of dwelling completions has indicated. This has shown that there are only 22 dwellings that have been delivered in this period and that a further 43 dwellings have an extant permission.</li> <li>• This policy should clarify that the Development Boundary of the settlement is established in policy HG3, i.e. “...located within the existing Development Boundary of the settlement as defined in policy HG3...”</li> <li>• The wording of the policy needs to be amended for a number of reasons: <ul style="list-style-type: none"> <li>a) The parish council will not be making decisions, so the policy needs to be worded for decision takers to consider – <i>“Development proposals for...will be supported.”</i></li> <li>b) It provides no clarity on what will happen for how sites in other locations or that are</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Paragraph 7.1 has now been re worded and is (hopefully) now more clear</li> <li>• HG1 amended as suggested although some additional text may be needed to clarify on what will happen for how sites in other locations or that are greater than 3 dwellings will be treated.</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>greater than 3 dwellings will be treated.</p> <p>c) There can be no obligation for the applicant of the White's Lane site to address a 'Design Brief' as an extant permission and this wording must be amended, for example <i>"The existing planning consent for 35 dwellings on the Major Committed site at Whites Lane will be supported."</i></p>	
<p>HG2 – Development of Site 2A, "Land at Carlton Road/Torgate Lane"</p>	<ul style="list-style-type: none"> <li>• In paragraph 7.2 the first sentence does not scan well and should be revisited.</li> <li>• The first sentence refers to the need to release this site under the provisions of policy HG1, but there do not seem to be any provisions relating to the need to allocate this site in HG1 – this should be reviewed and amended as necessary.</li> <li>• Where did the 24 figure come from for this site? Is it just because it is smaller than the figure used for allocations in the Local Plan? It does not appear to make efficient use of land in a site that is 3.5 hectares. It is not clear in the evidence what justification there is for this figure and whether it is appropriate to be used. If it were to be triggered by the need to release the site, why would a development of, say, 31 or 45 not be appropriate? How would a scheme of greater than 24 dwellings be treated if it has delivered on the design brief requirement? This should be made clear in supporting text and or evidence if the specific number is to be retained.</li> <li>• It appears as though there is no information about how and why this site was chosen over other possible reserve sites in Bassingham in the evidence base, this will be necessary to help demonstrate that this policy will help deliver sustainable development.</li> </ul>	<ul style="list-style-type: none"> <li>• New paragraph drafted</li> <li>• Reference to policy HG1 has been deleted from this sentence</li> <li>• Please refer to the relevant amended paragraphs 7.1 &amp; 7.2</li> <li>• This information can be found in the appendix of the Consultation Statement</li> </ul>
<p>HG3 – Development Boundary</p>	<ul style="list-style-type: none"> <li>• In supporting text in paragraph 7.4 it refers to the development boundary being shown on the Key Diagram for the village, however it appears to be shown on what is called the Constraints Diagram – one term should be used for this and should be used</li> </ul>	<ul style="list-style-type: none"> <li>• Text amended to include reference to both diagrams</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>consistently throughout the plan. The “Key Diagram” on page 20 only shows some of the Development Boundary – see also subsequent comment about adding a map.</p> <ul style="list-style-type: none"> <li>• There is no concern with the reintroduction of a Development Boundary in Neighbourhood Plans, provided that adequate growth will be delivered within the boundary or through policies of a plan to support the strategic requirement.</li> <li>• This policy must refer to where the Development Boundary can be viewed, for example by accompanying the policy with a map showing only the boundary which is being established and clearly cross-referencing this map, i.e. “...as shown in map X”.</li> <li>• The policy itself should be worded more clearly to assist the decision maker about how to treat development proposals, i.e. <i>“Residential development proposals within the Bassingham Development Boundary, as defined in map X, will be supported where they satisfy the other policies within this Neighbourhood Plan, the Local Plan and in National Planning Policy. Residential development proposals outside of the Development Boundary will be treated as countryside and will not normally be approved.”</i></li> </ul>	<ul style="list-style-type: none"> <li>• Comment noted</li> <li>• Wording changed as suggested below</li> <li>• Suggested wording now used</li> </ul>
HG4 – Integrating Infill Sites	<ul style="list-style-type: none"> <li>• In paragraph 7.6 it states that <i>“Development must achieve best use of land in a manner that does not adversely impact on other policies within the Plan...”</i> It is not the policies themselves that will be impacted, but that which is being protected by the policies. This should be reworded to something akin to <i>“Development proposals must achieve best use of land in a manner that does not conflict with the requirements of other policies within the Plan...”</i></li> <li>• This policy does not add anything to the plan over and above policies HG1 and HG2. It should therefore be deleted.</li> </ul>	<ul style="list-style-type: none"> <li>• Wording changed as suggested</li> <li>• Policy deleted</li> </ul>
HG5 – Affordable Housing	<ul style="list-style-type: none"> <li>• In paragraph 7.7 it refers to larger sites within the development boundary, this should clarify that it relates to sites of more than 3 dwellings. Furthermore, this definition does not meet the definition of</li> </ul>	<ul style="list-style-type: none"> <li>• Reference to first time buyers has been removed and sites of more than 3 dwellings clarified</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>affordable housing in the NPPF.</p> <ul style="list-style-type: none"> <li>Paragraph 7.7 includes people wishing to be able to downsize, but it should be noted that where these people will be leaving their own privately-owned home, they may not be eligible for affordable housing.</li> <li>Within the policy, the following changes need to be made: <ul style="list-style-type: none"> <li>a) The first sentence reads ‘As an exception to HG4...’, but it is also an exception to HG1 – this is one of the problems with duplicating policy and must be amended.</li> <li>b) The word ‘capacity’ is not necessary and should be removed;</li> <li>c) There is no need to cross-reference HG3 as other policies do not and this is inconsistent;</li> <li>d) In the second paragraph, the words ‘and read with’ are confusing and should be removed.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>“wishing to downsize” text removed</li> <li>Amended. Now only HG1 is the exception</li> <li>Word removed</li> <li>Reference to HG3 removed</li> <li>Words removed</li> </ul>
T1 – Transport Considerations in New Development	<ul style="list-style-type: none"> <li>In the opening paragraph of the policy, the term “...raise sustainable transport issues” is vague and will not be deliverable. The policy needs to be more exact in order for it to be applied.</li> <li>For the second and third bullets, the wording would not require a developer to implement anything, only consider. In order to make these points deliverable, they should be reworded, for example through the addition of “and implement these wherever possible.”</li> <li>Most schemes in Bassingham in accordance with the other policies in this plan will be very small scale. As such, requiring a demonstration of traffic impacts would be beyond what would normally be expected and as such it is unlikely that the requirements in the fifth and sixth bullet points will be deliverable in practice. See paragraph 4.7.12 of the CLLP for a demonstration of the scales where these assessments are usually sought.</li> </ul>	<ul style="list-style-type: none"> <li>This has now been removed</li> <li>“required to implement” added</li> <li>Words “where possible” now added</li> </ul>
EB1 –	<ul style="list-style-type: none"> <li>The wording at the start of this policy needs</li> </ul>	<ul style="list-style-type: none"> <li>Wording amended as</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
Accommodating New Start and Micro businesses	<p>to be improved to be deliverable, “Proposals that are required to secure the provision of office space...” should be replaced with “Development proposals for new office space...”</p> <ul style="list-style-type: none"> <li>The policy, as structured, provides some ambiguity, it has a colon indicating it is a list, but there are no bullet points and no semi-colons to separate the list items. It also does not clarify whether a proposal only needs to satisfy one criterion or all of them. This must be addressed to make the policy usable.</li> </ul>	<p>suggested</p> <ul style="list-style-type: none"> <li>Bullet points added to create a list</li> </ul>
CL1 – Protection of Locally Valued Key Facilities	<ul style="list-style-type: none"> <li>Whilst there are no issues with the principle of this policy, it has lower thresholds than those in policy LP15 of the emerging CLLP, and so may weaken the position in trying to retain facilities.</li> <li>The policy, or at very least the supporting text, needs to recognise that the change of use from some of these uses can occur under permitted development rights.</li> </ul>	<ul style="list-style-type: none"> <li>Comment noted</li> <li>CL1 text changed to include this point</li> </ul>
ES1 – Achieving Design Quality	<ul style="list-style-type: none"> <li>This policy is supported.</li> </ul>	<ul style="list-style-type: none"> <li>Comment noted</li> </ul>
ES2 – Achieving Green Design	<ul style="list-style-type: none"> <li>Whilst this policy goes above and beyond that required by building regulations, the wording is such that it would not preclude anything that would achieve the building regulations standard.</li> <li>The last paragraph of the policy is a little unclear about what it seeks and whether it will be appropriate and deliverable. Some additional context would help with this, but it may need to be removed or amended to be more of an aspiration than a requirement.</li> </ul>	<ul style="list-style-type: none"> <li>Additional wording inserted at the beginning of the second paragraph of ES2</li> <li>Following paragraph removed:  “In respect of non-residential developments, new buildings should seek to exceed the BREEAM standards, where it can be verified that new developments will exceed the requirements of Building Regulations part L2a (conservation of heat and power, new buildings other than dwellings)”</li> </ul>
ES3 – Built Heritage, Listed Buildings and Bassingham	<ul style="list-style-type: none"> <li>There is an important ‘and’ missing in the first sentence of the policy which has to be amended, it should read “<i>Heritage assets and their settings will be conserved <u>and</u>,</i></li> </ul>	<ul style="list-style-type: none"> <li>“and” added as suggested</li> <li>Extra line added to reflect</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
Conservation Area	<p><i>where appropriate, enhanced...</i></p> <ul style="list-style-type: none"> <li>The supporting text to this should really reference the latest Conservation Area Appraisal due to be considered at Full Council in December 2016.</li> </ul>	this
ES4 – Landscape and Countryside Surrounding the Village	<ul style="list-style-type: none"> <li>In the first sentence of the policy it should be <i>"...the village's landscape setting..."</i></li> <li>The requirement for development that has an impact on green infrastructure to be consistent with the Central Lincolnshire Green Infrastructure Study will be difficult to implement for the following reasons: <ul style="list-style-type: none"> <li>a) Firstly, would the removal of a single tree, or hedge mean that it would be impacting the green infrastructure? The policy should identify more clearly what triggers this need;</li> <li>b) Secondly, the Green Infrastructure Study is several hundred pages long with a complex audit, scene setting, vision, objectives, and framework. The policy should be more explicit about how this should be taken into account. Please see policy LP20 of the CLLP for greater insight into how this could be used, although there is no need to duplicate policy.</li> </ul> </li> <li>In the first sentence of the second paragraph of the policy it should read <i>"...the village's Development Boundary..."</i> and there should not be the cross reference to HG3 as this is not necessary and not followed consistently in other policies.</li> <li>The second paragraph, as worded, would not require an applicant to do anything other than to consider the bullet points. It is recommended that the wording is amended as follows: <p><i>"Any new development proposals outside of the village Development Boundary should take into consideration the following, clearly demonstrating how each has been taken into account within the proposed scheme:..."</i></p> </li> </ul>	<ul style="list-style-type: none"> <li>Amended</li> <li>Words "endeavour to" added in an effort to deal with the comments raised</li> <li>Sentence amended</li> <li>Suggested wording inserted</li> </ul>

Section/Policy	Comments to NKDC response	NPG Response
	<p>[Insert List]  <i>Where any of these criteria cannot be satisfied, design and access statements should provide clear justification, and detailing any mitigation proposed."</i>  This wording change may require slight rewording to the bulleted list to make it read correctly.</p>	
Renewable Energy Schemes	<ul style="list-style-type: none"> <li>• There is no policy number in the box, does this mean that this is not a policy?</li> <li>• The draft BCAA is proposing an Article 4 Direction to seek restrictions on roof-mounted solar and free-standing domestic wind energy within the conservation area. This may impact the policy and at very least should be referenced, presuming the BCAA is adopted in December.</li> <li>• In the first bullet point 'proportion' should in fact be 'proportionate'.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy number ES5 added</li> <li>• Comment noted</li> <li>• Amended</li> </ul>
Appendix 1 – Design Briefs	<ul style="list-style-type: none"> <li>• The opening paragraph of this section is a little unclear when it says <i>"In addition to demonstrating compliance with Design Policies set out in Chapter 11 of this Plan, where a proposal sites is most appropriately delivered by way of a detailed Design Brief, subject to scoping advice from the Parish Council and North Kesteven District Council..."</i> It is one thing to require schemes of a particular scale or in a sensitive location to undertake a design brief, but this seems to suggest that one may be forced upon an applicant if it deemed appropriate? If this is what is intended, it would result in significant uncertainty and should be removed, if it is not, the wording should be revisited.</li> <li>• The wording of the bullet points is unclear how they should be addressed, for example, "Buildings should not normally exceed 2 storeys" – how would an applicant address this if there were any three storey elements in the scheme? For <i>"Full consideration will be required of opportunities for self-build and custom build within the site"</i> how would this be addressed and is this really something to be considered in a 'design brief'.</li> <li>• It is suggested that this is revisited to make</li> </ul>	<ul style="list-style-type: none"> <li>• Words "appropriate and proportionate" added</li> <li>• Text now amended and "self-build" point removed</li> </ul>



Section/Policy	Comments to NKDC response	NPG Response
	it clearer how a design brief will be undertaken and how it should be used.	

## **NP Group response to Gladman Development Ltd**

The content of the December 2016 Gladman Development Ltd response to the neighbourhood plan pre submission consultation has been reviewed by the NP Group.

As part of the preparation for getting the Bassingham Neighbourhood Plan ready for submission, detailed consideration of every response was needed and we have to present the response along with justification for any changes or for why we will not be making required changes. This forms part of our Consultation Statement as required by the regulations. Our response on a number of points being raised by Gladman Development Ltd is given below.

### **Section 3**

#### **Emerging Central Lincolnshire Local Plan**

##### **Paragraph 3.2.5**

This is inaccurate. The main modifications are not specifically as a result of ‘significant objections’. It is also not unusual for Local Plans to have a number of modifications made as a result of the examination process. The modifications being proposed at this time would not affect the conformity of the Bassingham Neighbourhood Plan with the emerging Local Plan.

##### **Objectively Assessed Need (OAN)**

Whilst the OAN in the plan and the subsequent housing target were the subject of some debate at the examination hearings, there is nothing at this time to indicate that the Local Plan Inspectors have any issue with the target. The housing target is not a maximum figure. If the Inspectors were to recommend that the OAN should be increased, this would likely trigger the need for additional work to identify additional housing sites or housing growth through other means and this may affect any adopted neighbourhood plans. In the event that additional housing growth were to be sought from settlements such as Bassingham, this may result in policies in our neighbourhood plan becoming out of date, however we would have the option to review parts of our plan, if this were to occur. This is not a matter that, given the current position and status of the Local Plan, would necessarily need our plan to be modified in any way. In the early spring of 2017 when we have a clearer idea of what the Local Plan Inspectors are concluding, NKDC will inform our group of any possible implications – this is one of the pitfalls of a neighbourhood plan preceding a Local Plan.

##### **Settlement Hierarchy**

As with the OAN above, there were objections to this policy, but at this stage there is nothing at the examination to suggest that it will need to be substantially changed to make the plan sound. As such, this is not a matter that our plan will have to tackle in order to make it meet the basic conditions. There is nothing in national policy or guidance which says that our plan has to be flexible enough to tackle changes that may occur to strategic policies in an emerging local plan.

The key test is that our neighbourhood plan has to be in general conformity with the existing Local Plan, providing it proceeds to examination before the Central Lincolnshire Local Plan is adopted. If there is conflict between our policies and any strategic policies of the adopted Central Lincolnshire Local Plan, then the policies in the Central Lincolnshire Local Plan will take precedence, effectively overriding our policies, however, there is nothing to indicate that this will happen as it is considered that the two plans are in general conformity at this time.

## **Bassingham Neighbourhood Plan**

### **Section 4**

#### **The suitability of the Bassingham Neighbourhood Plan area to support growth**

There is no requirement for the neighbourhood plan to deliver additional growth if there are additional facilities in the village in order for it to have regard to national policy. The availability of a surgery, for example, is not an indicator of housing need and as such it is not necessary to be used as a justification for delivering additional growth. Provided the plan will allow the village to meet its strategic requirement as set out in the emerging Local Plan, there should be no concern with this.

#### **Neighbourhood Plan Vision**

Gladman Development Ltd offers no evidence that no further development will come forward in the existing built area. The vision offers an overall statement of how we see Bassingham developing, it is not policy. Therefore, these aspirational statements do not necessarily need amending.

#### **Policy HG1: Delivering future housing supply**

NKDC's comments raised some concern about the wording of this policy and as such it is recommended that some review was undertaken which we have done. Our plan is accompanied with a clear justification for the inclusion of the 3 dwellings figure. This being said, inclusion of a general cap of 3 dwellings, for example, does not necessarily mean that it does not meet the basic conditions, but through our plan and evidence we have demonstrated why it is necessary to limit sites to this figure. It may be more appropriate to not limit the number of dwellings on an individual scheme, but have them considered on the other policies of the development plan in terms of impact on character, size, scale, etc and the Group have deliberated this in full and made the necessary changes.

Gladman Development Ltd are perfectly entitled to be opposed to the definition of a settlement boundary, but as NKDC set out in their response, there is no concern with the principle of a settlement boundary, both in relation to the NKDC Local Plan 2007 and the Central Lincolnshire Local Plan. It is considered that the principle of setting a settlement boundary is perfectly consistent with national and strategic policy and as such, providing there is adequate justification for the boundary and it is clear that development needs can still be met, a development boundary can be designated in the neighbourhood plan.

#### **Paragraph 4.4.5**

The wording provided by Gladman Development Ltd at this section is considered by them to be necessary to make the plan meet the basic conditions. Indeed, it is considered that the

suggested wording would contribute little to the plan, and would not accord with the intent of the neighbourhood plan.

#### **Policy HG2: Development of Site H2A, “LAND AT Carlton Road/Torgate Lane**

The plan should be read as a whole and as such as this policy allocates this site for more than 3 dwellings, there is no conflict, it is quite clear that this policy applies to this site. As stated in the NKDC response to the draft plan, the plan (or the evidence) has to be able to demonstrate that adequate growth can be delivered from sites to meet the strategic requirements.

#### **Policy HG4: Integrating Infill sites and Policy HG5: Affordable Housing**

There is no requirement in national policy or guidance that we have to consider every element of what could be shaped by a neighbourhood plan. The point about reduced financial contributions is valid and this may have some, albeit limited, impact. The NKDC response suggested removing HG4 and amending HG5 – as we have done such changes there is no concern about the remaining policy meeting the basic conditions.

#### **Policy ES1: Achieving Design Quality**

There are no major concerns about this policy and it is not considered that it needs to be amended to meet the basic conditions. However, upon reflection it is considered that the second paragraph will benefit from a slight rewording to, “*Applications proposing unsympathetic designs which fail to respect the existing character of the village, or are inappropriate to its location, or will result in an unacceptable impact upon ~~pay inadequate regard to~~ landscape and green infrastructure considerations will be refused.*” This policy will allow each application to be considered on a case-by-case basis to consider its impacts on the surroundings, with the onus being on the applicant to demonstrate how any impacts have been avoided and how it will not result in harm.

#### **Policy ES2: Achieving Green Design**

As stated in the NKDC response, this policy does go above and beyond the building regulations, however the wording is aspirational only and as such it does not “require” development proposals to achieve any of the standards.

#### **Policy ES4: Landscape and Countryside Surrounding the Village**

NKDC submitted comments suggesting some changes to this policy. Providing these changes are made, it is considered to meet the basic conditions. The comments from Gladman Development Ltd relating to an assessment of views is valid, as usually it would be specific views, such as from an entrance to the village or from a right of way which are most important. As such, the absence of any specific assessment may dilute this policy and may make it less easy to use and we have assessed this accordingly.

The part of the policy seeking to protect agricultural land provides flexibility for an applicant to demonstrate the need for the development to be weighed up against the loss of best and most versatile agricultural land.

## Section 4.5

If Gladman Development Ltd had been the land owner then they should have been notified about the consultation, and not doing so could lead to some challenge. However, whilst the Planning Practice Guidance does say that land owners and developers should be involved in preparing a draft neighbourhood plan or order, it does not say that it has to, nor does it say that all landowners or developers should be involved. Furthermore, there is no requirement in the regulations for all land owners to be consulted. The wording in the relevant sections of the Neighbourhood Planning (General) Regulations (as amended) is as follows:

*“14. Before submitting a plan proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.”*

It goes on to list the consultation bodies in Schedule 1:

*“1. For the purposes of regulations 14 and 16, a “consultation body” means—*

*(a) where the local planning authority is a London borough council, the Mayor of London;*

*(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;*

*(c) the Coal Authority(a);*

*(d) the Homes and Communities Agency(b);*

*(e) Natural England(c);*

*(f) the Environment Agency(d);*

*(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(e);*

*(h) Network Rail Infrastructure Limited (company number 2904587);*

*(i) the Highways Agency;*

*(j) the Marine Management Organisation(f);*

*(k) any person—*

- (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and*
- (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;*
- (l) where it exercises functions in any part of the neighbourhood area—*
  - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section;*
  - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);*
  - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);*
  - (iv) a sewerage undertaker; and*
  - (v) a water undertaker;*
- (m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;*
- (n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;*
- (o) bodies which represent the interests of different religious groups in the neighbourhood area;*
- (p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and*
- (q) bodies which represent the interests of disabled persons in the neighbourhood area.”*

Therefore, provided that the requirements of the regulations have been satisfied, there is little ground to legally challenge the plan. We have clarified clearly that land owners have been involved in the process.

## **Section 5**

In August 2016 the Bassingham Neighbourhood Plan was subject to a SEA Screening undertaken by NKDC. The findings of this were agreed upon by the statutory consultees and the Bassingham Neighbourhood Plan did not need to undertake a full SEA. The fact that the plan is accompanied by the Sustainability Appraisal shows the extensive additional efforts that the Neighbourhood Plan group have gone to, in order to develop a plan which meets the basic conditions and will deliver sustainable development.

### **Section 5.2**

In relation to the 4 applicable parts of the decision being referred to:

1. NKDC are content that the plan is compliant with EU legislation, provided that the recommended changes are made in accordance with the response to the consultation;
2. Our work has included an objective assessment of the policies throughout their development, this will be clarified in the overall conclusion of the Consultation Statement..

3. The plan has been screened and found not to require a SEA in accordance with the requirements of the regulations.