

# **Coleby Parish Neighbourhood Plan**

## **Consultation Statement Evidence**

Please note that this evidence is not designed to be printed out but to be viewed online.

Each document is numbered in accordance with Table 5 of the Consultation Statement.

Bookmarks are available (labelled in accordance with Table 5) to navigate quickly and easily to the first page of each document.

This evidence does not purport to be exhaustive and other information is available.

# Do you want a Neighbourhood Plan for Coleby?

You are invited to a meeting at Coleby Village Hall on

**Tuesday the 8<sup>th</sup> December 2015 at 7.30pm**

to hear about Neighbourhood Planning and what a Neighbourhood Plan could do for Coleby.



The Central Lincolnshire Draft Plan proposes development in our village and removal of our curtilages. A Neighbourhood Plan may be the answer to having a say in what happens here so come along and see what is involved. Importantly, this will include understanding and implementing what can be done to ensure that the Village has the nature and extent of development that residents would want to see, not what the Central Lincolnshire Local Plan Team or others may in effect impose on Coleby

Coleby Parish Council.

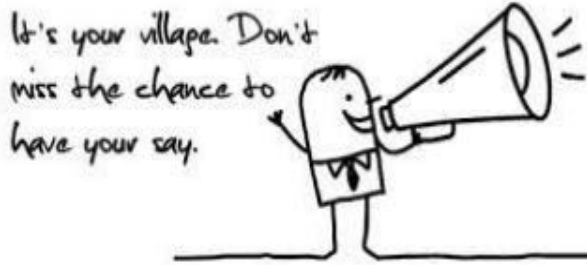
## Extracts from Coleby Parish Council Minutes re Neighbourhood Planning

Date	Reference	Extract of Minutes
03/11/2015	14.45	<b>Neighbourhood Plan</b> – Welbourn’s plan is through and goes to a vote on the 19 <sup>th</sup> November. There is a need to consider whether to go ahead and prepare one. Under the emerging Central Local Plan there are no specific curtilages and this opens the floodgates to developers. A Neighbourhood Plan can reset the curtilages. Councillors agreed that there should be a dedicated meeting to discuss this with residents to see whether there was the level of interest to form a steering group to produce a plan. This is relevant to landowners, residents and businesses. Cllr Long proposed a meeting and this was seconded by Cllr Playford.
05/01/2016		Bob Alder asked if there would be an open forum on the Neighbourhood Plan item 4(b). Cllr Davies, with Councillors’ approval, indicated there would be.
05/01/2016	14.60	<b>Neighbourhood Plan:</b> Cllr Davies invited each Cllr to give their views on whether a Neighbourhood Plan should be created for Coleby. Cllr Long had at first been sceptical but on reflection was in favour. Cllr Shaw concurred with Cllr Long’s view as a Neighbourhood Plan would give the village a say in its future development for the next 25years. She did not underestimate the amount of work involved. Cllr Playford took the view a Plan would afford the village some protection. Cllr Brown agreed the village would be better with a Neighbourhood Plan than without one but sounded a word of caution that it would trigger early development applications. Cllr Vivian considered the information given by District Councillor Conway to have been very helpful and that a plan would give the village security in the future. Cllr Warnes was of the opinion that given there is grant aid available this should proceed. Cllr Davies felt that there was already a level of protection given the category 5 designation for the village but was in favour of a Plan. Members of the public present were asked to comment. Angela Crowe felt the village would be no worse off with a plan. Beth Devonald felt there was already protection as outlined by D Cllr Conway. Carol Kirby has had experience of doing a plan and pointed out the difficulty in getting the involvement of all residents but also the availability of information from NKDC. Lack of resident involvement can be overcome by stating that the next stage will proceed unless the residents respond negatively. David O’Connor felt it was important to maximise local views. Angela Crowe felt it would be much worse not to have a plan than to have one. Cllrs were asked to vote, Cllr Long proposing that a Neighbourhood Plan be prepared for Coleby. A unanimous vote in favour by all Cllrs and by all members of the public present. Cllr Davies requested volunteers from those present to form a committee for this purpose given this is not solely the responsibility of the Parish Council. Initial volunteers to form a committee were Andrew Long, Carol Kirby, David O’Connor, Carol Rakine, Sue Makinson-Sanders Bob Alder and Lynn Watts. It was suggested that a piece be placed in the Graffoe Link and that all residents on the mailing list be informed.

<b>Date</b>	<b>Reference</b>	<b>Extract of Minutes</b>
03/05/2016	14.83	c) Neighbourhood Plan: David O'Connor reported progress. See attached report. A budget for the consultation event refreshments was approved by all councillors in the sum of £150.00
05/07/2016	14.94	<b>b) Neighbourhood Plan:</b> Bob Fletcher, Vice Chair of the Neighbourhood Plan Working Group reported to the Parish Council. The survey has been sent out to all residents and can be completed online or on a hard copy. Deadline for completion 18 <sup>th</sup> July. 20 completed online so far and 10 hardcopies returned. It was stressed that all should complete one. Grant funds have now been received
06/09/2016	15.04	<b>b) Neighbourhood Plan:</b> A report was provided by David O'Connor with an update. Copy attached
1/11/2016	15.14	<b>d) Neighbourhood Plan:</b> David O'Connor updated the Parish Council as to the current position. The two planning applications (one approved and one pending) have highlighted need to progress Neighbourhood Plan. Capacity Study by Independent Consultants now completed. Discussion on findings and how to relate to policies will take place at the village event on the 8 <sup>th</sup> November together with feedback on survey findings. Draft plan to NKDC In January. Plan needs to be of sufficient quality to stand up to scrutiny. 1 <sup>st</sup> phase period for grant ended. Application second phase grant. Subject to the numbers staying the same when the Local Plan is approved Coleby needs to provide 18 new homes since 2012. David confirmed that quality relates to the evidence behind the proposed plan on which the drafting of our policies is based. Evidence to be used to get the right sort of development for Coleby
03/01/2017	15.25	<b>c) Neighbourhood Plan:</b> David O'Connor updated the Parish Council as to the current position and gave a Presentation on the draft policies to be included within the pre-submission draft plan which will be sent out to residents under the consultation process. Queries were dealt with by David O'Connor and Laura Bartle. Landowners have been contacted and will be sent another reminder for their comments as will the village teenagers. A resolution to agree to incorporate the draft policies into the pre-submission draft for consultation was approved unanimously by all councillors present.

Written reports to the Parish Council about Neighbourhood Planning are available on request.





## **Coleby Parish Council Neighbourhood Plan Working Group**

***Does the future of Coleby matter to you?***

***Do you want to have a voice right at the start of  
developing a plan for Coleby that will influence  
development until 2025?***

Then please come to the Village Hall on **Tuesday 10 May** to:

- Find out more about how a Neighbourhood Plan can help.
- Tour the village in groups and say what you like about Coleby, what you'd like to change and what we need to work on.
- Bring those views together to get an early picture of what Coleby thinks.

This event will shape a survey of all Coleby Parish residents during July.

**Refreshments and information available from 6:30**

**Start at 7:00 sharp**

**Finish around 10:00 followed by drinks and nibbles**

Any queries to David O'Connor 01522 813707 or  
[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

<http://parishes.lincolnshire.gov.uk/Coleby>

### What is a Neighbourhood Plan?

Our Neighbourhood Plan will be a set of priorities and policies about future development in Coleby. It will become part of the statutory development plan for the Parish, alongside the Central Lincolnshire Local Plan that is currently nearing completion, and have legal force. It will be a long-term plan up to 2025 with regular reviews during its lifetime.

### Why do we need one?

A Neighbourhood Plan is the best way for us to have the most influence on Coleby's look and feel in the future. The Central Lincolnshire Local Plan currently groups Coleby together with 97 other small villages but if we have a Neighbourhood Plan we can shape our local priorities for our own Parish.

### Neighbourhood Plans

✓ Can	✗ Cannot
✓ Say what type of development should happen in our parish to meet the Local Plan	✗ Conflict with the Local Plan, national or European laws
✓ Promote development broader than the Local Plan	
✓ Include policies like design standards that take precedence over general policies in the Local Plan	

### Who is doing the work for this?

Following a public meeting, a Parish Council resolution and a request to participate sent to everyone on the Parish e-mail list, the Parish Council has set up a Neighbourhood Plan Working Group. Members are:

David O'Connor (Chair)	Lynn Knowles	Carol Rankine
Bob Fletcher (Vice-Chair)	Andrew Long	Graham Warnes
Carol Kirby (Secretary)	Sue Makinson-Sanders	Lyn Watts
Bob Alder	Peter Muschamp	

We have support from Open Plan – a consultancy based in Lincolnshire – and from North Kesteven District Council. This is funded mainly by external grants.

### How can I be involved?

Everyone in the Parish will be asked about their views to shape the content of the draft plan and consulted further on the draft plan itself through informal public engagement events and through surveys. Local businesses and 'statutory consultees' will also be consulted throughout. Following checks by an independent examiner, there will be a parish referendum. The Neighbourhood Plan can only become operational if there is a 'yes' result – so you have the ultimate say.

We'd love to hear your views at any time, so you can speak with Working Group members or mail [coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

### How long will it take?

The Working Group aims to develop the draft plan by January 2016. Independent examination of the draft, followed by the local referendum will take several months more before the plan can be finalised and come into force, probably in September 2017.

### What happens while the plan is being developed?

It is well established that planners should take account of developing Neighbourhood Plans. The more developed our plan is, the more it will influence planning decisions. When it is complete it will have legal force.

### Where can I find out more?

Agendas, and minutes of the Working Group will be published on the village noticeboard. They will also be on the Parish website (<http://parishes.lincolnshire.gov.uk/Coleby>) together with extra information like reports and weblinks. Progress will be reported to each meeting of the Parish Council and we will issue newsletters to keep you updated.

# Placecheck

## How to do a Placecheck (explained in one page)

1. Choose an area to Placecheck.
2. Spend an hour or so on a walkabout.
3. Ask:
  - What do we like about this place?
  - What do we dislike about it?
  - What do we need to work on?
4. Think about why the place is as it is. Discuss how to make your ideas happen, and who needs to be involved.
5. Make a note of what you have decided.
6. Follow up with action.

*For further information about Placecheck, email: [contact@placecheck.info](mailto:contact@placecheck.info)*

# Placecheck

## 21 questions for the Placecheck walkabout

### **A special place**

- What makes this place special or unique?
- Why does it look the way it does?
- What local activities or events have made it like this?
- Why do we like this place?
- What can we make more of?
- What potential is there to enhance the place?

### **A well-connected, accessible and welcoming place**

- How accessible is the place? What limits how easy it is to get around?
- How welcoming is the place? Does anything make it confusing?
- How well does the parking work?
- How can the place be made more accessible and more welcoming?

### **A safe and pleasant place**

- What makes this place – and its street(s) and public spaces – safe and pleasant? What detracts from that?
- How successful are the streets and spaces underfoot? What could be improved?
- How can the place be made safer and more pleasant?
- How do people enjoy nature here? What is missing?

### **A planet-friendly place**

- What makes this place planet-friendly? How are scarce resources wasted?
- How does movement use resources?
- How is waste handled?
- How is energy used in buildings?
- How adaptable is the place?
- What other features makes the place planet-friendly?
- How could the place make better use of resources?

*For further information about Placecheck, email: [contact@placecheck.info](mailto:contact@placecheck.info)*



## The first public engagement event for our Neighbourhood Plan was a big success!



42 residents attended, plus colleagues from OpenPlan (our consultants), North Kesteven District Council and Cllr Marianne Overton.

Everyone had their say in small groups about:

- what makes Coleby a special place,
- what they would like to protect and
- what they would like to improve

If you could not attend but want to add something, please email your views on those questions as soon as possible to: [coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

People thought that Coleby was a special place because it is a compact, traditional village that has evolved over time, with a good school and great community spirit. They particularly liked the good access with little through traffic, footpaths, local building materials and greenery. There was not so much agreement on what to do about parking issues or street lighting.



Of course, this is only a short summary of all the information we gathered.

### What happens next?

We will be trying to get more involvement from younger people in the village – there were more over 75s than under 50s at the event.

Information from 10 May and any extra info received will be used to design a survey that will go to all residents before the schools' summer break.

We'll be working over the summer with NKDC to update the Conservation Area Character Appraisal and carry out a Character Appraisal for the rest of the Parish.

There will be another workshop in the autumn to look at the survey results and other evidence, to identify priorities. The whole parish will be consulted on those priorities before we start to write our Neighbourhood Plan.

If you have any queries, please contact [coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

Special Place	
<p>Church &amp; Position of Church</p> <p>Stone Village - Walls</p> <p>Old and New Buildings</p> <p>2 x pubs</p> <p>Village Hall</p> <p>Traditional Village/ building materials, vernacular architecture</p> <p>Listed Buildings</p> <p>Sympathetically designed newer properties</p> <p>Scale/Size</p> <p>Non –estate</p> <p>Peaceful/quiet</p> <p>Evolved over time - Heritage factors – Wellheads, Hall, history pre 1066</p> <p>Views</p> <p>Rural nature</p> <p>Green &amp; Open Spaces</p> <p>Careful housekeeping</p> <p>Mature trees</p> <p>Unspoilt countryside</p> <p>Off main road – A607</p> <p>Not a through village</p> <p>Narrow roads not in a grid</p> <p>Lack of Kerbing</p> <p>Few street lights</p> <p>Lack of heavy industry</p> <p>Community/Social Activities</p> <p>CofE Village School – good education facility</p> <p>Economic status</p> <p>Social Structure</p> <p>Lots of local activities/fundraising – Car Boots, National celebrations, Coleby Ball, Garden Party, Care in the Community, Downhill Challenge, Shamblers, Library</p> <p>Friendliness – sense of community -Neighbours</p> <p>Exclusivity of village</p>	<p>Define boundary</p> <p>Retain curtilage of village to prevent growth from neighbouring villages on A607</p> <p>Some growth to village – not necessarily infill – edge of village – not crammed</p> <p>Organic growth</p> <p>Parish should own and run church clock tower</p> <p>“Welcome” village sign (could alienate Heath/Rose Cottage Lane)</p> <p>Replace utilitarian street lighting – opinion divided traditional style/bollard kerb lighting</p> <p>The A607 divides the village – Heath/Rose Cottage Lane</p> <p>Accessibility of health care – no choice</p> <p>More activities in Church - Less in the village hall</p> <p>More for the elderly and toddler groups</p> <p>Need more facilities for teenagers and young people – tennis/badminton/5 a side</p> <p>Climbing wall</p> <p>Younger families more involved</p> <p>Make more use of playing fields</p> <p>Can we sustain facilities? Few village children at school, church</p> <p>No retail facilities – Post Office/Shop</p> <p>Exclusivity of village</p>

Well Connected

Good connections to other places – A46 – A1, Grantham/Newark train services  
High speed broadband  
Good vehicle access in general

Parking issues by the school – camera for reg numbers?  
Parking elsewhere in the village  
Parking Far Lane  
Parking Tempest Green – grass and bus difficulties  
Lack of parking – unallocated  
Possibly losing overflow parking for car boots – planning proposed  
Use village hall car park out of hours for visitors  
Double yellow lines near school  
Access Blind Lane  
  
Excessive road signage  
  
No linkage with Rose Cottage Lane  
More buses during the day  
Minimal bus service in evenings

Safe and Pleasant Place	
<p>Not a through route  Lack of traffic  Lack of road signs  Lack of lighting  Double decker buses used for collecting school children  No walkways on blind lane slows cars</p> <p>Lots of birdlife  Green spaces  Hedges  Wildlife/Deer</p> <p>Public footpaths  Lots of walkers</p> <p>Relatively crime free</p>	<p>Dark on the High Street – Safety – low level lighting  Cleanliness and maintenance of footpaths  Improve access for wheelchairs on pavements  Replacement street name signage – same style as present  Speeding in village  Double decker buses used for collecting school children through village  Weight restriction – Hill Rise</p> <p>Bury overhead power lines  Improve sewerage/drainage system</p> <p>Improve signage  Improve parking  Adequate parking in new build – no of spaces adequate for occupancy of property  Right of way signs clearer near Tempest – blind corner- cycles racing downhill, cars coming uphill</p> <p>More support from community police</p> <p>Demise of vernacular architecture  Demise of Farm building on A607  Derelict building in Dovecote Lane</p> <p>Make more of Viking Way –consider disabled access  More dog bins – Viking Way</p> <p>New buildings in keeping – traditional character and appearance  Starter homes for local people  Develop community pub – Post Office/Shop Micro brewery</p>



Planet Friendly	
<p>Trees</p> <p>Green spaces</p> <p>Solar panels on village hall</p> <p>Suggest – solar farm in old quarry</p> <p>Green and brown bin collections</p>	<p>More trees</p> <p>Lack of forethought with waste collections</p> <p>Closure of local tip</p> <p>Fly tipping problem</p> <p>Fortnightly collections</p> <p>How adaptable is the village to future energy/waste requirements</p> <p>Better use of resources in general</p> <p>New buildings should be sensitive to existing buildings</p> <p>New build should be more resourceful</p> <p>No windfarms</p> <p>Village pig – for BBQ</p> <p>Upkeep of grass cutting/ some meadow area</p> <p>Aesthetics of solar panels on older houses</p>

# Coleby Neighbourhood Plan Survey June / July 2016

## 1. What this survey is about ...

7

## 2. About what matters in Coleby Parish ...

1. How important is each of these aspects of Coleby parish to you?						
	No importance	Some importance	Quite Important	Very Important	Essential	Response Total
Traditional village layout	0.9% (1)	3.8% (4)	18.9% (20)	51.9% (55)	24.5% (26)	106
Peace and quiet	0.0% (0)	2.8% (3)	15.1% (16)	56.6% (60)	25.5% (27)	106
Village separate from A607	7.5% (8)	8.5% (9)	8.5% (9)	33.0% (35)	42.5% (45)	106
Levels of through traffic	0.9% (1)	0.9% (1)	10.4% (11)	55.7% (59)	32.1% (34)	106
Buildings use traditional materials	4.7% (5)	6.6% (7)	23.6% (25)	38.7% (41)	26.4% (28)	106
Historical buildings	1.9% (2)	6.6% (7)	12.3% (13)	43.4% (46)	35.8% (38)	106
Church	2.8% (3)	2.8% (3)	14.2% (15)	36.8% (39)	43.4% (46)	106
Two pubs	7.5% (8)	11.3% (12)	33.0% (35)	34.9% (37)	13.2% (14)	106
New properties fit with the look and feel of the village	4.7% (5)	4.7% (5)	12.3% (13)	41.5% (44)	36.8% (39)	106
Views within the village	0.9% (1)	3.8% (4)	20.8% (22)	54.7% (58)	19.8% (21)	106
Views from the village	0.0% (0)	4.7% (5)	16.0% (17)	52.8% (56)	26.4% (28)	106
Footpaths and bridleways	0.0% (0)	2.8% (3)	20.8% (22)	48.1% (51)	28.3% (30)	106
Green spaces	0.9% (1)	1.9% (2)	12.3% (13)	49.1% (52)	35.8% (38)	106
Wildlife	0.9% (1)	3.8% (4)	20.8% (22)	50.0% (53)	24.5% (26)	106
Mature trees and hedges	1.9% (2)	2.8% (3)	22.6% (24)	42.5% (45)	30.2% (32)	106
Traditional stone walls	0.0% (0)	7.5% (8)	16.0% (17)	48.1% (51)	28.3% (30)	106
Unspoilt countryside	0.0% (0)	1.9% (2)	14.2% (15)	47.2% (50)	36.8% (39)	106
Appearance of private spaces	0.9% (1)	4.7% (5)	26.4% (28)	55.7% (59)	12.3% (13)	106
Appearance of public spaces	1.9% (2)	0.9% (1)	9.4% (10)	65.1% (69)	22.6% (24)	106

Community / social activities	0.9% (1)	2.8% (3)	27.4% (29)	48.1% (51)	20.8% (22)	106
Village School	8.5% (9)	5.7% (6)	16.0% (17)	39.6% (42)	30.2% (32)	106
Transport connections to other places	2.8% (3)	5.7% (6)	17.9% (19)	40.6% (43)	33.0% (35)	106
Broadband speeds	3.8% (4)	0.0% (0)	16.0% (17)	27.4% (29)	52.8% (56)	106
Crime rate	0.0% (0)	0.0% (0)	4.7% (5)	35.8% (38)	59.4% (63)	106
Cleanliness of streets and footpaths	0.0% (0)	0.9% (1)	4.7% (5)	51.9% (55)	42.5% (45)	106
					answered	106
					skipped	0

## Matrix Charts

1.1. Traditional village layout			Response Percent	Response Total
1	No importance	<div></div>	0.9%	1
2	Some importance	<div></div>	3.8%	4
3	Quite Important	<div></div>	18.9%	20
4	Very Important	<div></div>	51.9%	55
5	Essential	<div></div>	24.5%	26
			answered	106

1.2. Peace and quiet			Response Percent	Response Total
1	No importance	<div></div>	0.0%	0
2	Some importance	<div></div>	2.8%	3
3	Quite Important	<div></div>	15.1%	16
4	Very Important	<div></div>	56.6%	60
5	Essential	<div></div>	25.5%	27
			answered	106

1.3. Village separate from A607			Response Percent	Response Total
1	No importance	<div></div>	7.5%	8
2	Some importance	<div></div>	8.5%	9
3	Quite Important	<div></div>	8.5%	9
4	Very Important	<div></div>	33.0%	35
5	Essential	<div></div>	42.5%	45
			answered	106

1.4. Levels of through traffic			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	0.9%	1
2	Some importance	<input type="checkbox"/>	0.9%	1
3	Quite Important	<input type="checkbox"/>	10.4%	11
4	Very Important	<input type="checkbox"/>	55.7%	59
5	Essential	<input type="checkbox"/>	32.1%	34
			answered	106

1.5. Buildings use traditional materials			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	4.7%	5
2	Some importance	<input type="checkbox"/>	6.6%	7
3	Quite Important	<input type="checkbox"/>	23.6%	25
4	Very Important	<input type="checkbox"/>	38.7%	41
5	Essential	<input type="checkbox"/>	26.4%	28
			answered	106

1.6. Historical buildings			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	1.9%	2
2	Some importance	<input type="checkbox"/>	6.6%	7
3	Quite Important	<input type="checkbox"/>	12.3%	13
4	Very Important	<input type="checkbox"/>	43.4%	46
5	Essential	<input type="checkbox"/>	35.8%	38
			answered	106

1.7. Church			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	2.8%	3
2	Some importance	<input type="checkbox"/>	2.8%	3
3	Quite Important	<input type="checkbox"/>	14.2%	15
4	Very Important	<input type="checkbox"/>	36.8%	39
5	Essential	<input type="checkbox"/>	43.4%	46
			answered	106

1.8. Two pubs			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	7.5%	8
2	Some importance	<input type="checkbox"/>	11.3%	12

3	Quite Important	<div></div>	33.0%	35
4	Very Important	<div></div>	34.9%	37
5	Essential	<div></div>	13.2%	14
			answered	106

1.9. New properties fit with the look and feel of the village			Response Percent	Response Total
1	No importance	<div></div>	4.7%	5
2	Some importance	<div></div>	4.7%	5
3	Quite Important	<div></div>	12.3%	13
4	Very Important	<div></div>	41.5%	44
5	Essential	<div></div>	36.8%	39
			answered	106

1.10. Views within the village			Response Percent	Response Total
1	No importance	<div></div>	0.9%	1
2	Some importance	<div></div>	3.8%	4
3	Quite Important	<div></div>	20.8%	22
4	Very Important	<div></div>	54.7%	58
5	Essential	<div></div>	19.8%	21
			answered	106

1.11. Views from the village			Response Percent	Response Total
1	No importance	<div></div>	0.0%	0
2	Some importance	<div></div>	4.7%	5
3	Quite Important	<div></div>	16.0%	17
4	Very Important	<div></div>	52.8%	56
5	Essential	<div></div>	26.4%	28
			answered	106

1.12. Footpaths and bridleways			Response Percent	Response Total
1	No importance	<div></div>	0.0%	0
2	Some importance	<div></div>	2.8%	3
3	Quite Important	<div></div>	20.8%	22
4	Very Important	<div></div>	48.1%	51
5	Essential	<div></div>	28.3%	30
			answered	106

1.13. Green spaces			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	0.9%	1
2	Some importance	<input type="checkbox"/>	1.9%	2
3	Quite Important	<input type="checkbox"/>	12.3%	13
4	Very Important	<input type="checkbox"/>	49.1%	52
5	Essential	<input type="checkbox"/>	35.8%	38
			answered	106

1.14. Wildlife			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	0.9%	1
2	Some importance	<input type="checkbox"/>	3.8%	4
3	Quite Important	<input type="checkbox"/>	20.8%	22
4	Very Important	<input type="checkbox"/>	50.0%	53
5	Essential	<input type="checkbox"/>	24.5%	26
			answered	106

1.15. Mature trees and hedges			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	1.9%	2
2	Some importance	<input type="checkbox"/>	2.8%	3
3	Quite Important	<input type="checkbox"/>	22.6%	24
4	Very Important	<input type="checkbox"/>	42.5%	45
5	Essential	<input type="checkbox"/>	30.2%	32
			answered	106

1.16. Traditional stone walls			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	0.0%	0
2	Some importance	<input type="checkbox"/>	7.5%	8
3	Quite Important	<input type="checkbox"/>	16.0%	17
4	Very Important	<input type="checkbox"/>	48.1%	51
5	Essential	<input type="checkbox"/>	28.3%	30
			answered	106

1.17. Unspoilt countryside			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	0.0%	0
2	Some importance	<input type="checkbox"/>	1.9%	2
		<input type="checkbox"/>		

3	Quite Important	<div><div></div></div>	14.2%	15
4	Very Important	<div><div></div></div>	47.2%	50
5	Essential	<div><div></div></div>	36.8%	39
			answered	106

1.18. Appearance of private spaces			Response Percent	Response Total
1	No importance	<div><div></div></div>	0.9%	1
2	Some importance	<div><div></div></div>	4.7%	5
3	Quite Important	<div><div></div></div>	26.4%	28
4	Very Important	<div><div></div></div>	55.7%	59
5	Essential	<div><div></div></div>	12.3%	13
			answered	106

1.19. Appearance of public spaces			Response Percent	Response Total
1	No importance	<div><div></div></div>	1.9%	2
2	Some importance	<div><div></div></div>	0.9%	1
3	Quite Important	<div><div></div></div>	9.4%	10
4	Very Important	<div><div></div></div>	65.1%	69
5	Essential	<div><div></div></div>	22.6%	24
			answered	106

1.20. Community / social activities			Response Percent	Response Total
1	No importance	<div><div></div></div>	0.9%	1
2	Some importance	<div><div></div></div>	2.8%	3
3	Quite Important	<div><div></div></div>	27.4%	29
4	Very Important	<div><div></div></div>	48.1%	51
5	Essential	<div><div></div></div>	20.8%	22
			answered	106

1.21. Village School			Response Percent	Response Total
1	No importance	<div><div></div></div>	8.5%	9
2	Some importance	<div><div></div></div>	5.7%	6
3	Quite Important	<div><div></div></div>	16.0%	17
4	Very Important	<div><div></div></div>	39.6%	42
5	Essential	<div><div></div></div>	30.2%	32
			answered	106

1.22. Transport connections to other places			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	2.8%	3
2	Some importance	<input type="checkbox"/>	5.7%	6
3	Quite Important	<input type="checkbox"/>	17.9%	19
4	Very Important	<input type="checkbox"/>	40.6%	43
5	Essential	<input type="checkbox"/>	33.0%	35
			answered	106

1.23. Broadband speeds			Response Percent	Response Total
1	No importance	<input type="checkbox"/>	3.8%	4
2	Some importance		0.0%	0
3	Quite Important	<input type="checkbox"/>	16.0%	17
4	Very Important	<input type="checkbox"/>	27.4%	29
5	Essential	<input type="checkbox"/>	52.8%	56
			answered	106

1.24. Crime rate			Response Percent	Response Total
1	No importance		0.0%	0
2	Some importance		0.0%	0
3	Quite Important	<input type="checkbox"/>	4.7%	5
4	Very Important	<input type="checkbox"/>	35.8%	38
5	Essential	<input type="checkbox"/>	59.4%	63
			answered	106

1.25. Cleanliness of streets and footpaths			Response Percent	Response Total
1	No importance		0.0%	0
2	Some importance	<input type="checkbox"/>	0.9%	1
3	Quite Important	<input type="checkbox"/>	4.7%	5
4	Very Important	<input type="checkbox"/>	51.9%	55
5	Essential	<input type="checkbox"/>	42.5%	45
			answered	106

**2. Is there anything you would like to add or clarify about aspects of life in Coleby that are important for you? (Maximum 1000 characters)**

		Response Percent	Response Total
1	Open-Ended Question	100.00%	41



1	Some views of the village from outside should be protected.
2	Coleby needs to ensure there is affordable housing available for young families to ensure a rich population mix.
3	The traditional feel of the village. Coleby is peaceful and calm and we have chosen this village to raise our family for these reasons.
4	wish to maintain the feeling of a village. not just urban development along the A607
5	Community spirit, lovely people.
6	A village that is friendly and welcoming to newcomers. Maintaining traditional views and experiences whilst embracing new technologies.
7	it is important for the wellbeing of the village and for future generations that the village status is retained and not ruined for ever by unsympathetic overdevelopment of huge estates which appear in other areas. If it is decided to provide small scale developments then they must be small 2 or 3 houses only.
8	The traditional aspect of village life in Lincolnshire should be maintained.
9	The really good community spirit in the village.
10	Coleby cannot stagnate and become a rich elderly enclave. Some new building should be allowed, probably infill hopefully encouraging younger families.
11	<ol style="list-style-type: none"> <li>1. Good community facilities and positive community environment and engagement.</li> <li>2. Maintain traditional village appearance whilst having controlled village development to maintain and sustain village facilities.</li> <li>3. Public transport links and more visible public protection services.</li> </ol>
12	The essential nature of a small country village
13	Neighbourly behaviour.
14	I see the question "Village separate from the A607" and again it seems that the people who live in the main body of the village don't regard the people who live on the Coleby Heath side of the A607 as part of the village. Rose Cottage Lane and Avenue Villas are already next to the A607, not separate. They are part of Coleby village, even if the people who live in the main body of the village don't want them to be.
15	The size of the village, about right at the moment
16	It would be great to involve younger people in the village planning, maybe involving some of the school children to a specially organised meeting so they can air their views.
17	Peace and quiet is important. It would be very sad if Coleby were to end up as an extension of Harmston on one and Boothby Graffoe on the other side. The Cliff villages have been in existence for hundreds of years separate, but together like pearls on a string and should remain that way.
18	It is very important to me that the village does not grow or change in character. That is what drew me to Coleby in the first place and that is what keeps me there.
19	
20	Too many roaming cats!!
21	The parking on Rectory Road for the primary school is very dangerous. More street lights in the village would be welcome.
22	Many of the Coleby residents paid a premium above the average house prices in more built up areas when they moved to the village. They paid this premium of many thousands of pounds to live in the village just the way it is now. Any future

	development must take this into account and be sympathetic to the current infrastructure of the village. They must also respect the wishes of the residents.
23	The broadband speed is pathetically slow and must create real problems for those working from home.
24	I would like to seamer street lighting - with modern environmentally friendly lights. In much of the village pdestrians share the roadway and there are many dark and potentially dangerous areas. I would also like to see more events targeted to include single people e.g. Coleby Ball could have a reduced price for people who may want to socialise but not indulge in a 3 course meal. Although not just a Coleby problem, most village events are targeted at couples, family or social groups.
25	The rural nature of the village is one of the main reasons for living here,. It would be a shame if it were to become an urbanised environment.
26	Properties have a decent amount of space between them.
27	I would appreciate if people's caravans, boats and trailers etc.could be hidden as much as possible from public view.  Fouling of dogs is a problem.  Solar panels are ugly and do not fit with the village.
28	The most important aspect is a community that supports and helps each other. The village needs to be alive and not slide into a dormitory settlement that besets many "pretty" villages.
29	A friendly and welcoming village. Support within the community for each other.
30	Replace existing street lights with a more suitable (traditional) design. Bury overhead wires. remove as many highway signs as possible and reduce some of the remainder in size.
31	When entering rectory road the area which is used for parking before orchard house is a mess! It looks very untidy I would like something done about that side. On the whole Coleby is a lovely village where you do not have busy bodies within the village just love this place that we have lived for nearly 4 years.
32	Speed restriction lowered to 20mph.  Parking of parents at picking up and drop off times.These cause danger not only to children but to residents of Blind Lane. They park close to the entrance of Blind Lane so you cannot leave or enter safely .
33	The small size of the village assists with the community feel within Coleby, as most people know each other, and the Tempest in particular acts as a social hub within the village.
34	This village is a quiet haven with an envied crime rate of more or less zero.
35	Strong community spirit and volunteer engagement in many of the local groups, community projects and fund raising/social events. Ongoing proactive support for the membership and activities of local groups such as Coleby Village Hall Committee, Friends of Coleby School, Village Church Council, Mother & Toddler Group and other organisations specific to activities or projects which are for the benefit of the Village are very important, including a high level of support a good cross section of people and all age groups within the Village.
36	The situation in Far Lane is deplorable. We have an important asset to the village which we should be proud of. Instead the dispute is affecting all the residents who live nearby.
37	Community spirit and friendliness of people are good. It is a pleasure to have a traditional village with its historic church at its centre.

	The business of the proposed development on the Bell west car park was a prime example of villagers concerns re road safety and congestion being over ridden by those in authority.		
38	Speed levels of through traffic should be reduced to 20mph, also consider adding speed bumps.		
39	The Village Hall and recreational space is very important to us as a family. As is a post box. Being able to walk from home and access green and beautiful space and countryside is a great plus to living in Coleby.		
40	My life in Coleby is idealic - open field views (the views from our property are quite spectacular) quiet roads - nice neighbours a good community and virtually no crime. Why would I want to change any aspect of what is a prefect village environment ?		
41	Maintainace of public foot paths for easier accsess and ease of walking		
		answered	41
		skipped	65

### 3. How good is each of these aspects at the moment?

	Poor	Fair	Good	Very Good	Excellent	Response Total
Traditional village layout	0.0% (0)	2.8% (3)	29.2% (31)	53.8% (57)	14.2% (15)	106
Peace and quiet	0.0% (0)	2.8% (3)	31.1% (33)	52.8% (56)	13.2% (14)	106
Village separate from A607	0.9% (1)	4.7% (5)	19.8% (21)	41.5% (44)	33.0% (35)	106
Levels of through traffic	4.7% (5)	18.9% (20)	38.7% (41)	34.0% (36)	3.8% (4)	106
Buildings use traditional materials	0.9% (1)	15.1% (16)	40.6% (43)	34.9% (37)	8.5% (9)	106
Historical buildings	0.0% (0)	7.5% (8)	31.1% (33)	43.4% (46)	17.9% (19)	106
Church	0.9% (1)	0.9% (1)	15.1% (16)	46.2% (49)	36.8% (39)	106
Two pubs	0.9% (1)	14.2% (15)	32.1% (34)	41.5% (44)	11.3% (12)	106
New properties fit with the look and feel of the village	4.7% (5)	24.5% (26)	36.8% (39)	29.2% (31)	4.7% (5)	106
Views within the village	0.0% (0)	2.8% (3)	39.6% (42)	48.1% (51)	9.4% (10)	106
Views from the village	0.0% (0)	0.9% (1)	21.7% (23)	46.2% (49)	31.1% (33)	106
Footpaths and bridleways	4.7% (5)	16.0% (17)	42.5% (45)	30.2% (32)	6.6% (7)	106
Green spaces	0.0% (0)	10.4% (11)	39.6% (42)	39.6% (42)	10.4% (11)	106
Wildlife	0.0% (0)	15.1% (16)	44.3% (47)	30.2% (32)	10.4% (11)	106
	0.9%	5.7%	37.7%	48.1%	7.5%	

Mature trees and hedges	(1)	(6)	(40)	(51)	(8)	106
Traditional stone walls	0.0% (0)	4.7% (5)	31.1% (33)	49.1% (52)	15.1% (16)	106
Unspoilt countryside	0.9% (1)	1.9% (2)	28.3% (30)	56.6% (60)	12.3% (13)	106
Appearance of private spaces	0.0% (0)	6.6% (7)	45.3% (48)	43.4% (46)	4.7% (5)	106
Appearance of public spaces	0.0% (0)	5.7% (6)	37.7% (40)	51.9% (55)	4.7% (5)	106
Community / social activities	0.9% (1)	8.5% (9)	30.2% (32)	48.1% (51)	12.3% (13)	106
Village School	0.0% (0)	6.6% (7)	25.5% (27)	50.9% (54)	17.0% (18)	106
Transport connections to other places	4.7% (5)	24.5% (26)	45.3% (48)	19.8% (21)	5.7% (6)	106
Broadband speeds	17.9% (19)	31.1% (33)	34.9% (37)	13.2% (14)	2.8% (3)	106
Crime rate	0.0% (0)	1.9% (2)	33.0% (35)	46.2% (49)	18.9% (20)	106
Cleanliness of streets and footpaths	0.0% (0)	12.3% (13)	50.0% (53)	33.0% (35)	4.7% (5)	106
					answered	106
					skipped	0

## Matrix Charts

3.1. Traditional village layout			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<div></div>	2.8%	3
3	Good	<div></div>	29.2%	31
4	Very Good	<div></div>	53.8%	57
5	Excellent	<div></div>	14.2%	15
			answered	106

3.2. Peace and quiet			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<div></div>	2.8%	3
3	Good	<div></div>	31.1%	33
4	Very Good	<div></div>	52.8%	56
5	Excellent	<div></div>	13.2%	14
			answered	106

3.3. Village separate from A607	Response	Response
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			Percent	Total
1	Poor	<div></div>	0.9%	1
2	Fair	<div></div>	4.7%	5
3	Good	<div></div>	19.8%	21
4	Very Good	<div></div>	41.5%	44
5	Excellent	<div></div>	33.0%	35
			answered	106

3.4. Levels of through traffic			Response Percent	Response Total
1	Poor	<div></div>	4.7%	5
2	Fair	<div></div>	18.9%	20
3	Good	<div></div>	38.7%	41
4	Very Good	<div></div>	34.0%	36
5	Excellent	<div></div>	3.8%	4
			answered	106

3.5. Buildings use traditional materials			Response Percent	Response Total
1	Poor	<div></div>	0.9%	1
2	Fair	<div></div>	15.1%	16
3	Good	<div></div>	40.6%	43
4	Very Good	<div></div>	34.9%	37
5	Excellent	<div></div>	8.5%	9
			answered	106

3.6. Historical buildings			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<div></div>	7.5%	8
3	Good	<div></div>	31.1%	33
4	Very Good	<div></div>	43.4%	46
5	Excellent	<div></div>	17.9%	19
			answered	106

3.7. Church			Response Percent	Response Total
1	Poor	<div></div>	0.9%	1
2	Fair	<div></div>	0.9%	1
3	Good	<div></div>	15.1%	16
4	Very Good	<div></div>	46.2%	49

5	Excellent	<div></div>	36.8%	39
			answered	106

3.8. Two pubs			Response Percent	Response Total
1	Poor	<div></div>	0.9%	1
2	Fair	<div></div>	14.2%	15
3	Good	<div></div>	32.1%	34
4	Very Good	<div></div>	41.5%	44
5	Excellent	<div></div>	11.3%	12
			answered	106

3.9. New properties fit with the look and feel of the village			Response Percent	Response Total
1	Poor	<div></div>	4.7%	5
2	Fair	<div></div>	24.5%	26
3	Good	<div></div>	36.8%	39
4	Very Good	<div></div>	29.2%	31
5	Excellent	<div></div>	4.7%	5
			answered	106

3.10. Views within the village			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<div></div>	2.8%	3
3	Good	<div></div>	39.6%	42
4	Very Good	<div></div>	48.1%	51
5	Excellent	<div></div>	9.4%	10
			answered	106

3.11. Views from the village			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<div></div>	0.9%	1
3	Good	<div></div>	21.7%	23
4	Very Good	<div></div>	46.2%	49
5	Excellent	<div></div>	31.1%	33
			answered	106

3.12. Footpaths and bridleways			Response Percent	Response Total
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1	Poor	<input type="text"/>	4.7%	5
2	Fair	<input type="text"/>	16.0%	17
3	Good	<input type="text"/>	42.5%	45
4	Very Good	<input type="text"/>	30.2%	32
5	Excellent	<input type="text"/>	6.6%	7
			answered	106

3.13. Green spaces			Response Percent	Response Total
1	Poor	<input type="text"/>	0.0%	0
2	Fair	<input type="text"/>	10.4%	11
3	Good	<input type="text"/>	39.6%	42
4	Very Good	<input type="text"/>	39.6%	42
5	Excellent	<input type="text"/>	10.4%	11
			answered	106

3.14. Wildlife			Response Percent	Response Total
1	Poor	<input type="text"/>	0.0%	0
2	Fair	<input type="text"/>	15.1%	16
3	Good	<input type="text"/>	44.3%	47
4	Very Good	<input type="text"/>	30.2%	32
5	Excellent	<input type="text"/>	10.4%	11
			answered	106

3.15. Mature trees and hedges			Response Percent	Response Total
1	Poor	<input type="text"/>	0.9%	1
2	Fair	<input type="text"/>	5.7%	6
3	Good	<input type="text"/>	37.7%	40
4	Very Good	<input type="text"/>	48.1%	51
5	Excellent	<input type="text"/>	7.5%	8
			answered	106

3.16. Traditional stone walls			Response Percent	Response Total
1	Poor	<input type="text"/>	0.0%	0
2	Fair	<input type="text"/>	4.7%	5
3	Good	<input type="text"/>	31.1%	33
4	Very Good	<input type="text"/>	49.1%	52
5	Excellent	<input type="text"/>	15.1%	16

		answered	106
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3.17. Unspoilt countryside			Response Percent	Response Total
1	Poor	<input type="checkbox"/>	0.9%	1
2	Fair	<input type="checkbox"/>	1.9%	2
3	Good	<input type="checkbox"/>	28.3%	30
4	Very Good	<input type="checkbox"/>	56.6%	60
5	Excellent	<input type="checkbox"/>	12.3%	13
			answered	106

3.18. Appearance of private spaces			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<input type="checkbox"/>	6.6%	7
3	Good	<input type="checkbox"/>	45.3%	48
4	Very Good	<input type="checkbox"/>	43.4%	46
5	Excellent	<input type="checkbox"/>	4.7%	5
			answered	106

3.19. Appearance of public spaces			Response Percent	Response Total
1	Poor		0.0%	0
2	Fair	<input type="checkbox"/>	5.7%	6
3	Good	<input type="checkbox"/>	37.7%	40
4	Very Good	<input type="checkbox"/>	51.9%	55
5	Excellent	<input type="checkbox"/>	4.7%	5
			answered	106

3.20. Community / social activities			Response Percent	Response Total
1	Poor	<input type="checkbox"/>	0.9%	1
2	Fair	<input type="checkbox"/>	8.5%	9
3	Good	<input type="checkbox"/>	30.2%	32
4	Very Good	<input type="checkbox"/>	48.1%	51
5	Excellent	<input type="checkbox"/>	12.3%	13
			answered	106

3.21. Village School			Response Percent	Response Total
1	Poor		0.0%	0



2	Fair	<div><div></div></div>	6.6%	7
3	Good	<div><div></div></div>	25.5%	27
4	Very Good	<div><div></div></div>	50.9%	54
5	Excellent	<div><div></div></div>	17.0%	18
			answered	106

3.22. Transport connections to other places			Response Percent	Response Total
1	Poor	<div><div></div></div>	4.7%	5
2	Fair	<div><div></div></div>	24.5%	26
3	Good	<div><div></div></div>	45.3%	48
4	Very Good	<div><div></div></div>	19.8%	21
5	Excellent	<div><div></div></div>	5.7%	6
			answered	106

3.23. Broadband speeds			Response Percent	Response Total
1	Poor	<div><div></div></div>	17.9%	19
2	Fair	<div><div></div></div>	31.1%	33
3	Good	<div><div></div></div>	34.9%	37
4	Very Good	<div><div></div></div>	13.2%	14
5	Excellent	<div><div></div></div>	2.8%	3
			answered	106

3.24. Crime rate			Response Percent	Response Total
1	Poor	<div><div></div></div>	0.0%	0
2	Fair	<div><div></div></div>	1.9%	2
3	Good	<div><div></div></div>	33.0%	35
4	Very Good	<div><div></div></div>	46.2%	49
5	Excellent	<div><div></div></div>	18.9%	20
			answered	106

3.25. Cleanliness of streets and footpaths			Response Percent	Response Total
1	Poor	<div><div></div></div>	0.0%	0
2	Fair	<div><div></div></div>	12.3%	13
3	Good	<div><div></div></div>	50.0%	53
4	Very Good	<div><div></div></div>	33.0%	35
5	Excellent	<div><div></div></div>	4.7%	5
			answered	106

**4. Is there anything you would like to add or clarify about how good aspects of life are in Coleby?(Maximum 1000 characters)**

		<b>Response Percent</b>	<b>Response Total</b>
1	Open-Ended Question	100.00%	34
1	Too much noise from some events and venues. Speeding at lower end of village from Brant Road connection. Some recent properties very ugly. Some private eyesores like old garage on Dovecote Lane. Some events not very inclusive. Generally clean but some dog-fouling issues. Tensions around both pubs at times for different reasons.		
2	broadband speed still not good. mobile phone reception often poor		
3	In the past the developments have been uncoordinated until recently. We have to live with the number of bungalows in relation to the number of houses, but in the future, if new developments are proposed then they should be houses only to redress the balance. Bungalows malways take up more footprint and require bigger plots which in this village may not be to our advantage.		
4	<ul style="list-style-type: none"> <li>- Too many pigeons scaring the small birds away.</li> <li>- Internet is extremely weak.</li> <li>- not dog friendly.</li> </ul>		
5	<ul style="list-style-type: none"> <li>1. Further development of community facilities - social groups and clubs.</li> <li>2. Further development of community pub to provide basic retail goods and services including Post Office.</li> <li>3. Parking in village needs attention - High Street and outside school.</li> </ul>		
6	Lack of public transport at weekends and evenings		
7	Life is quite good except for very very poor broadband		
8	Broadband speeds vary massively.		
9	Broadband speeds for dwellings at Coleby Hall remain very slow		
10	Some of the new properties which have been built over the last 20 or so years have tended to be on a larger scale than the existing properties.		
11	<p>Coleby community spirit is wonderful.</p> <p>Bus services out of Lincoln finish at about 6pm, later buses would be helpful.</p>		
12	The peace and quiet, the feeling of maturity that it has as a village.		
13	Coleby is a generally good place to live		
14	Nice people, friendly and kind. Lovely old Lincolnshire village.. Very new to Lincoln city with all it has to offer. No traffic, no hassle, lots of mature trees and wildlife. Beautiful old church.		
15	The pace and quiet of living in a rural village is welcoming to those of us that have		

	busy working lives.
16	A great community spirit and pride in maintaining an attractive village by residents.
17	Coleby is a good and caring village. After recent health problems I was pleasantly surprised how many people supported me.
18	The fact that the village is separate from the A607 means that it retains its rural environment and is peaceful..
19	There is a dog fouling issue.
20	A great place to live. Good neighbours and friends in the village. Village is very well supplied by people who will do things and support.
21	Some of the newer properties in the village do not fit in with the look of the traditional village.  The pub causes noise problems when busy and at some events, sometimes at unacceptable levels.  Some village events are priced too high and will cause social exclusion.
22	At the moment Coleby is a social village where people help and support one another. Villagers also support the various organisations within the village that bring people together.
23	For those who wish to join in events and be part of our community the welcome is there but also an appreciation that not everyone wants to engage with their community. It is a peaceful and non-threatening environment.
24	Good community spirit people willing to help at functions.
25	Once again, the size of the village is pivotal in maintaining a village feel.
26	JUST TO MUCH DOG DART ON WLK WAYS
27	Dog fouling often problem
28	Bus service is good, apart from the lack of evening services
29	Broadband really needs to be improved. Some houses don't fit the look of the village (e.g. those plastered white in a contemporary style: use of traditional materials should be applied to all home improvements no matter the additional cost, planning permission should order essential use of traditional materials)
30	please see answer to Question 2 above. In addition, through volunteer engagement and existing groups or new groups for a specific purpose, Improvements can be made where required. The role of the Parish Council is also very important for this purpose, helping to get villagers engaged and working together, even if this is through a separate or associated sub group.
31	Community spirit is very strong in the village.
32	Excellent village and community spirit
33	We like the sense of space and being able to have vistas around the village and out of the village. It is a very attractive and traditional looking village, which was the reason we moved here to settle and start a family. It is admired by our visiting friends and family who comment that it has similar feel to the Cotswolds, and is quite different to much of the rest of Lincolnshire.
34	An excellent Church which is well supported - a nice thriving School - an excellent village hall and playing fields which are well kept. We are also lucky to have two such good pubs offering a wide range of real ales and excellent food. The village also organises some good events such as the Soap Box Challenge recently held.

	answered	34
	skipped	72

### 3. About future developments in Coleby ...

5. How much do you agree or disagree with the following statements about future developments in Coleby Parish?						
	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Response Total
The Central Lincolnshire Local Plan target to build 10% additional homes in Coleby (up to 18 homes) by 2036 is too low.	41.5% (44)	21.7% (23)	20.8% (22)	9.4% (10)	6.6% (7)	106
Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.	6.6% (7)	22.6% (24)	20.8% (22)	33.0% (35)	17.0% (18)	106
We should protect land between existing buildings and build additional homes on the edge of the village.	17.0% (18)	31.1% (33)	22.6% (24)	22.6% (24)	6.6% (7)	106
There should be a defined boundary to contain developments in Coleby village	0.9% (1)	9.4% (10)	14.2% (15)	40.6% (43)	34.9% (37)	106
It would not matter if the village grew to meet the A607.	39.6% (42)	25.5% (27)	10.4% (11)	17.9% (19)	6.6% (7)	106
New buildings should be constructed using traditional materials	0.9% (1)	2.8% (3)	16.0% (17)	42.5% (45)	37.7% (40)	106
We should encourage contemporary style buildings that complement their surroundings	14.2% (15)	24.5% (26)	22.6% (24)	30.2% (32)	8.5% (9)	106
New buildings should generally be no higher than two storeys.	0.9% (1)	0.0% (0)	3.8% (4)	45.3% (48)	50.0% (53)	106
Sometimes a 3 or 4 storey building would be acceptable.	48.1% (51)	38.7% (41)	0.9% (1)	11.3% (12)	0.9% (1)	106
It is better for derelict buildings in open countryside to be brought back into use than left in disrepair.	0.0% (0)	0.9% (1)	3.8% (4)	59.4% (63)	35.8% (38)	106
People on lower incomes should be able	1.9%	8.5%	20.8%	51.9%	17.0%	106

to afford a proportion of new homes.	(2)	(9)	(22)	(55)	(18)	
Local people on lower incomes should be given priority in buying a proportion of new homes.	2.8% (3)	10.4% (11)	17.0% (18)	52.8% (56)	17.0% (18)	106
New homes should have sufficient off street parking for residents and their visitors.	0.9% (1)	0.0% (0)	1.9% (2)	47.2% (50)	50.0% (53)	106
Some views within the village are so important they should be protected.	0.0% (0)	0.0% (0)	10.4% (11)	34.9% (37)	54.7% (58)	106
Some views looking out from the village are so important they should be protected.	0.0% (0)	0.9% (1)	8.5% (9)	31.1% (33)	59.4% (63)	106
Some views of the village from outside are so important they should be protected.	0.0% (0)	1.9% (2)	12.3% (13)	35.8% (38)	50.0% (53)	106
We should encourage the use of renewable energy even if that changes the look and feel of buildings.	8.5% (9)	26.4% (28)	34.0% (36)	22.6% (24)	8.5% (9)	106
Street furniture, like lighting and seating, should be well designed and complement their surroundings.	0.0% (0)	0.0% (0)	2.8% (3)	63.2% (67)	34.0% (36)	106
					answered	106
					skipped	0

## Matrix Charts

5.1. The Central Lincolnshire Local Plan target to build 10% additional homes in Coleby (up to 18 homes) by 2036 is too low.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	41.5%	44
2	Disagree	<input type="text"/>	21.7%	23
3	Neither agree nor disagree	<input type="text"/>	20.8%	22
4	Agree	<input type="text"/>	9.4%	10
5	Strongly agree	<input type="text"/>	6.6%	7
			answered	106

5.2. Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.			Response Percent	Response Total
		<input type="text"/>		

1	Strongly disagree	<input type="text"/>	6.6%	7
2	Disagree	<input type="text"/>	22.6%	24
3	Neither agree nor disagree	<input type="text"/>	20.8%	22
4	Agree	<input type="text"/>	33.0%	35
5	Strongly agree	<input type="text"/>	17.0%	18
			answered	106

5.3. We should protect land between existing buildings and build additional homes on the edge of the village.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	17.0%	18
2	Disagree	<input type="text"/>	31.1%	33
3	Neither agree nor disagree	<input type="text"/>	22.6%	24
4	Agree	<input type="text"/>	22.6%	24
5	Strongly agree	<input type="text"/>	6.6%	7
			answered	106

5.4. There should be a defined boundary to contain developments in Coleby village			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	9.4%	10
3	Neither agree nor disagree	<input type="text"/>	14.2%	15
4	Agree	<input type="text"/>	40.6%	43
5	Strongly agree	<input type="text"/>	34.9%	37
			answered	106

5.5. It would not matter if the village grew to meet the A607.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	39.6%	42
2	Disagree	<input type="text"/>	25.5%	27
3	Neither agree nor disagree	<input type="text"/>	10.4%	11
4	Agree	<input type="text"/>	17.9%	19
5	Strongly agree	<input type="text"/>	6.6%	7
			answered	106

5.6. New buildings should be constructed using traditional materials			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	2.8%	3

3	Neither agree nor disagree	<input type="text"/>	16.0%	17
4	Agree	<input type="text"/>	42.5%	45
5	Strongly agree	<input type="text"/>	37.7%	40
			answered	106

5.7. We should encourage contemporary style buildings that comlement their surroundings			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	14.2%	15
2	Disagree	<input type="text"/>	24.5%	26
3	Neither agree nor disagree	<input type="text"/>	22.6%	24
4	Agree	<input type="text"/>	30.2%	32
5	Strongly agree	<input type="text"/>	8.5%	9
			answered	106

5.8. New buildings should generally be no higher than two storeys.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	0.0%	0
3	Neither agree nor disagree	<input type="text"/>	3.8%	4
4	Agree	<input type="text"/>	45.3%	48
5	Strongly agree	<input type="text"/>	50.0%	53
			answered	106

5.9. Sometimes a 3 or 4 storey building would be acceptable.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	48.1%	51
2	Disagree	<input type="text"/>	38.7%	41
3	Neither agree nor disagree	<input type="text"/>	0.9%	1
4	Agree	<input type="text"/>	11.3%	12
5	Strongly agree	<input type="text"/>	0.9%	1
			answered	106

5.10. It is better for derelict buildings in open countryside to be brought back into use than left in disrepair.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.0%	0
2	Disagree	<input type="text"/>	0.9%	1
3	Neither agree nor disagree	<input type="text"/>	3.8%	4

4	Agree	<input type="text"/>	59.4%	63
5	Strongly agree	<input type="text"/>	35.8%	38
			answered	106

5.11. People on lower incomes should be able to afford a proportion of new homes.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	1.9%	2
2	Disagree	<input type="text"/>	8.5%	9
3	Neither agree nor disagree	<input type="text"/>	20.8%	22
4	Agree	<input type="text"/>	51.9%	55
5	Strongly agree	<input type="text"/>	17.0%	18
			answered	106

5.12. Local people on lower incomes should be given priority in buying a proportion of new homes.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	2.8%	3
2	Disagree	<input type="text"/>	10.4%	11
3	Neither agree nor disagree	<input type="text"/>	17.0%	18
4	Agree	<input type="text"/>	52.8%	56
5	Strongly agree	<input type="text"/>	17.0%	18
			answered	106

5.13. New homes should have sufficient off street parking for residents and their visitors.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	0.0%	0
3	Neither agree nor disagree	<input type="text"/>	1.9%	2
4	Agree	<input type="text"/>	47.2%	50
5	Strongly agree	<input type="text"/>	50.0%	53
			answered	106

5.14. Some views within the village are so important they should be protected.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.0%	0
2	Disagree	<input type="text"/>	0.0%	0
3	Neither agree nor disagree	<input type="text"/>	10.4%	11
4	Agree	<input type="text"/>	34.9%	37
5	Strongly agree	<input type="text"/>	54.7%	58



	answered	106
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5.15. Some views looking out from the village are so important they should be protected.			Response Percent	Response Total
1	Strongly disagree		0.0%	0
2	Disagree	<input type="checkbox"/>	0.9%	1
3	Neither agree nor disagree	<input type="checkbox"/>	8.5%	9
4	Agree	<input type="checkbox"/>	31.1%	33
5	Strongly agree	<input type="checkbox"/>	59.4%	63
			answered	106

5.16. Some views of the village from outside are so important they should be protected.			Response Percent	Response Total
1	Strongly disagree		0.0%	0
2	Disagree	<input type="checkbox"/>	1.9%	2
3	Neither agree nor disagree	<input type="checkbox"/>	12.3%	13
4	Agree	<input type="checkbox"/>	35.8%	38
5	Strongly agree	<input type="checkbox"/>	50.0%	53
			answered	106

5.17. We should encourage the use of renewable energy even if that changes the look and feel of buildings.			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	8.5%	9
2	Disagree	<input type="checkbox"/>	26.4%	28
3	Neither agree nor disagree	<input type="checkbox"/>	34.0%	36
4	Agree	<input type="checkbox"/>	22.6%	24
5	Strongly agree	<input type="checkbox"/>	8.5%	9
			answered	106

5.18. Street furniture, like lighting and seating, should be well designed and complement their surroundings.			Response Percent	Response Total
1	Strongly disagree		0.0%	0
2	Disagree		0.0%	0
3	Neither agree nor disagree	<input type="checkbox"/>	2.8%	3
4	Agree	<input type="checkbox"/>	63.2%	67
5	Strongly agree	<input type="checkbox"/>	34.0%	36
			answered	106

**6. Is there anything you would like to add or clarify about future development in Coleby?(Maximum 1000 characters)**

		<b>Response Percent</b>	<b>Response Total</b>
1	Open-Ended Question	100.00%	36
1	Need to balance infill development with growth on edge of village so that we do not reach the A607. Parking will become a bigger issue than it already is and needs addressing. Views are really important. Many solar panels are very ugly.		
2	Whilst it would be nice to maintain Coleby in a time warp, where only traditional looking houses are built, life moves on and the key is to compliment the traditional with contemporary architecture. There are already done good examples of where this has happened.		
3	it would be better if conventional solar panels were not visible from public spaces - there are now varieties of panel which mimic local roof styles - these could be employed when visible.		
4	I would approve use of some new building materials if they are complimentary to the existing buildings in the village		
5	School bus should not come through the village. It should stay on the 607.		
6	Coleby Parish is not just Coleby Village and outside the village itself there are a number of groups of houses. This type of development is preferable for the future rather than trying to extend the boundaries of the village which already exist. The areas are Rose Cottage Lane, the houses on the 607, and the group on the A15. These communities are themselves isolated to some extent from the village of Coleby and small areas of development , 1or 2 houses in these locations would help to make them more sustainable and improve the groups. These additional houses should be included in the 10%, not additional to the 10%. The Farm buildings on the 607 are a particular area where reuse of otherwise derelict buildings would make a positive contribution to the housing stock , but more importantly make a positive step in improving the visual .		
7	Some of these feel like loaded questions. Need more specifics.		
8	Coleby school requires additional off street parking - the bottleneck on Rectory Road in the morning and afternoon is an accident waiting to happen  Parking lay by opposite the entrance to the Village field is an eyesore  The village should have a 20 mph speed limit		
9	1. Further build development should complement the traditional cliff village environment - with modern compatible developments in appropriate locations.  2. Controlled development in village - but sufficient to maintain key village facilities such as school, church, pubs, community centre etc.  3. Solar panel development on set aside land should be explored and benefits shared with the village.		
10	It is essential it should fit with the existing surrounding to retain the ethos and feel of the village not ruin it		
11	It is important to maintain the 'feel' of the village.		
12	I think a shop would benefit the village greatly as the nearest shop to go to is in Navenby and with the plan of building more houses in the future I think a shop would be handy and ideal in the village.		
13	We should have a definite Village Curtilage.		
14	No large houses on tiny plots please		

15	If the village were to be extended to the A607, it would lose its 'village feel' and become another cluster of buildings that straddle the main road.
16	No social housing scheme, it will destroy the village over time.
17	I thought that there was a curtilage to prevent building beyond the curtilage?
18	Development is needed to regenerate the village by making houses more affordable to younger people, this would help to maintain the future of our school.
19	Solar panels are so ugly.
20	The old quarry on Dovecote Lane could be a good site for new housing as it would not have much impact on the village infrastructure.
21	Despite having some reservations about the village expanding up to the A607 I would like to investigate ways of allowing residents in Avenue Villas and Rose Cottage Lane feel more part of the village. I feel there is a bit of 'time and us' attitude at present.
22	I question the need for the number of houses stated to be required by the Central Lincolnshire Local Plan given that Coleby is required to have an additional 10%. There are empty properties within the village so this would indicate that there is not the demand for the number of houses that it is suggested are required.
23	If some smaller properties are built then people on lower incomes will be able to afford them but we should not 'ring fence' properties for certain 'types' of people. It is not right (in my opinion) to give preference to buy properties according to how 'local' people are - if we build a mix of homes in differing sizes and at different costs then people can buy what they wish and can afford - we should not be forcing that selection.
24	THE VIEWS OF LOCAL PEOPLE /NEIGHBOURS SHOULD CARRY ALOT OF WEIGHT IN PLANNING DECISIONS. IF THEIR ARE STRONG LOCAL OBJECTIONS TO A DEVELOPMENT THE COUNCIL SHOULD NOT BE ABLE TO OVERRIDE THIS AND GRANT PERMISSION.
25	Young people should be able to access affordable housing especially for those children that grew up in and around Coleby.
26	Any development within the village should try to maintain the character of the village and avoid rows of identical buildings
27	Hopefully any future building styles will be in keeping with the individual look of many of the properties already in the village.
28	I do not accept the need for additional housing as stated by national and local government (hence Coleby's share of it). The stated targets for housebuilding have been consistently missed over many years yet society has not crumbled. We are years behind the local plan target so perhaps should ignore it!
29	Both pubs in Coleby have a problem with parking. Parking on the green at the Tempest Arms. The Bell in Far Lane is causing misery to residents through irresponsible parking. This is also a DANGER to residents as Emergency vehicle would be restricted in entering and turning in Far Lane.
30	I would not support the provision of social housing within the village, as sadly the issues that tend to accompany such projects would be thrust upon the village.
31	Although I agree that there might be need for more houses in the village I think that the planning shudl be done with care to mantain the village
32	It is important and legally necessary for any new development proposals to be considered on their own specific merits and in compiling the Neighbourhood Plan in relation to what is or is not an acceptable development proposal, the parameters for this should not be too prescriptive. They can set an appropriate framework, but unless there are clear site specific reasons for development not to take place, there should be an appropriately flexible approach with each application considered on its

	own merits in relation to land within the village. Land within the village should be considered for development prior to any extension of the Village curtilage as currently exists, but certain sites adjacent to the existing curtilage may be worthy of consideration if sufficient land within the Village is not suitable, available and deliverable to satisfy the target level of 18 new homes by 2036.		
33	When Coleby was given Conservation Village status we were promised that future housing development would be permitted only within the village curtilage. I believe that this ruling should continue to be applied particularly on the Dovecote Lane entry to the village from the A607. Any development in this area would necessitate the widening of Dovecote Lane and immediately the rural aspect of that approach to the village would be lost.		
34	The Parish Church needs to be sensitively altered to allow more use for Community and school events. The parish hall is good but is away from the school and majority of village houses.		
35	Please, no more solar heating panels on roofs.		
36	Future development should be curbed to the bare minimum. Large scale mixed housing development should be discouraged - in fill in the village should be used first before any building takes place on the edge of the village. Stone or natural materials should be encouraged for the design of new buildings.		
		answered	36
		skipped	70

#### 4. About potential issues in Coleby Parish ...

7. How much do you agree or disagree with the following statements about potential issues in Coleby Parish?						
	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Response Total
Car parking is not a major issue in Coleby	25.5% (27)	36.8% (39)	13.2% (14)	17.0% (18)	7.5% (8)	106
Car parking should be managed by making more spaces available	2.8% (3)	16.0% (17)	23.6% (25)	50.9% (54)	6.6% (7)	106
Car parking should be managed by legal restrictions, like resident permits and / or yellow lines	18.9% (20)	36.8% (39)	17.0% (18)	21.7% (23)	5.7% (6)	106
Car parking should be managed by persuading people to change their behaviour	0.9% (1)	3.8% (4)	14.2% (15)	54.7% (58)	26.4% (28)	106
Entry routes to the village are welcoming and project a good image	0.0% (0)	16.0% (17)	27.4% (29)	48.1% (51)	8.5% (9)	106
I can access good quality health services at the right times within a reasonable distance from my home.	0.0% (0)	7.5% (8)	14.2% (15)	62.3% (66)	16.0% (17)	106
I am happy with the quality of schools	0.0% (0)	0.0% (0)	34.0% (36)	55.7% (59)	10.4% (11)	106

available						
We need more things for pre-teens to do in Coleby.	0.9% (1)	5.7% (6)	43.4% (46)	35.8% (38)	14.2% (15)	106
We need more things for teenagers to do in Coleby.	0.9% (1)	3.8% (4)	36.8% (39)	44.3% (47)	14.2% (15)	106
There is lots to do for working age people in Coleby	4.7% (5)	19.8% (21)	39.6% (42)	34.0% (36)	1.9% (2)	106
There is lots to do for retired people in Coleby	2.8% (3)	14.2% (15)	34.9% (37)	42.5% (45)	5.7% (6)	106
Community and social events cater for all residents	3.8% (4)	15.1% (16)	23.6% (25)	48.1% (51)	9.4% (10)	106
Community and social events are affordable	4.7% (5)	9.4% (10)	26.4% (28)	52.8% (56)	6.6% (7)	106
I can access the shops I need easily	2.8% (3)	9.4% (10)	18.9% (20)	60.4% (64)	8.5% (9)	106
I can access the leisure facilities I need easily	4.7% (5)	21.7% (23)	26.4% (28)	38.7% (41)	8.5% (9)	106
Reducing light pollution and seeing the stars is more important than having well lit streets and footpaths at night.	5.7% (6)	22.6% (24)	23.6% (25)	33.0% (35)	15.1% (16)	106
I worry about crime in my area	14.2% (15)	43.4% (46)	20.8% (22)	21.7% (23)	0.0% (0)	106
Road signs are cluttered and confusing	8.5% (9)	39.6% (42)	29.2% (31)	15.1% (16)	7.5% (8)	106
We need better daytime bus services	5.7% (6)	31.1% (33)	38.7% (41)	17.9% (19)	6.6% (7)	106
We need better evening bus services	0.9% (1)	5.7% (6)	26.4% (28)	44.3% (47)	22.6% (24)	106
I can access recycling facilities easily	26.4% (28)	32.1% (34)	17.9% (19)	20.8% (22)	2.8% (3)	106
Dog walkers behave responsibly here	7.5% (8)	32.1% (34)	19.8% (21)	32.1% (34)	8.5% (9)	106
Traffic speeds are just right	6.6% (7)	26.4% (28)	10.4% (11)	52.8% (56)	3.8% (4)	106
I can access employment opportunities within a reasonable distance from my home	0.9% (1)	2.8% (3)	52.8% (56)	35.8% (38)	7.5% (8)	106
I can work from home effectively when I need to	1.9% (2)	8.5% (9)	43.4% (46)	40.6% (43)	5.7% (6)	106
					answered	106
					skipped	0

## Matrix Charts

<b>7.1. Car parking is not a major issue in Coleby</b>			<b>Response Percent</b>	<b>Response Total</b>
1	Strongly disagree	<input type="text"/>	25.5%	27
2	Disagree	<input type="text"/>	36.8%	39
3	Neither agree nor disagree	<input type="text"/>	13.2%	14
4	Agree	<input type="text"/>	17.0%	18
5	Strongly agree	<input type="text"/>	7.5%	8
			answered	106

<b>7.2. Car parking should be managed by making more spaces available</b>			<b>Response Percent</b>	<b>Response Total</b>
1	Strongly disagree	<input type="text"/>	2.8%	3
2	Disagree	<input type="text"/>	16.0%	17
3	Neither agree nor disagree	<input type="text"/>	23.6%	25
4	Agree	<input type="text"/>	50.9%	54
5	Strongly agree	<input type="text"/>	6.6%	7
			answered	106

<b>7.3. Car parking should be managed by legal restrictions, like resident permits and / or yellow lines</b>			<b>Response Percent</b>	<b>Response Total</b>
1	Strongly disagree	<input type="text"/>	18.9%	20
2	Disagree	<input type="text"/>	36.8%	39
3	Neither agree nor disagree	<input type="text"/>	17.0%	18
4	Agree	<input type="text"/>	21.7%	23
5	Strongly agree	<input type="text"/>	5.7%	6
			answered	106

<b>7.4. Car parking should be managed by persuading people to change their behaviour</b>			<b>Response Percent</b>	<b>Response Total</b>
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	3.8%	4
3	Neither agree nor disagree	<input type="text"/>	14.2%	15
4	Agree	<input type="text"/>	54.7%	58
5	Strongly agree	<input type="text"/>	26.4%	28
			answered	106

<b>7.5. Entry routes to the village are welcoming and project a good image</b>			<b>Response Percent</b>	<b>Response Total</b>
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1	Strongly disagree		0.0%	0
2	Disagree	<input type="text"/>	16.0%	17
3	Neither agree nor disagree	<input type="text"/>	27.4%	29
4	Agree	<input type="text"/>	48.1%	51
5	Strongly agree	<input type="text"/>	8.5%	9
			answered	106

7.6. I can access good quality health services at the right times within a reasonable distance from my home.			Response Percent	Response Total
1	Strongly disagree		0.0%	0
2	Disagree	<input type="text"/>	7.5%	8
3	Neither agree nor disagree	<input type="text"/>	14.2%	15
4	Agree	<input type="text"/>	62.3%	66
5	Strongly agree	<input type="text"/>	16.0%	17
			answered	106

7.7. I am happy with the quality of schools available			Response Percent	Response Total
1	Strongly disagree		0.0%	0
2	Disagree		0.0%	0
3	Neither agree nor disagree	<input type="text"/>	34.0%	36
4	Agree	<input type="text"/>	55.7%	59
5	Strongly agree	<input type="text"/>	10.4%	11
			answered	106

7.8. We need more things for pre-teens to do in Coleby.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	5.7%	6
3	Neither agree nor disagree	<input type="text"/>	43.4%	46
4	Agree	<input type="text"/>	35.8%	38
5	Strongly agree	<input type="text"/>	14.2%	15
			answered	106

7.9. We need more things for teenagers to do in Coleby.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	0.9%	1
2	Disagree	<input type="text"/>	3.8%	4

3	Neither agree nor disagree	<input type="text"/>	36.8%	39
4	Agree	<input type="text"/>	44.3%	47
5	Strongly agree	<input type="text"/>	14.2%	15
			answered	106

7.10. There is lots to do for working age people in Coleby			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	4.7%	5
2	Disagree	<input type="text"/>	19.8%	21
3	Neither agree nor disagree	<input type="text"/>	39.6%	42
4	Agree	<input type="text"/>	34.0%	36
5	Strongly agree	<input type="text"/>	1.9%	2
			answered	106

7.11. There is lots to do for retired people in Coleby			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	2.8%	3
2	Disagree	<input type="text"/>	14.2%	15
3	Neither agree nor disagree	<input type="text"/>	34.9%	37
4	Agree	<input type="text"/>	42.5%	45
5	Strongly agree	<input type="text"/>	5.7%	6
			answered	106

7.12. Community and social events cater for all residents			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	3.8%	4
2	Disagree	<input type="text"/>	15.1%	16
3	Neither agree nor disagree	<input type="text"/>	23.6%	25
4	Agree	<input type="text"/>	48.1%	51
5	Strongly agree	<input type="text"/>	9.4%	10
			answered	106

7.13. Community and social events are affordable			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	4.7%	5
2	Disagree	<input type="text"/>	9.4%	10
3	Neither agree nor disagree	<input type="text"/>	26.4%	28
4	Agree	<input type="text"/>	52.8%	56



5	Strongly agree	<input type="text"/>	6.6%	7
			answered	106

7.14. I can access the shops I need easily			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	2.8%	3
2	Disagree	<input type="text"/>	9.4%	10
3	Neither agree nor disagree	<input type="text"/>	18.9%	20
4	Agree	<input type="text"/>	60.4%	64
5	Strongly agree	<input type="text"/>	8.5%	9
			answered	106

7.15. I can access the leisure facilities I need easily			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	4.7%	5
2	Disagree	<input type="text"/>	21.7%	23
3	Neither agree nor disagree	<input type="text"/>	26.4%	28
4	Agree	<input type="text"/>	38.7%	41
5	Strongly agree	<input type="text"/>	8.5%	9
			answered	106

7.16. Reducing light pollution and seeing the stars is more important than having well lit streets and footpaths at night.			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	5.7%	6
2	Disagree	<input type="text"/>	22.6%	24
3	Neither agree nor disagree	<input type="text"/>	23.6%	25
4	Agree	<input type="text"/>	33.0%	35
5	Strongly agree	<input type="text"/>	15.1%	16
			answered	106

7.17. I worry about crime in my area			Response Percent	Response Total
1	Strongly disagree	<input type="text"/>	14.2%	15
2	Disagree	<input type="text"/>	43.4%	46
3	Neither agree nor disagree	<input type="text"/>	20.8%	22
4	Agree	<input type="text"/>	21.7%	23
5	Strongly agree	<input type="text"/>	0.0%	0

	answered	106
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7.18. Road signs are cluttered and confusing			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	8.5%	9
2	Disagree	<input type="checkbox"/>	39.6%	42
3	Neither agree nor disagree	<input type="checkbox"/>	29.2%	31
4	Agree	<input type="checkbox"/>	15.1%	16
5	Strongly agree	<input type="checkbox"/>	7.5%	8
			answered	106

7.19. We need better daytime bus services			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	5.7%	6
2	Disagree	<input type="checkbox"/>	31.1%	33
3	Neither agree nor disagree	<input type="checkbox"/>	38.7%	41
4	Agree	<input type="checkbox"/>	17.9%	19
5	Strongly agree	<input type="checkbox"/>	6.6%	7
			answered	106

7.20. We need better evening bus services			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	0.9%	1
2	Disagree	<input type="checkbox"/>	5.7%	6
3	Neither agree nor disagree	<input type="checkbox"/>	26.4%	28
4	Agree	<input type="checkbox"/>	44.3%	47
5	Strongly agree	<input type="checkbox"/>	22.6%	24
			answered	106

7.21. I can access recycling facilities easily			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	26.4%	28
2	Disagree	<input type="checkbox"/>	32.1%	34
3	Neither agree nor disagree	<input type="checkbox"/>	17.9%	19
4	Agree	<input type="checkbox"/>	20.8%	22
5	Strongly agree	<input type="checkbox"/>	2.8%	3
			answered	106

7.22. Dog walkers behave responsibly here			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	7.5%	8
2	Disagree	<input type="checkbox"/>	32.1%	34
3	Neither agree nor disagree	<input type="checkbox"/>	19.8%	21
4	Agree	<input type="checkbox"/>	32.1%	34
5	Strongly agree	<input type="checkbox"/>	8.5%	9
			answered	106

7.23. Traffic speeds are just right			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	6.6%	7
2	Disagree	<input type="checkbox"/>	26.4%	28
3	Neither agree nor disagree	<input type="checkbox"/>	10.4%	11
4	Agree	<input type="checkbox"/>	52.8%	56
5	Strongly agree	<input type="checkbox"/>	3.8%	4
			answered	106

7.24. I can access employment opportunities within a reasonable distance from my home			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	0.9%	1
2	Disagree	<input type="checkbox"/>	2.8%	3
3	Neither agree nor disagree	<input type="checkbox"/>	52.8%	56
4	Agree	<input type="checkbox"/>	35.8%	38
5	Strongly agree	<input type="checkbox"/>	7.5%	8
			answered	106

7.25. I can work from home effectively when I need to			Response Percent	Response Total
1	Strongly disagree	<input type="checkbox"/>	1.9%	2
2	Disagree	<input type="checkbox"/>	8.5%	9
3	Neither agree nor disagree	<input type="checkbox"/>	43.4%	46
4	Agree	<input type="checkbox"/>	40.6%	43
5	Strongly agree	<input type="checkbox"/>	5.7%	6
			answered	106

8. Is there anything you would like to add or clarify about any potential issues in Coleby?(Maximum 1000 characters)

Response Response

		Percent	Total
1	Open-Ended Question	100.00%	43
1	Car parking will become a major issue soon. No identity or welcome when entering the village. Some social events not inclusive. Evening buses would be good. Leaden ham tip closure causes problems. Some dog fouling issues. Speeding at lower end of village and Rectory Lane.		
2	Coleby is no different to the vast majority of other towns and villages, in that there is pressure from the number of cars. There is sufficient parking available without the need for further action.		
3	There is an issue with dog fouling		
4	I think we do need adequate street lighting but all or most street lights should be fitted with motion detectors, so they only come on when needed		
5	Mobile phone signal and broadband could be better.  Dogs barking are more of a problem.		
6	School traffic and parking is an issue that has never been addressed and is a constant problem.		
7	Public transport is a major issue. The service is regular but needs to be extended and improved. Without private transport, access to shops, doctors surgery, leisure and cultural activities are very restricted. Living in the village it is important to have private transport, a car is essential to enable any activity, other than getting to Lincoln or Grantham, to be possible. Any development in the village must take account of essential car ownership and off street parking is absolutely essential.		
8	Social and community events are there for all who make the effort it is not delivered on a plate to them.		
9	I don't think that the double decker busses coming through the village, morning and night collecting secondary school pupils are really needed, as those going in the other direction are expected to cross the main road. The other problem is some parents seem to think it's fine to speed through the village.		
10	<p>1. Facilities for younger/youth required in the village - development of a local youth service.</p> <p>2. Facilities for retired/older people required including: groups and clubs; allotments; links to local U3A; shopping service and prescription service for housebound people.</p> <p>3. Environmental initiatives - solar power; hedging, ditching and verge cutting; poo-bag points for dog walkers.</p> <p>4. Public protection - develop a good neighbor scheme/village constable scheme - complement and supplement the local police service.</p> <p>5. Improve evening bus service - and develop a volunteer car scheme for GP, Hospital and shopping visits.</p> <p>6. Village Hall Committee, Church and Pub to work together to improve range of entertain opportunities in the village - which is attractive to all ages.</p> <p>7. Fund raise via precept, donations, fundraising events such as car boot sales to fund village developments.</p> <p>8. Development of Parish Councils, particularly when we move to single tier local government, as a crucial tier of local democracy.</p>		
11	Struggle to work from home due to very poor broadband speeds		
12	Working from home has become an issue due to broadband speed		

12	working from home becomes an issue due to broadband speed.
13	I think a reduction in the speed limit for the main body of the village would be appropriate. Blind Lane in particular I think would benefit from a 20MPH speed limit.
14	Despite the provision of 'park and stride' there is still a problem with thoughtless school parents who park dangerously when collecting their children from school. Most dog walkers behave responsibly but there are still instances of dog fouling on pavements near the school.
15	Speed limits within the village need to be controlled better. I have regularly followed people (both visitors and villagers) into the village when I can see they are exceeding the speed limit with no regard. The parking close to the school and up to the corner of Blind Lane when people collect their children from school hasn't changed at all over the years showing blatant disregard for parking safely.
16	Persuading people to change parking behaviour does not work
17	Entrance road into the village - Rectory Road - would be improved with a kerb being in place either side of the road to the main road. Also there is a muddy area near the telephone box that is in Rectory Road, it could be made into a parking area and have a hard surface applied and look much better.
18	Too many dog walkers either do not pick up litter after their dog or they leave their dog muck bags lying around or hanging on fences. 30 mph speed limit is too high for driving through the village, 20 mph is more appropriate due to blind corners and narrow roads. Too many road signs. It is legal (according to the road signs) to drive at 50 mph on Rectory Road going out of the village. This is ridiculous. The sign for a bend situated on Dovecote Lane near the Blind Lane junction is needless as nobody notices it. We already have more than enough street lights.
19	Better broadband - update fibre not much faster!.
20	Strongly feel that a 20mph speed limit past the school be imposed. Dog fouling is a real problem in certain areas.
21	The daytime bus service is very good. However with the last service leaving ~Lincoln at 18:15 there is no way of socialising in Lincoln in the evening other than by car. The lack of an evening bus service also limits travel further afield one has to be back in Lincoln by around 18:00 hours. Taxis are available but add nearly £15 on a day out - a lot for a single person. I don't know if bus services come under parish council influence but presume pressure could be applied. What about looking into a Newark / Seaford service linking into our Number 1 service of Leadenham offering public transport visits to Sleaford or Newark.
22	Broadband has improved significantly but could be better. Mobile phone signals are very poor and need to be improved particularly for those who wish to work from home.  New wiring and removal of overhead wires and phone lines would greatly enhance the environment and might help to improve broadband speed
23	Broadband speeds are too slow.
24	I am happy with 20 mph limit near school and other places. Far lane is a traffic nightmare. No parking. Lot of turning. Most houses are on street parking only. A very good question over light pollution. I don't think High Street is well enough lit for the winter months but we can all carry a torch.
25	School parking during term - parking right up to corners.
26	If the questions about car parking are targeted at the issues on Far Lane then I'm disappointed that the actions of a few have influenced to such an extent. Far Lane has been a single lane for 300 years so I suggest that if all acted responsibly then there wouldn't be an issue. It isn't about persuading people to act differently, it is about responsible responsibility to each other (neighbours). As far as parking goes the

	<p>about personable responsibility to each other / neighbours. As for parking near the Tempest, then the solution already actioned on the village green are positive.</p> <p>I can't work from home due to poor broadband speeds.</p>
27	<p>Some traffic going through the village is going too fast. I think we should impose 20 mile speedlimits.</p> <p>Parking near pubs causes problems. The village green has been in terrible state, whilst the pub carpark remains empty.....</p>
28	Car parking by parents near the school should be discouraged but restrictions elsewhere are not required
29	<p>Far too many road signs on the A607, north and south of the village.</p> <p>Recycling now requires further distances to drive since the sad closure of Leadenham tip.</p>
30	Broadband is a real issue even with fibre optic it often drops too low I have speed test results to show. In addition, drivers speed through rectory road without giving a thought to children or pets who may be about its disgusting and one day someone will get hurt. On Car boot days we are woken very early by noise and cars beeping and running engines!
31	Parent parking for school drop off and collection...chaotic and potentially dangerous. There is parking provided at the village hall why don't parents use it?
32	Maybe adding a multi sports game area or tennis court to village would accommodate all ages of children and adults.
33	Regarding road signs, in many areas around not only this county but other parts where I have traveled, road signs are obscured by hedges not being cut back as they should be.
34	Personal safety is more important than seeing the stars, if people want to go and see the stars they only need walk a few minutes, or stand in their gardens and switch off their lights.
35	<p>Improve the layby opposite the playing field.</p> <p>There is a garage on Dovecote lane which is falling down can this be renovated or removed.</p> <p>There is a stone wall on Blind lane which has bricks built on top of the stone which looks as if it could fall over at any time. It would be nice to see the bricks removed and replaced with stone.</p>
36	Careful consideration needs to be given to how any deficiencies are dealt with, including close liaison between existing village groups where required on matters such as addressing parking congestion on Rectory Road. Again, the Parish Council has an important role to encourage and facilitate this, working in conjunction with the Village Hall Committee and the School.
37	Recreational activities for teens, employed and retired, all would use tennis courts, bowls and badminton - requires land, grants and developer.
38	Traffic from outside and passing through the village generally pays little or no attention to speed limits, particularly near the primary school.
39	Traffic speed should be 20mph for safety reasons, especially near school.
40	<p>Dog fouling is a perennial problem on pavements as well as countryside footpaths. Footpath clearance has deteriorated this last year, especially this summer, some are almost impassable.</p> <p>As car ownership continues to rise per household, we foresee vehicle 'clutter' on highways as an increasing problem.</p> <p>Pigeon populations seem to also be growing!!</p>
41	RAF Waddington is very close by and the runway has now been relaid so noise from aircraft in the future could be an issue particularly as the world appears to be more dependent on the aircraft with the potential for more conflict

		dangerous at the moment with the potential for more conflict.
42		Working from home would be easier with faster broadband. We'd like a basic shop ?in the pub?
43		Parking at the. Junction if Blind Lane and Rectory Road is a potensial danger to both children and vehicals. Parking on Far Lane is a farce, and not leaving clear access to emergency vehicles
		answered 43
		skipped 63

## 5. Resources ...

9. I would be prepared to pay extra each year from my household to maintain and improve the appearance and facilities of the Parish.					
				Response Percent	Response Total
1	£0	<input type="text"/>		22.64%	24
2	£5	<input type="text"/>		5.66%	6
3	£10	<input type="text"/>		10.38%	11
4	£20	<input type="text"/>		15.09%	16
5	£30	<input type="text"/>		8.49%	9
6	£40	<input type="text"/>		2.83%	3
7	£50	<input type="text"/>		27.36%	29
8	more	<input type="text"/>		7.55%	8
				answered	106
				skipped	0

10. I would be prepared to spend extra time each month to help maintain and improve the appearance and facilities of the parish.					
				Response Percent	Response Total
1	0 hours	<input type="text"/>		27.36%	29
2	1 hour	<input type="text"/>		18.87%	20
3	2 hours	<input type="text"/>		28.30%	30
4	3 hours	<input type="text"/>		7.55%	8
5	4 hours	<input type="text"/>		7.55%	8
6	5 hours	<input type="text"/>		6.60%	7
7	more	<input type="text"/>		3.77%	4
				answered	106
				skipped	0

11. Is there anything further you would like to add or clarify about Resources? (Maximum 1000 characters)					
				Response Percent	Response Total
1	Open-Ended Question			100.00%	16

1	Coleby is generally an affluent village with high expectations. In the future it will need more money and volunteering for things to be maintained or improve. This would not have to be by council tax but could be a 200 club or similar.
2	When we stop working we will help around the village
3	
4	The Parish Council does a good job, but with a little voluntary help and a regular tidy up of the streets the appearance would be improved. A working party every month during the spring to autumn period would produce a bonus.
5	Our taxes are there to pay for the councils to manage our Village properly and they should manage there budget accordingly. Not just keep asking us to pay a bit more here and there and then remove facilities ie waste disposal.
6	<p>1. Neighborhood Plan to help to Parish Council to determine priorities, prepare a budget and financial plan to support implementation.</p> <p>2. Fund raise through Precept, donations, and general village fundraising such as car boot sales - maximise lettings from village hall.</p> <p>3. Resources to include a combination of cash and contributions in kind through volunteering etc.</p>
7	Amount extra willing to pay depends on what it would be spent on.
8	As for donating extra money: I would like to see the existing allowance spent very carefully (first). We may have to consider a change of approach. In case of an emergency I would be willing to offer some help. NOTE we should not be made responsible for mess caused by dog owners, leaflet drops could help educate residents by showing costs associated with irresponsible activities!
9	<p>If Lincolnshire Couny Council cut back on their grass cutting programme could the parish council - as a one-ff cost - purchase a ride on mower. If a rota was set up I would be willing to do a stint. I think it very important from a road safety angle that grass at A607 junctions is regularly maintained.</p> <p>There must be a people in Coleby with a plethora of skill. What about a skills bank where very local sharing of skills could be encouraged either one to one or in a small group at the village hall. Topics could include basic IT, learning a foreign language etc.</p>
10	THE PARISH SHOULD TAKE RESPONSIBILITY FOR FOOTPATH MAINTENANCE AS THEY ARE CONSTANTLY OVERGROWN AND NOT CUT FREQUENTLY ENOUGH BY THE COUNCIL.
11	I realise some people may not be able or willing to pay extra, but that should not stop us raising funds from those who are willing.
12	I am prepared to pay extra to maintain the appearance and the facilities of the village as long as everybody contributes on a scale according to their means
13	What is happening to all the money we already pay in council tax?
14	The village could do with a multi sports use games area for children and then the school could also use in winter or for tennis etc.
15	There is an excellent level of existing volunteer support in the Village, but it is important to encourage younger generations, particularly those with young families. The average age of the majority of volunteers involved in various Village groups is now likely 60+, so this is important to keep under regular review.
16	Our council tax is already very high and we have to pay for green bins as well. This year there was an increase for the payment of adult social care and the cost of the police commissioner looks high - perhaps you need to work harder to reduce salaries of the top management which will free up cash for services.



	answered	16
	skipped	90

## 6. About you ...

12. My age group is:				
			Response Percent	Response Total
1	15-19	<input type="checkbox"/>	2.88%	3
2	20-29	<input type="checkbox"/>	4.81%	5
3	30-39	<input type="checkbox"/>	1.92%	2
4	40-49	<input type="checkbox"/>	12.50%	13
5	50-59	<input type="checkbox"/>	20.19%	21
6	60-69	<input type="checkbox"/>	18.27%	19
7	65-69	<input type="checkbox"/>	13.46%	14
8	70+	<input type="checkbox"/>	25.96%	27
			answered	104
			skipped	2

13. I am:				
			Response Percent	Response Total
1	Male	<input type="checkbox"/>	52.88%	55
2	Female	<input type="checkbox"/>	47.12%	49
			answered	104
			skipped	2

14. I have lived in Coleby Parish for:				
			Response Percent	Response Total
1	Less than 1 year	<input type="checkbox"/>	2.91%	3
2	1-5 years	<input type="checkbox"/>	13.59%	14
3	6-10 years	<input type="checkbox"/>	11.65%	12
4	More than 10 years	<input type="checkbox"/>	71.84%	74
			answered	103
			skipped	3

15. I plan to stay in Coleby Parish for:				
			Response Percent	Response Total
1	Less than 1 year	<input type="checkbox"/>	1.02%	1
		<input type="checkbox"/>		

2	1-5 years	<input type="text"/>	13.27%	13
3	6-10 years	<input type="text"/>	6.12%	6
4	More than 10 years	<input type="text"/>	79.59%	78
			answered	98
			skipped	8

#### 16. My personal employment status is:

			Response Percent	Response Total
1	Education / Training	<input type="text"/>	5.83%	6
2	Not employed	<input type="text"/>	0.00%	0
3	Employed – part time	<input type="text"/>	11.65%	12
4	Employed – full time	<input type="text"/>	21.36%	22
5	Self-employed	<input type="text"/>	15.53%	16
6	Retired	<input type="text"/>	45.63%	47
			answered	103
			skipped	3

#### 17. The number of persons in my household in each employment status is:

	Pre-school etc.	Education / Training	Not formally employed	Employed – part time	Employed – full time	Self-employed	Retired	Response Total
Number	4.6% (9)	12.8% (25)	5.1% (10)	11.3% (22)	22.1% (43)	14.4% (28)	29.7% (58)	195
							answered	102
							skipped	4

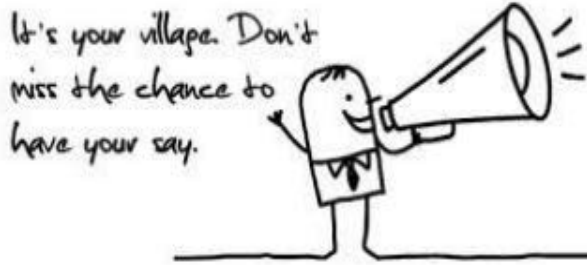
### 7. Anything else?

#### 18. Is there anything further you would like to say?(Maximum 2000 characters)

			Response Percent	Response Total
1	Open-Ended Question		100.00%	31
	1	This is a real opportunity for Coleby to pull together and I hope that residents grasp it.		
	2	<p>there is a lot going on in the village. It's a credit to the people that give their time. The two pubs are an asset.</p> <p>The key issues raised in the plan seem very conservative, eg car parking. I would like to see more about what Coleby will look like in the future. How will the village embrace new houses and young families? What new amenities need to be in place to make this sleepy village attractive for younger people? Do we need to plan for the introduction of a local store at some point in the future and what would make it attractive and successful? What place does the church have in creating a sense of community? Do we need to plan to increase school places particularly if new houses are built?</p>		

3	No thank you, this has been a well considered survey and congratulations to all who have put a lot of time into producing it. Thank you
4	for clarification I do think that all brown field sites should be used before any green field sites are given planning permission.
5	I feel it is important to retain the present community spirit within the village and to also retain the physical status and appearance of a village that has been here for very many years.  There are a lot of people who work hard to make the village 'work' and new folk into the village should be encouraged to be involved as many of them wish to be
6	i should not like to see any large estate of housing built in Coleby
7	I am extremely concerned that COLEBY has an increasing elitist and non inclusive mentality. Younger people in the lower income bracket should be encouraged and facilitated for. Presently the image of the village is one of an ageing long term population predominantly interested in protecting their existing environment and investments.
8	I like my village and a small amount of changes would make it a better place without spoiling the village. We do not need to go over board with changes as this will be a detriment to the village
9	No parking anywhere outside the school on Rectory road from Coronation Crescent to the Church corner, this will make access from Blind lane safer as people tend to park on the junction, making it safer & more visibility for Children/adults crossing the road. Also a 20 mph down Rectory road. 20 mph could be the speed limit throughout the whole village
10	 Need to ensure that engagement with this process takes into account the views of all people living in the village - young and old, employed and unemployed, people who are retired, and people who work from home etc.
11	Coleby has a strong 'country village' feel and I believe it is important to maintain this feel along with continuing to promote community and encourage local activities.
12	Add a shop in the village and make the day and evening bus times more frequent.
13	Coleby is a lovely village and as such should continue to look like a traditional village in the future. Any building of new homes should fit in with the existing village aesthetic, but allowances must be made for the provision of homes with solar energy panels on their roof.
14	Coleby is a lovely village to live in, the people are friendly. I would not like to see it being spoils by developers.
15	The Parish Council, Church Council and Village Hall Committee all work extremely hard to keep Coleby tidy, clean and socially active and a lovely place to live but there is a need for younger adults and children to be involved. Perhaps consideration could be given to form a youngsters council to get their views.
16	Don't ruin our village, do not expand outwards.
17	Regarding peace and quiet in the village, I hope people realise that there is an active airfield close by and the village is on the flight path. Also they should realise there are 3 working farms locally that need to come through the village to get to the fields they are working in. If the village wants to grow it should look at how it can improve housing for younger people or it will become just a retirement village and the facilities we have now could well disappear. Regards the airfield, it has been around longer than anybody in the village, so they should realise there will be a certain amount of noise.
18	Village green opposite the Tempest Arms. If any more trees are planted on the

	<p>Green it will become a spinner, not a green. In our view there are too many trees there already and they should be regularly pruned and, possibly, some removed. Seats have been provided so that people can enjoy the view but the view could be lost if things continue as they are.</p> <p>The provision of some parking space on the green is to be regretted. Human nature being what it is, cars will be parked on the new part originally, but it is nearly certain that eventually they will encroach further into the green. Insufficient thought has been given to the provision of car parking for customers of the Tempest Arms. Clearly it is not an easy problem to solve but the latest additions to the car park entrance have, in our opinion, further dissuaded customers from using the car park. The green should not be used as a car park for the pub.</p>		
19	Finally and I am sure not in the remit of the parish council, other than acting as a pressure group - I long for the day when we can have a truly integrated public transport system. It would be lovely to be able to board a bus in Coleby and simply buy a day return to Nottingham!		
20	I think it is important to retain the village curtilage and to ensure that development does not urbanise the village environment. The lack of facilities e.g. shops is not a detrimental to the village and if bus services were improved would not cause anyone a problem.		
21	What a good survey. What a good village to which I am happy to belong.		
22	Attending the annual ball has become very expensive which is a shame. It now seems to be used for raising money rather than providing a social evening.		
23	Coleby is a unique and friendly village where people have a good social spirit and are willing to help each other. The appearance and makeup of the village are at present conducive in retaining this spirit. Large scale changes would undoubtedly alter the fabric of this society and may even destroy that spirit.		
24	I would just like to thank the NPS team for all their hard work to ensure our village continues to thrive.		
25	Parking is the biggest issue. No matter how many spaces are provided people will still park on roads. Stride and walk for the school is a brilliant idea but unfortunately not used by many. Parking for the two pubs is an issue. Even residents park on the roads when they have designated parking.		
26	No		
27	Xmas tree lights on the green would be wonderful.		
28	Whilst I am fully accepting that we need a mix of new homes in our Parish, it is paramount that we endeavour as far as is possible to maintain the charm of this lovely place for us and for the generations that will follow us. The identity of Coleby as a mainly stone built village, full of character MUST be preserved.		
29	We are concerned about the field to the side of our property which is being earmarked for possible development - we enjoy uninterrupted views of open fields and we don't want to lose this aspect of our life in Coleby. Please don't spoil our lovely village.		
30	Thank you very much for the hard work. Youngsters were not keen to come to village hall event but have contributed now and they better understand the need to get involved.		
31	We'll done for providing the addition of poo bags and additional dog bin on Coronation Crescent. An additionl dog bin at the public footpath end of Blind Lane would be appreciated		
		answered	31
		skipped	75



## Thanks for making your voice heard ...

106 Parish residents responded to the survey. That is about 32% of all people over 15. Thank you so much for taking the time to let us know your views.

### What did you say?

There was widespread agreement on what was most important to you, with crime rate, cleanliness, broadband speeds and unspoilt countryside scoring highest. The village pubs were overall the least important on the list but still had about half of respondents saying they were 'Very Important' or 'Essential'. There were many comments that community spirit was a big part of living here.

Most aspects of village life were also rated as 'Good', 'Very Good' or 'Excellent'. The exception was broadband speeds with 19 of the 105 respondents rating it 'Poor' and 33 only 'Fair'.

You felt strongly that we should not aim to accept more houses than the 10% Local Plan target, that the village should retain a boundary to contain developments, that new buildings should be two stories or lower and should be constructed of traditional materials.

There was less agreement on the impact of vehicle speeds, parking, whether dog owners acted responsibly and whether we needed better street lighting. More work will be needed on these and some other topics.

### What comes next ?

You are invited on Tuesday 8 November at 7 p.m. to a second Parish event to feed back more about the survey and other evidence. Then you will go on to identify practical priorities for the Neighbourhood Plan based on your wishes. Please get that date in your diary and make every effort to attend.

Further information about the event will go out by email. If you are not on the circulation list, please contact Sue Makinson-Sanders ([colebyparishclerk@googlemail.com](mailto:colebyparishclerk@googlemail.com))

See you there !

*David*

David O'Connor

Chairman of Coleby Parish Council Neighbourhood Plan Working Group

September 2016

## Coleby Parish Neighbourhood Plan

### Interpreting Results from 2016 Residents' Survey

This note sets out how key questions in the 2016 survey for the Coleby Parish Neighbourhood Plan were 'converted' to a single % score. The methods used take account of the strength of feeling expressed by local residents.

#### Q1 How important is each of these aspects of Coleby Parish to you?

Responses on the 5-point importance scale were allocated values as set out below.

Response	No importance	Some importance	Quite important	Very important	Essential
Value assigned	0	1	2	3	4

The total score was calculated for each part of Question 2. That score was then divided by the maximum score possible (i.e. if all respondents had answered 'Essential' to that part) as shown by the example below in response to *"traditional village layout"*.

Response	No importance	Some importance	Quite important	Very important	Essential	Total
Value assigned	0	1	2	3	4	
Responses	1	4	20	55	26	106
Score	0	4	40	165	104	313

Total score ÷ potential maximum score =  $313 \div 424 = 73.82\%$  (rounded to 74%).

The same method was used for **Q3 How good is each of these aspects at the moment?** Except that points were allocated from 1-5 on the Poor – Excellent scale for that question.

#### Q5 About future developments in Coleby and Q7 About potential issues in Coleby

Responses on the 5-point agree / disagree scale were allocated values as set out below.

Response	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
Value assigned	-2	-1	0	+1	+2

Total scores for each question were aggregated as shown in the example below in response to the statement *"car parking is not a major issue in Coleby"*. The maximum score would be if all respondents answered *"Strongly agree"*.

Response	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total
Value assigned	-2	-1	0	+1	+2	
Responses	27	39	14	18	8	106
Values	-54	-39	0	18	16	-59

Total score ÷ potential maximum score =  $-59 \div 212 = -27.83\%$  (rounded to -28%).

## Coleby Parish Neighbourhood Plan (CPNP) Statistical Validity of the 2016 Residents' Survey

Surveys are not 100% accurate, so this document explains how we have evaluated the accuracy of residents' responses to the 2016 Residents' Survey consultation.

The accuracy of a survey depends on three things:

- **Sample size** – the larger the sample, the more accurate the results. This is not linear, so doubling sample size does not double accuracy
- **Percentage** – the closer an answer is to a 50:50 split, the lower the accuracy
- **Population size** – the size of the overall population sampled is relevant if the sample is more than a few % of the population.

We used an online calculator at: <https://www.surveysystem.com/SSCALC.HTM#one> to calculate confidence intervals at the 95% confidence level. Calculations assumed a parish population aged 15 and over as 351 (from the 2011 Census).

### Q1. How important is each of these aspects of Coleby parish to you?

The aspect with closest to a 50:50 split was *"Two Pubs"* which had an importance rating of 59% from 106 respondents.

We can say that we are 95% confident that the true importance rating lies between  $\pm 7.8\%$  of that figure and that all other answers are more accurate than that. Most aspects had importance ratings greater than 70%, with a confidence interval better than  $\pm 7.3$

### Q3. How good is each of these aspects at the moment?

The aspect with closest to a 50:50 split was *"Transport connections to other places"* which had a satisfaction rating of 49% from 106 respondents.

We can say that we are 95% confident that the true importance rating lies between  $\pm 7.96$  of that figure and that all other answers are more accurate than that. Most aspects had importance ratings greater than 70%, with a confidence interval better than  $\pm 7.3$

### Q5. How much do you agree or disagree with the following statements about future developments in Coleby Parish?

The aspect with closest to a 50:50 split was *"We should encourage contemporary style buildings that complement their surroundings"* which had an agreement rating of 50% from 106 respondents.

We can say that we are 95% confident that the true agreement rating lies between  $\pm 7.96$  of that figure and that all other answers are more accurate than that. Most aspects had importance ratings greater than 80%, with a confidence interval better than  $\pm 6.37$

**Q7. How much do you agree or disagree with the following statements about potential issues in Coleby Parish?**

The aspect with closest to a 50:50 split was *"Dog walkers behave responsibly here"* which had an agreement rating of 51% from 106 respondents.

We can say that we are 95% confident that the true agreement rating lies between  $\pm 7.96$  of that figure and that all other answers are more accurate than that. Most aspects had importance ratings greater than 70%, with a confidence interval better than  $\pm 7.3$

Within the Neighbourhood Plan, responses where there was no clear majority taking the confidence interval into account were classed as 'equivocal'. However, most answers provide very clear steers to developing the Neighbourhood Plan.

**Other relevant information**

Please note that respondents were self-selecting i.e. they could choose whether or not to participate in the consultation.





## Parish event Tuesday 8 November at 7:00 p.m.

We asked you last month to get this date in your diaries and here is extra detail about what we will be doing on the night.

Firstly, we'll be sharing **more details about results of the Neighbourhood Plan Survey** including areas where there is clear agreement and those where your views are less consistent so more work is needed.

Next, and this will be the main part of the evening, **our consultants Open Plan Ltd will share details of their independent study of where the Parish could accommodate the level of development required by national housing policy.** You will be invited to make your views known about the results of this study.

Refreshments will be available during the event.

We hope you will be able to make it. **We particularly want to encourage younger Parish residents (teenagers upwards) to attend** and let us know your views.

**If you intend to come please mail [coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)** to help us with arrangements.

If you are not able to attend on 8 November you will be able to drop in to the Village Hall any time between 3:30 p.m. and 6:00 p.m. on Saturday 12 November and to find out about survey results and the independent study with members of the Neighbourhood Plan Working Group.

See you there!

*David*

David O'Connor

Chairman of Coleby Parish Council Neighbourhood Plan Working Group  
October 2016

*PS: If you are not on the email circulation list and want to join it please contact Sue Makinson-Sanders ([colebyparishclerk@googlemail.com](mailto:colebyparishclerk@googlemail.com))*

All aspects of life in the Parish scored highly with most gaining over 70%. This is not surprising as the list was identified by residents at the May event.

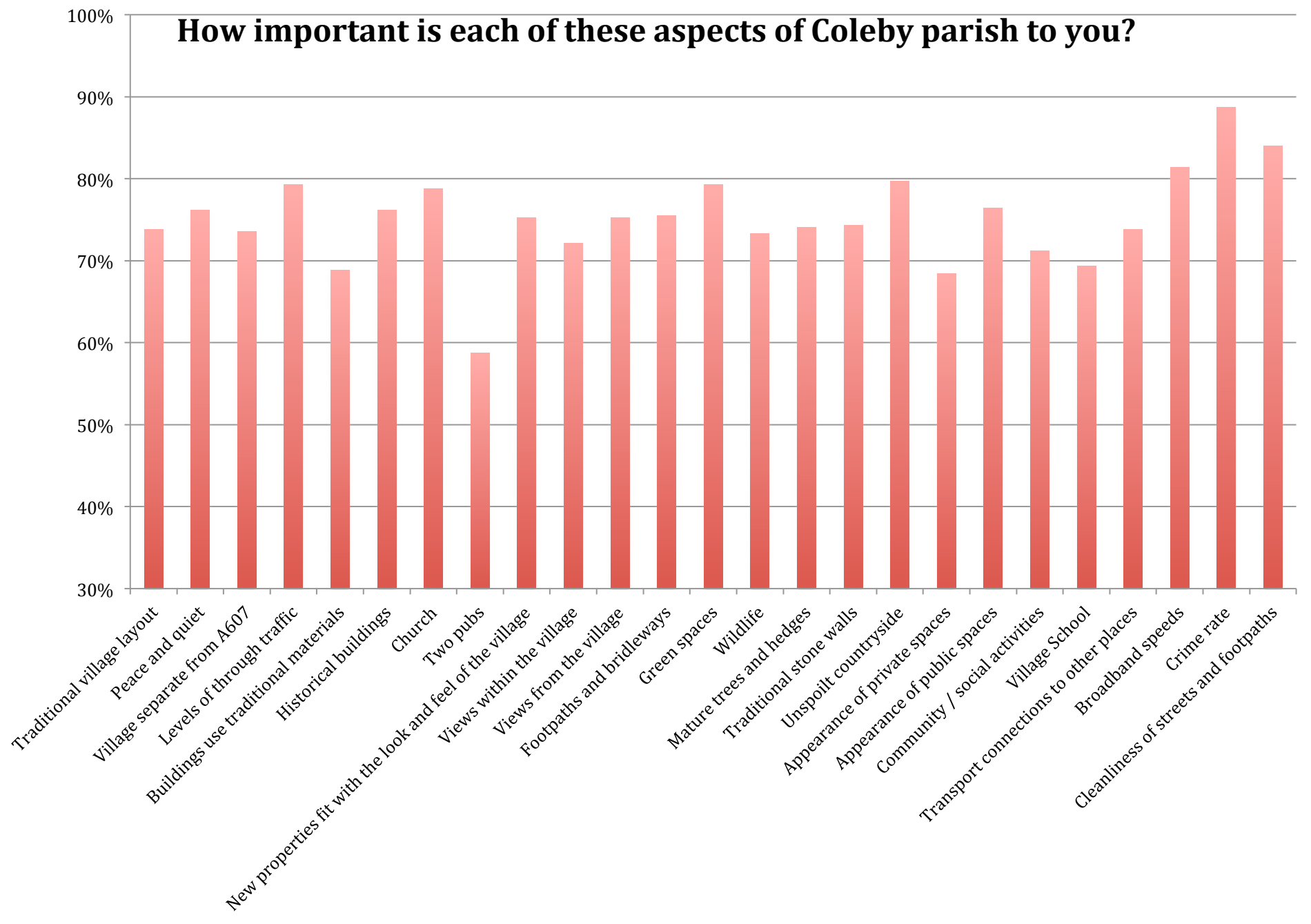
The most important aspect was the Crime Rate (89%), followed by Cleanliness of Streets & Footpaths (84%), Broadband Speeds (81%) and Open Countryside (80%).

How important is each of these aspects of Coleby parish to you?

The least important was the Two Pubs but even that scored 59%.

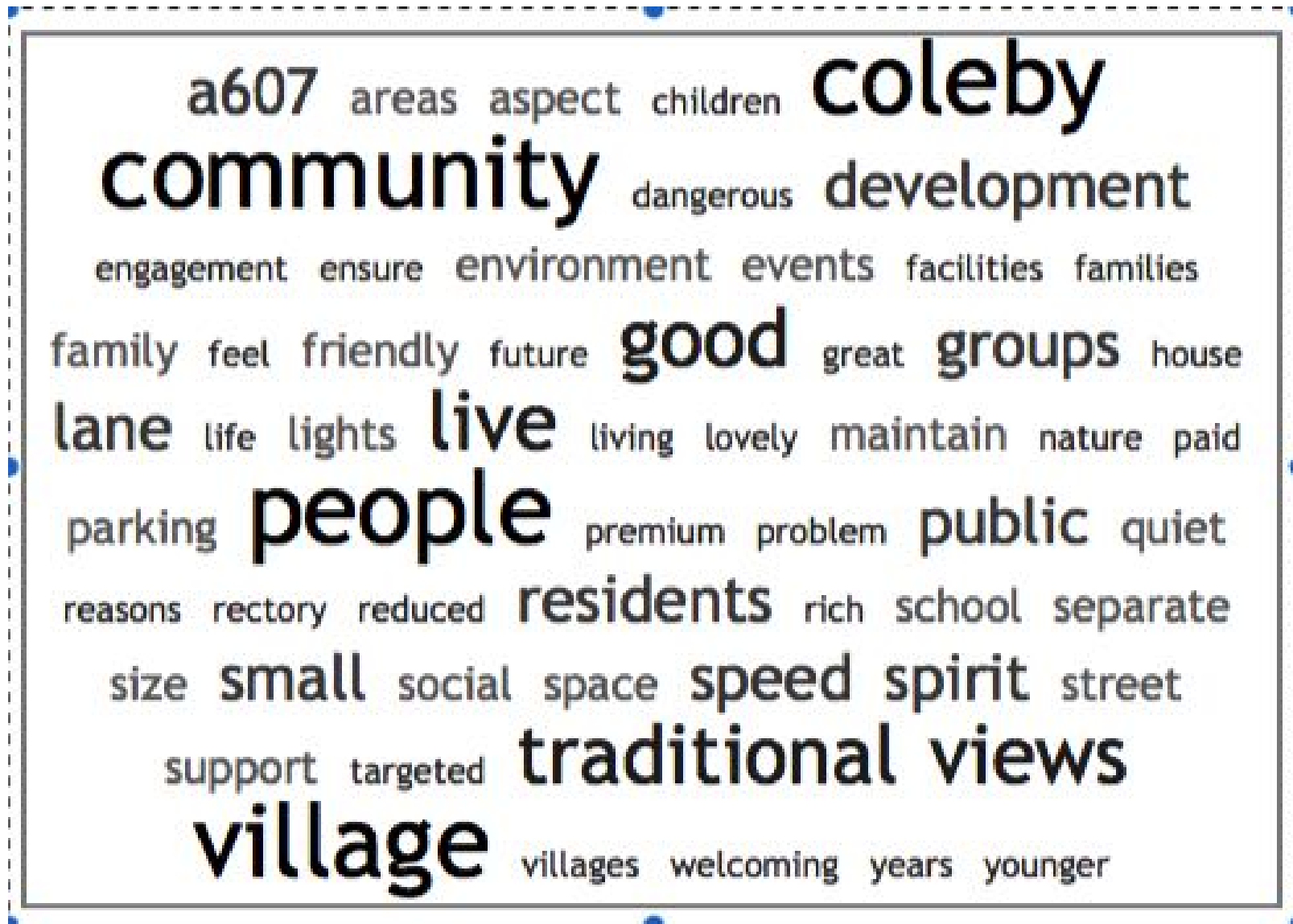
Comments identified that Community Feel and Spirit should be added.

## How important is each of these aspects of Coleby parish to you?



**Word Cloud for “Is there anything you would like to add or clarify about aspects of life in Coleby that are important for you?”**

*The bigger the word, the more it was used by people.*



Some views of the village from outside should be protected.
Coleby needs to ensure there is affordable housing available for young families to ensure a rich population mix.
The traditional feel of the village. Coleby is peaceful and calm and we have chosen this village to raise our family for these reasons.
wish to maintain the feeling of a village. not just urban development along the A607
Community spirit, lovely people.
A village that is friendly and welcoming to newcomers. Maintaining traditional views and experiences whilst embracing new technologies.
it is important for the wellbeing of the village and for future generations that the village status is retained and not ruined for ever by unsympathetic overdevelopment of huge estates which appear in other areas. If it is decided to provide small scale developments then they must be small 2 or 3 houses only.
The traditional aspect of village life in Lincolnshire should be maintained.
The really good community spirit in the village.
Coleby cannot stagnate and become a rich elderly enclave. Some new building should be allowed, probably infill hopefully encouraging younger families.
<ol style="list-style-type: none"> <li>1. Good community facilities and positive community environment and engagement.</li> <li>2. Maintain traditional village appearance whilst having controlled village development to maintain and sustain village facilities.</li> <li>3. Public transport links and more visible public protection services.</li> </ol>
The essential nature of a small country village
Neighbourly behaviour.

I see the question "Village separate from the A607" and again it seems that the people who live in the main body of the village don't regard the people who live on the Coleby Heath side of the A607 as part of the village. Rose Cottage Lane and Avenue Villas are already next to the A607, not separate. They are part of Coleby village, even if the people who live in the main body of the village don't want them to be.

The size of the village, about right at the moment

It would be great to involve younger people in the village planning, maybe involving some of the school children to a specially organised meeting so they can air their views.

Peace and quiet is important. It would be very sad if Coleby were to end up as an extension of Harmston on one and Boothby Graffoe on the other side. The Cliff villages have been in existence for hundreds of years separate, but together like pearls on a string and should remain that way.

It is very important to me that the village does not grow or change in character. That is what drew me to Coleby in the first place and that is what keeps me there.

Too many roaming cats!!

The parking on Rectory Road for the primary school is very dangerous. More street lights in the village would be welcome.

Many of the Coleby residents paid a premium above the average house prices in more built up areas when they moved to the village. They paid this premium of many thousands of pounds to live in the village just the way it is now. Any future development must take this into account and be sympathetic to the current infrastructure of the village. They must also respect the wishes of the residents.

The broadband speed is pathetically slow and must create real problems for those working from home.

I would like to see street lighting - with modern environmentally friendly lights. In much of the village pedestrians share the roadway and there are many dark and potentially dangerous areas.

I would also like to see more events targeted to include single people e.g. Coleby Ball could have a reduced price for people who may want to socialise but not indulge in a 3 course meal. Although not just a Coleby problem, most village events are targeted at couples, family or social groups.

The rural nature of the village is one of the main reasons for living here,. It would be a shame if it were to become an urbanised environment.
Properties have a decent amount of space between them.
I would appreciate if people's caravans, boats and trailers etc.could be hidden as much as possible from public view.
Fouling of dogs is a problem.
Solar panels are ugly and do not fit with the village.
The most important aspect is a community that supports and helps each other. The village needs to be alive and not slide into a dormitory settlement that besets many "pretty" villages.
A friendly and welcoming village. Support within the community for each other.
Replace existing street lights with a more suitable (traditional) design. Bury overhead wires. remove as many highway signs as possible and reduce some of the remainder in size.
When entering rectory road the area which is used for parking before orchard house is a mess! It looks very untidy I would like something done about that side. On the whole Coleby is a lovely village where you do not have busy bodies within the village just love this place that we have lived for nearly 4 years.
Speed restriction lowered to 20mph.
Parking of parents at picking up and drop off times. These cause danger not only to children but to residents of Blind Lane. They park close to the entrance of Blind Lane so you cannot leave or enter safely .
The small size of the village assists with the community feel within Coleby, as most people know each other, and the Tempest in particular acts as a social hub within the village.
This village is a quiet haven with an envied crime rate of more or less zero.

Strong community spirit and volunteer engagement in many of the local groups, community projects and fund raising/social events. Ongoing proactive support for the membership and activities of local groups such as Coleby Village Hall Committee, Friends of Coleby School, Village Church Council, Mother & Toddler Group and other organisations specific to activities or projects which are for the benefit of the Village are very important, including a high level of support a good cross section of people and all age groups within the Village.
The situation in Far Lane is deplorable. We have an important asset to the village which we should be proud of. Instead the dispute is affecting all the residents who live nearby.
Community spirit and friendliness of people are good. It is a pleasure to have a traditional village with its historic church at its centre. The business of the proposed development on the Bell west car park was a prime example of villagers concerns re road safety and congestion being over ridden by those in authority.
Speed levels of through traffic should be reduced to 20mph, also consider adding speed bumps.
The Village Hall and recreational space is very important to us as a family. As is a post box. Being able to walk from home and access green and beautiful space and countryside is a great plus to living in Coleby.
My life in Coleby is idyllic - open field views (the views from our property are quite spectacular) quiet roads - nice neighbours a good community and virtually no crime. Why would I want to change any aspect of what is a prefect village environment ?
Maintenance of public foot paths for easier access and ease of walking



Scores generally indicated satisfaction. They were generally over 50% - equivalent to everyone saying something was 'good'.

Highest scoring were: the Church (79%), Views From the Village (77%) and Village Separate From the A607 (75%).

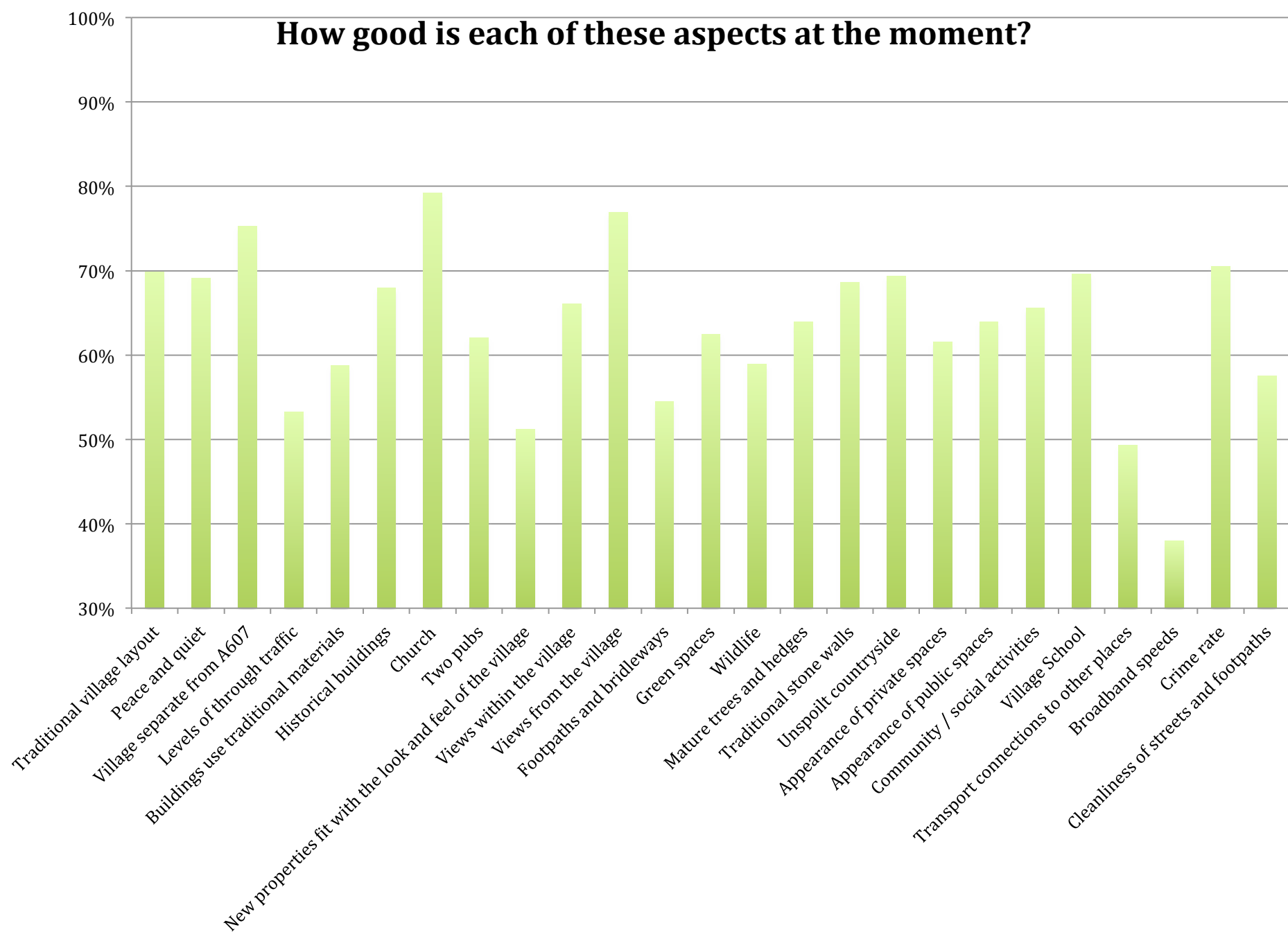
Lowest by far was Broadband Speeds with a rating of only 38%.

The only other below 50% was Transport Connections (49%).

'New Properties Fit With look and Feel of the Village' scored 51%.

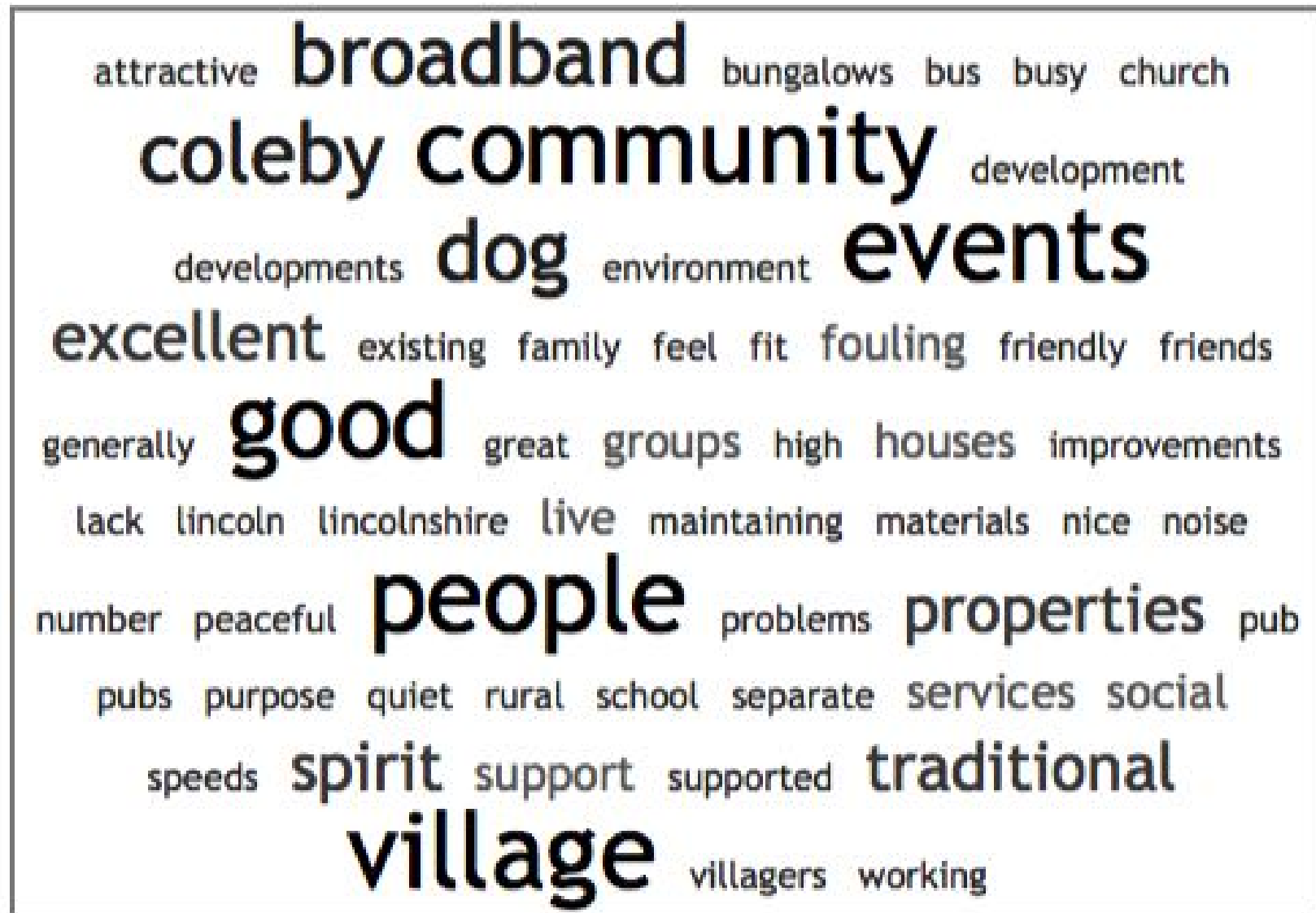
How good is each of these aspects at the moment?

## How good is each of these aspects at the moment?



**Word Cloud for “Is there anything you would like to add or clarify about how good aspects of life are in Coleby?”**

*The bigger the word, the more it was used by people.*



Too much noise from some events and venues. Speeding at lower end of village from Brant Road connection. Some recent properties very ugly. Some private eyesores like old garage on Dovecote Lane. Some events not very inclusive. Generally clean but some dog-fouling issues. Tensions around both pubs at times for different reasons.

broadband speed still not good. mobile phone reception often poor

In the past the developments have been uncoordinated until recently. We have to live with the number of bungalows in relation to the number of houses, but in the future, if new developments are proposed then they should be houses only to redress the balance. Bungalows always take up more footprint and require bigger plots which in this village may not be to our advantage.

- Too many pigeons scaring the small birds away.
- Internet is extremely weak.
- not dog friendly.

1. Further development of community facilities - social groups and clubs.

2. Further development of community pub to provide basic retail goods and services including Post Office.

3. Parking in village needs attention - High Street and outside school.

Lack of public transport at weekends and evenings

Life is quite good except for very very poor broadband

Broadband speeds vary massively.
Broadband speeds for dwellings at Coleby Hall remain very slow
Some of the new properties which have been built over the last 20 or so years have tended to be on a larger scale than the existing properties.
Coleby community spirit is wonderful.
Bus services out of Lincoln finish at about 6pm, later buses would be helpful.
The peace and quiet, the feeling of maturity that it has as a village.
Coleby is a generally good place to live
Nice people, friendly and kind. Lovely old Lincolnshire village.. Very new to Lincoln city with all it has to offer. No traffic, no hassle, lots of mature trees and wildlife. Beautiful old church.
The pace and quiet of living in a rural village is welcoming to those of us that have busy working lives.
A great community spirit and pride in maintaining an attractive village by residents.
Coleby is a good and caring village. After recent health problems I was pleasantly surprised how many people supported me.
The fact that the village is separate from the A607 means that it retains its rural environment and is peaceful..
There is a dog fouling issue.
A great place to live.
Good neighbours and friends in the village.
Village is very well supplied by people who will do things and support.

Some of the newer properties in the village do not fit in with the look of the traditional village.

The pub causes noise problems when busy and at some events, sometimes at unacceptable levels.

Some village events are priced too high and will cause social exclusion.

At the moment Coleby is a social village where people help and support one another. Villagers also support the various organisations within the village that bring people together.

For those who wish to join in events and be part of our community the welcome is there but also an appreciation that not everyone wants to engage with their community.  
It is a peaceful and non-threatening environment.

Good community spirit people willing to help at functions.

Once again, the size of the village is pivotal in maintaining a village feel.

JUST TO MUCH DOG DIRT ON WLK WAYS

Dog fouling often problem

Bus service is good, apart from the lack of evening services

Broadband really needs to be improved. Some houses don't fit the look of the village (e.g. those plastered white in a contemporary style: use of traditional materials should be applied to all home improvements no matter the additional cost, planning permission should order essential use of traditional materials)

Please see answer to Question 2 above. In addition, through volunteer engagement and existing groups or new groups for a specific purpose, Improvements can be made where required. The role of the Parish Council is also very important for this purpose, helping to get villagers engaged and working together, even if this is through a separate or associated sub group.

Community spirit is very strong in the village.

Excellent village and community spirit

We like the sense of space and being able to have vistas around the village and out of the village. It is a very attractive and traditional looking village, which was the reason we moved here to settle and start a family. It is admired by our visiting friends and family who comment that it has similar feel to the Cotswolds, and is quite different to much of the rest of Lincolnshire.

An excellent Church which is well supported - a nice thriving School - an excellent village hall and playing fields which are well kept. We are also lucky to have two such good pubs offering a wide range of real ales and excellent food. The village also organises some good events such as the Soap Box Challenge recently held.



Clear steers on most issues.

These can now be developed further into local policies within the Neighbourhood Plan.

The only area left uncertain was 'We should encourage contemporary style buildings that complement their surroundings.'

## Statements about future developments in Coleby Parish

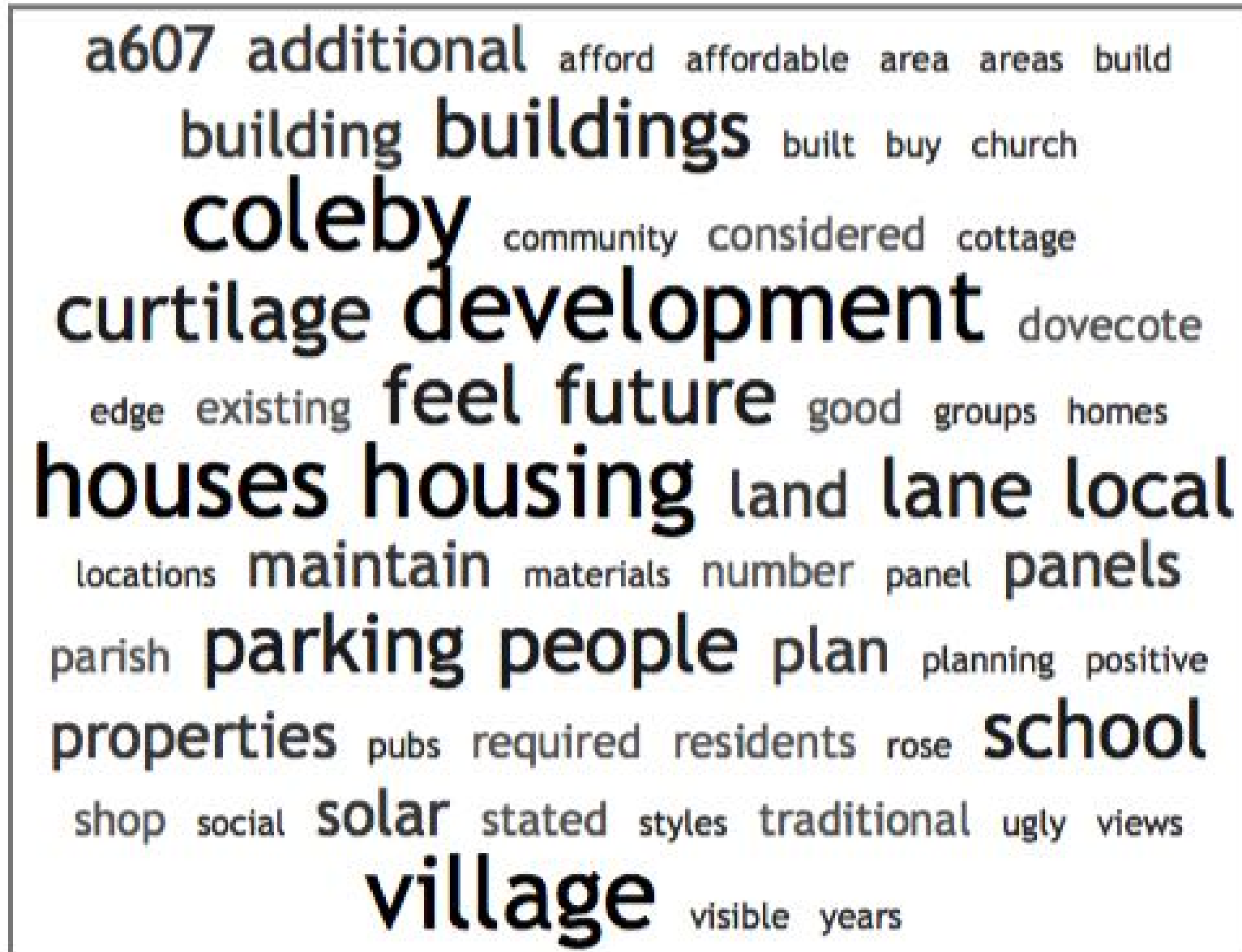
We'll be developing this further on your tables tonight



<b>How much do you agree or disagree with the following statements about future developments in Coleby Parish?</b>	<b>Disagree</b>	<b>Agree</b>
The Central Lincolnshire Local Plan target to build 10% additional homes in Coleby (up to 18 homes) by 2036 is too low.	<b>80%</b>	20%
Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.	37%	<b>63%</b>
We should protect land between existing buildings and build additional homes on the edge of the village.	<b>62%</b>	38%
There should be a defined boundary to contain developments in Coleby village	12%	<b>88%</b>
It would not matter if the village grew to meet the A607.	<b>73%</b>	27%
New buildings should be constructed using traditional materials	4%	<b>96%</b>
We should encourage contemporary style buildings that complement their surroundings	<b>50%</b>	<b>50%</b>
New buildings should generally be no higher than two storeys.	1%	<b>99%</b>
Sometimes a 3 or 4 storey building would be acceptable.	<b>88%</b>	12%
It is better for derelict buildings in open countryside to be brought back into use than left in disrepair.	1%	<b>99%</b>
People on lower incomes should be able to afford a proportion of new homes.	13%	<b>87%</b>
Local people on lower incomes should be given priority in buying a proportion of new homes.	16%	<b>84%</b>
New homes should have sufficient off street parking for residents and their visitors.	1%	<b>99%</b>
Some views within the village are so important they should be protected.	0%	<b>100%</b>
Some views looking out from the village are so important they should be protected.	1%	<b>99%</b>
Some views of the village from outside are so important they should be protected.	2%	<b>98%</b>
We should encourage the use of renewable energy even if that changes the look and feel of buildings.	<b>53%</b>	47%
Street furniture, like lighting and seating, should be well designed and complement their surroundings.	0%	<b>100%</b>

*The bigger the word, the more it was used by people.*

Q7



Need to balance infill development with growth on edge of village so that we do not reach the A607. Parking will become a bigger issue than it already is and needs addressing. Views are really important. Many solar panels are very ugly.
Whilst it would be nice to maintain Coleby in a time warp, where only traditional looking houses are built, life moves on and the key is to compliment the traditional with contemporary architecture. There are already done good examples of where this has happened.
it would be better if conventional solar panels were not visible from public spaces - there are now varieties of panel which mimic local roof styles - these could be employed when visible.
I would approve use of some new building materials if they are complimentary to the existing buildings in the village
School bus should not come through the village. It should stay on the 607.
Coleby Parish is not just Coleby Village and outside the village itself there are a number of groups of houses. This type of development is preferable for the future rather than trying to extend the boundaries of the village which already exist. The areas are Rose Cottage Lane, the houses on the 607, and the group on the A15. These communities are themselves isolated to some extent from the village of Coleby and small areas of development , 1or 2 houses in these locations would help to make them more sustainable and improve the groups. These additional houses should be included in the 10%, not additional to the 10%. The Farm buildings on the 607 are a particular area where reuse of otherwise derelict buildings would make a positive contribution to the housing stock , but more importantly make a positive step in improving the visual .
Some of these feel like loaded questions. Need more specifics.

Coleby school requires additional off street parking - the bottleneck on Rectory Road in the morning and afternoon is an accident waiting to happen

Parking lay by opposite the entrance to the Village field is an eyesore

The village should have a 20 mph speed limit

1. Further build development should complement the traditional cliff village environment - with modern compatible developments in appropriate locations.

2. Controlled development in village - but sufficient to maintain key village facilities such as school, church, pubs, community centre etc.

3. Solar panel development on set aside land should be explored and benefits shared with the village.

It is essential it should fit with the existing surrounding to retain the ethos and feel of the village not ruin it

It is important to maintain the 'feel' of the village.

I think a shop would benefit the village greatly as the nearest shop to go to is in Navenby and with the plan of building more houses in the future I think a shop would be handy and ideal in the village.

We should have a definite Village Curtilage.

No large houses on tiny plots please

If the village were to be extended to the A607, it would lose its 'village feel' and become another cluster of buildings that straddle the main road.

No social housing scheme, it will destroy the village over time.

I thought that there was a curtilage to prevent building beyond the curtilage?

Development is needed to regenerate the village by making houses more affordable to younger people, this would help to maintain the future of our school.

Solar panels are so ugly.
The old quarry on Dovecote Lane could be a good site for new housing as it would not have much impact on the village infrastructure.
Despite having some reservations about the village expanding up to the A607 I would like to investigate ways of allowing residents in Avenue Villas and Rose Cottage Lane feel more part of the village. I feel there is a bit of 'time and us' attitude at present.
I question the need for the number of houses stated to be required by the Central Lincolnshire Local Plan given that Coleby is required to have an additional 10%. There are empty properties within the village so this would indicate that there is not the demand for the number of houses that it is suggested are required.
If some smaller properties are built then people on lower incomes will be able to afford them but we should not 'ring fence' properties for certain 'types' of people. It is not right (in my opinion) to give preference to buy properties according to how 'local' people are - if we build a mix of homes in differing sizes and at different costs then people can buy what they wish and can afford - we should not be forcing that selection.
THE VIEWS OF LOCAL PEOPLE /NEIGHBOURS SHOULD CARRY ALOT OF WEIGHT IN PLANNING DECISIONS. IF THEIR ARE STRONG LOCAL OBJECTIONS TO A DEVELOPMENT THE COUNCIL SHOULD NOT BE ABLE TO OVERRIDE THIS AND GRANT PERMISSION.
Young people should be able to access affordable housing especially for those children that grew up in and around Coleby.
Any development within the village should try to maintain the character of the village and avoid rows of identical buildings
Hopefully any future building styles will be in keeping with the individual look of many of the properties already in the village.
I do not accept the need for additional housing as stated by national and local government (hence Coleby's share of it). The stated targets for housebuilding have been consistently missed over many years yet society has not crumbled. We are years behind the local plan target so perhaps should ignore it!

Both pubs in Coleby have a problem with parking.

Parking on the green at the Tempest Arms.

The Bell in Far Lane is causing misery to residents through irresponsible parking. This is also a DANGER to residents as Emergency vehicle would be restricted in entering and turning in Far Lane.

I would not support the provision of social housing within the village, as sadly the issues that tend to accompany such projects would be thrust upon the village.

Although I agree that there might be need for more houses in the village I think that the planning should be done with care to maintain the village

It is important and legally necessary for any new development proposals to be considered on their own specific merits and in compiling the Neighbourhood Plan in relation to what is or is not an acceptable development proposal, the parameters for this should not be too prescriptive. They can set an appropriate framework, but unless there are clear site specific reasons for development not to take place, there should be an appropriately flexible approach with each application considered on its own merits in relation to land within the Village. Land within the village should be considered for development prior to any extension of the Village curtilage as currently exists, but certain sites adjacent to the existing curtilage may be worthy of consideration if sufficient land within the Village is not suitable, available and deliverable to satisfy the target level of 18 new homes by 2036.

When Coleby was given Conservation Village status we were promised that future housing development would be permitted only within the village curtilage. I believe that this ruling should continue to be applied particularly on the Dovecote Lane entry to the village from the A607.

Any development in this area would necessitate the widening of Dovecote Lane and immediately the rural aspect of that approach to the village would be lost.

The Parish Church needs to be sensitively altered to allow more use for Community and school events. The parish hall is good but is away from the school and majority of village houses.

Please, no more solar heating panels on roofs.

Future development should be curbed to the bare minimum. Large scale mixed housing development should be discouraged - in fill in the village should be used first before any building takes place on the edge of the village. Stone or natural materials should be encouraged for the design of new buildings.

There were generally clear results about whether residents considered something to be an issue.

There were many comments about parking and speeding – many favoured a 20mph limit in the village.

'Dog Walkers Behave Responsibly Here' and 'There is lots for Working Age People To Do In Coleby' both had evenly split agree / disagree.

## Statements about potential issues in Coleby Parish

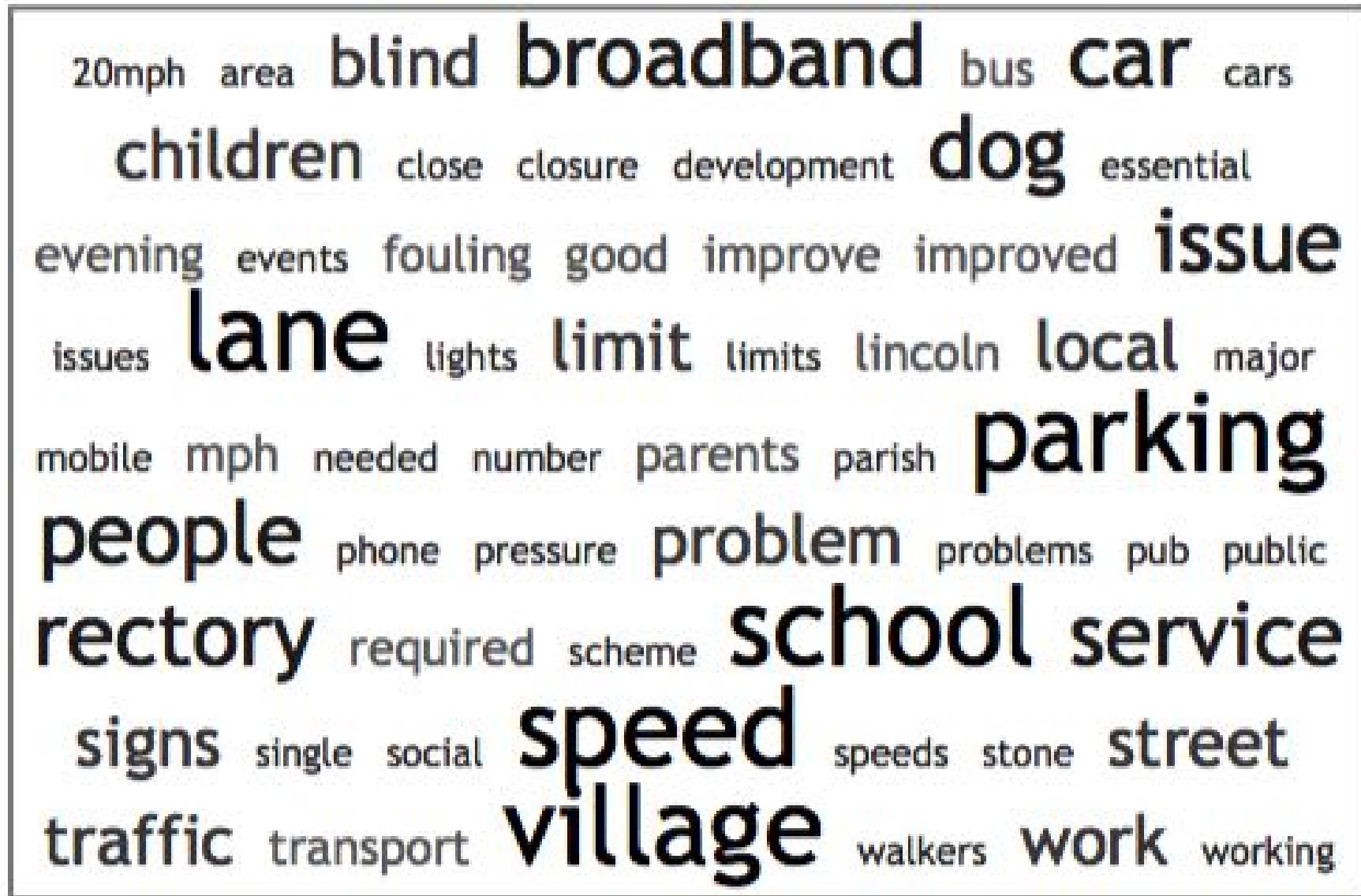


How much do you agree or disagree with the following statements about potential issues in Coleby Parish?	Disagree	Agree
Car parking is not a major issue in Coleby	<b>72%</b>	28%
Car parking should be managed by making more spaces available	25%	<b>75%</b>
Car parking should be managed by legal restrictions, like resident permits and / or yellow lines	<b>67%</b>	33%
Car parking should be managed by persuading people to change their behaviour	5%	<b>95%</b>
Entry routes to the village are welcoming and project a good image	22%	<b>78%</b>
I can access good quality health services at the right times within a reasonable distance from my home.	9%	<b>91%</b>
I am happy with the quality of schools available	0%	<b>100%</b>
We need more things for pre-teens to do in Coleby.	12%	<b>88%</b>
We need more things for teenagers to do in Coleby.	7%	<b>93%</b>
There is lots to do for working age people in Coleby	41%	<b>59%</b>
There is lots to do for retired people in Coleby	26%	<b>74%</b>
Community and social events cater for all residents	25%	<b>75%</b>
Community and social events are affordable	19%	<b>81%</b>
I can access the shops I need easily	15%	<b>85%</b>
I can access the leisure facilities I need easily	36%	<b>64%</b>
Reducing light pollution and seeing the stars is more important than having well lit streets and footpaths at night.	37%	<b>63%</b>
I worry about crime in my area	<b>73%</b>	27%
Road signs are cluttered and confusing	<b>68%</b>	32%
We need better daytime bus services	<b>60%</b>	40%
We need better evening bus services	9%	<b>91%</b>
I can access recycling facilities easily	<b>71%</b>	29%
Dog walkers behave responsibly here	<b>49%</b>	<b>51%</b>
Traffic speeds are just right	37%	<b>63%</b>
I can access employment opportunities within a reasonable distance from my home	8%	<b>92%</b>
I can work from home effectively when I need to	18%	<b>82%</b>

**Word Cloud for “Is there anything you would like to add or clarify about potential issues in Coleby?”**

*The bigger the word, the more it was used by people.*

Q9



Car parking will become a major issue soon. No identity or welcome when entering the village. Some social events not inclusive. Evening buses would be good. Leaden ham tip closure causes problems. Some dog fouling issues. Speeding at lower end of village and Rectory Lane.
Coleby is no different to the vast majority of other towns and villages, in that there is pressure from the number of cars. There is sufficient parking available without the need for further action.
There is an issue with dog fouling
I think we do need adequate street lighting but all or most street lights should be fitted with motion detectors, so they only come on when needed
Mobile phone signal and broadband could be better.
Dogs barking are more of a problem.
School traffic and parking is an issue that has never been addressed and is a constant problem.
Public transport is a major issue. The service is regular but needs to be extended and improved. Without private transport, access to shops, doctors surgery, leisure and cultural activities are very restricted. Living in the village it is important to have private transport, a car is essential to enable any activity, other than getting to Lincoln or Grantham, to be possible. Any development in the village must take account of essential car ownership and off street parking is absolutely essential.
Social and community events are there for all who make the effort it is not delivered on a plate to them.
I don't think that the double decker busses coming through the village, morning and night collecting secondary school pupils are really needed, as those going in the other direction are expected to cross the main road. The other problem is some parents seem to think it's fine to speed through the village.

1. Facilities for younger/youth required in the village - development of a local youth service.
2. Facilities for retired/older people required including: groups and clubs; allotments; links to local U3A; shopping service and prescription service for housebound people.
3. Environmental initiatives - solar power; hedging, ditching and verge cutting; poo-bag points for dog walkers.
4. Public protection - develop a good neighbor scheme/village constable scheme - complement and supplement the local police service.
5. Improve evening bus service - and develop a volunteer car scheme for GP, Hospital and shopping visits.
6. Village Hall Committee, Church and Pub to work together to improve range of entertain opportunities in the village - which is attractive to all ages.
7. Fund raise via precept, donations, fundraising events such as car boot sales to fund village developments.
8. Development of Parish Councils, particularly when we move to single tier local government, as a crucial tier of local democracy.

Struggle to work from home due to very poor broadband speeds

Working from home becomes an issue due to broadband speed.

I think a reduction in the speed limit for the main body of the village would be appropriate. Blind Lane in particular I think would benefit from a 20MPH speed limit.

Despite the provision of 'park and stride' there is still a problem with thoughtless school parents who park dangerously when collecting their children from school.

Most dog walkers behave responsibly but there are still instances of dog fouling on pavements near the school.

Speed limits within the village need to be controlled better. I have regularly followed people (both visitors and villagers) into the village when I can see they are exceeding the speed limit with no regard. The parking close to the school and up to the corner of Blind Lane when people collect their children from school hasn't changed at all over the years showing blatant disregard for parking safely.

Persuading people to change parking behaviour does not work

Entrance road into the village - Rectory Road - would be improved with a kerb being in place either side of the road to the main road. Also there is a muddy area near the telephone box that is in Rectory Road, it could be made into a parking area and have a hard surface applied and look much better.

Too many dog walkers either do not pick up litter after their dog or they leave their dog muck bags lying around or hanging on fences.

30 mph speed limit is too high for driving through the village, 20 mph is more appropriate due to blind corners and narrow roads.

Too many road signs. It is legal (according to the road signs) to drive at 50 mph on Rectory Road going out of the village. This is ridiculous.

The sign for a bend situated on Dovecote Lane near the Blind Lane junction is needless as nobody notices it.

We already have more than enough street lights.

Better broadband - update fibre not much faster!.

Strongly feel that a 20mph speed limit past the school be imposed.

Dog fouling is a real problem in certain areas.

The daytime bus service is very good. However with the last service leaving Lincoln at 18:15 there is no way of socialising in Lincoln in the evening other than by car. The lack of an evening bus service also limits travel further afield one has to be back in Lincoln by around 18:00 hours. Taxis are available but add nearly £15 on a day out - a lot for a single person. I don't know if bus services come under parish council influence but presume pressure could be applied. What about looking into a Newark / Seaford service linking into our Number 1 service of Leadenham offering public transport visits to Sleaford or Newark.

Broadband has improved significantly but could be better. Mobile phone signals are very poor and need to be improved particularly for those who wish to work from home.

New wiring and removal of overhead wires and phone lines would greatly enhance the environment and might help to improve broadband speed

Broadband speeds are too slow.

I am happy with 20 mph limit near school and other places.

Far lane is a traffic nightmare. No parking. Lot of turning. Most houses are on street parking only.

A very good question over light pollution. I don't think High Street is well enough lit for the winter months but we can all carry a torch.

School parking during term - parking right up to corners.

If the questions about car parking are targeted at the issues on Far Lane then I'm disappointed that the actions of a few have influenced to such an extent. Far Lane has been a single lane for 300 years so I suggest that if all acted responsibly then there wouldn't be an issue. It isn't about persuading people to act differently, it is about personal responsibility to each other / neighbours. As for parking near the Tempest, then the solution already actioned on the village green are positive.

I can't work from home due to poor broadband speeds.

Some traffic going through the village is going too fast. I think we should impose 20 mile speedlimits.

Parking near pubs causes problems. The village green has been in terrible state, whilst the pub carpark remains empty.....

Car parking by parents near the school should be discouraged but restrictions elsewhere are not required

Far too many road signs on the A607, north and south of the village.

Recycling now requires further distances to drive since the sad closure of Leadenham tip.

Broadband is a real issue even with fibre optic it often drops too low I have speed test results to show. In addition, drivers speed through rectory road without giving a thought to children or pets who may be about its disgusting and one day someone will get hurt. On Car boot days we are woken very early by noise and cars beeping and running engines!

Parent parking for school drop off and collection...chaotic and potentially dangerous. There is parking provided at the village hall why don't parents use it?

Maybe adding a multi sports game area or tennis court to village would accommodate all ages of children and adults.

Regarding road signs, in many areas around not only this county but other parts where I have traveled, road signs are obscured by hedges not being cut back as they should be.

Personal safety is more important than seeing the stars, if people want to go and see the stars they only need walk a few minutes, or stand in their gardens and switch off their lights.

Improve the layby opposite the playing field.

There is a garage on Dovecote lane which is falling down can this be renovated or removed.

There is a stone wall on Blind lane which has bricks built on top of the stone which looks as if it could fall over at any time. It would be nice to see the bricks removed and replaced with stone.

Careful consideration needs to be given to how any deficiencies are dealt with, including close liaison between existing village groups where required on matters such as addressing parking congestion on Rectory Road. Again, the Parish Council has an important role to encourage and facilitate this, working in conjunction with the Village Hall Committee and the School.
Recreational activities for teens, employed and retired, all would use tennis courts, bowls and badminton - requires land, grants and developer.
Traffic from outside and passing through the village generally pays little or no attention to speed limits, particularly near the primary school.
Traffic speed should be 20mph for safety reasons, especially near school.
Dog fouling is a perennial problem on pavements as well as countryside footpaths. Footpath clearance has deteriorated this last year, especially this summer, some are almost impassable. As car ownership continues to rise per household, we foresee vehicle 'clutter' on highways as an increasing problem. Pigeon populations seem to also be growing!!
RAF Waddington is very close by and the runway has now been relaid so noise from aircraft in the future could be an issue particularly as the world appears to be more dangerous at the moment with the potential for more conflict.
Working from home would be easier with faster broadband. We'd like a basic shop ?in the pub?
Parking at the. Junction of Blind Lane and Rectory Road is a potential danger to both children and vehicles. Parking on Far Lane is a farce, and not leaving clear access to emergency vehicles



Over 77% of respondents were willing to pay more each year to maintain and improve the Parish – 32% would pay at least £50

73% of respondents would give up a few hours of their time each month.

## Resources

But that also means that more than 22% were not willing to pay more

How can we raise resources within those parameters? Many existing grants are drying up.

*The bigger the word, the more it was used by people.*

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Q11

Coleby is generally an affluent village with high expectations. In the future it will need more money and volunteering for things to be maintained or improve. This would not have to be by council tax but could be a 200 club or similar.

When we stop working we will help around the village

The Parish Council does a good job, but with a little voluntary help and a regular tidy up of the streets the appearance would be improved. A working party every month during the spring to autumn period would produce a bonus.

Our taxes are there to pay for the councils to manage our Village properly and they should manage there budget accordingly.

Not just keep asking us to pay a bit more here and there and then remove facilities ie waste disposal.

1. Neighbourhood Plan to help to Parish Council to determine priorities, prepare a budget and financial plan to support implementation.

2. Fund raise through Precept, donations, and general village fundraising such as car boot sales - maximise lettings from village hall.

3. Resources to include a combination of cash and contributions in kind through volunteering etc.

Amount extra willing to pay depends on what it would be spent on.

As for donating extra money: I would like to see the existing allowance spent very carefully (first). We may have to consider a change of approach. In case of an emergency I would be willing to offer some help. NOTE we should not be made responsible for mess caused by dog owners, leaflet drops could help educate residents by showing costs associated with irresponsible activities!

If Lincolnshire Couny Council cut back on their grass cutting programme could the parish council - as a one-ff cost -

purchase a ride on mower. If a rota was set up I would be willing to do a stint. I think it very important from a road safety angle that grass at A607 junctions is regularly maintained.

There must be a people in Coleby with a plethora of skill. What about a skills bank where very local sharing of skills could be encouraged either one to one or in a small group at the village hall. Topics could include basic IT, learning a foreign language etc.

THE PARISH SHOULD TAKE RESPONSIBILITY FOR FOOTPATH MAINTENANCE AS THEY ARE CONSTANTLY OVERGROWN AND NOT CUT FREQUENTLY ENOUGH BY THE COUNCIL.

I realise some people may not be able or willing to pay extra, but that should not stop us raising funds from those who are willing.

I am prepared to pay extra to maintain the appearance and the facilities of the village as long as everybody contributes on a scale according to their means

What is happening to all the money we already pay in council tax?

The village could do with a multi sports use games area for children and then the school could also use in winter or for tennis etc.

There is an excellent level of existing volunteer support in the Village, but it is important to encourage younger generations, particularly those with young families. The average age of the majority of volunteers involved in various Village groups is now likely 60+, so this is important to keep under regular review.

Our council tax is already very high and we have to pay for green bins as well. This year there was an increase for the payment of adult social care and the cost of the police commissioner looks high - perhaps you need to work harder to reduce salaries of the top management which will free up cash for services.

106 responses received.

There were 351 residents 15+ in  
the last census.

That is just over 30% response  
rate.

Survey results fall within  
accepted standards of statistical  
accuracy.

## Survey responses

77.9% of responses were from  
over 50s

In the last census, the median  
age of the Parish was 50.

## Word Cloud for "Is there anything further you would like to say?"

*The bigger the word, the more it was used by people.*



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<p>This is a real opportunity for Coleby to pull together and I hope that residents grasp it.</p>
<p>there is a lot going on in the village. It's a credit to the people that give their time. The two pubs are an asset.</p> <p>The key issues raised in the plan seem very conservative, eg car parking. I would like to see more about what Coleby will look like in the future. How will the village embrace new houses and young families? What new amenities need to be in place to make this sleepy village attractive for younger people? Do we need to plan for the introduction of a local store at some point in the future and what would make it attractive and successful? What place does the church have in creating a sense of community? Do we need to plan to increase school places particularly if new houses are built?</p>
<p>No thank you, this has been a well considered survey and congratulations to all who have put a lot of time into producing it.</p> <p>Thank you</p>
<p>for clarification I do think that all brown field sites should be used before any green field sites are given planning permission.</p>
<p>I feel it is important to retain the present community spirit within the village and to also retain the physical status and appearance of a village that has been here for very many years.</p> <p>There are a lot of people who work hard to make the village 'work' and new folk into the village should be encouraged to be involved as many of them wish to be</p>
<p>i should not like to see any large estate of housing built in Coleby</p>
<p>I am extremely concerned that COLEBY has an increasing elitist and non inclusive mentality. Younger people in the lower income bracket should be encouraged and facilitated for. Presently the image of the village is one of an ageing long term population predominantly interested in protecting their existing environment and investments.</p>
<p>I like my village and a small amount of changes would make it a better place without spoiling the village.</p> <p>We do not need to go over board with changes as this will be a detriment to the village</p>

No parking anywhere outside the school on Rectory road from Coronation Crescent to the Church corner, this will make access from Blind lane safer as people tend to park on the junction, making it safer & more visibility for Children/adults crossing the road. Also a 20 mph down Rectory road. 20 mph could be the speed limit throughout the whole village

Need to ensure that engagement with this process takes into account the views of all people living in the village - young and old, employed and unemployed, people who are retired, and people who work from home etc.

Coleby has a strong 'country village' feel and I believe it is important to maintain this feel along with continuing to promote community and encourage local activities.

Add a shop in the village and make the day and evening bus times more frequent.

Coleby is a lovely village and as such should continue to look like a traditional village in the future. Any building of new homes should fit in with the existing village aesthetic, but allowances must be made for the provision of homes with solar energy panels on their roof.

Coleby is a lovely village to live in, the people are friendly. I would not like to see it being spoilt by developers.

The Parish Council, Church Council and Village Hall Committee all work extremely hard to keep Coleby tidy, clean and socially active and a lovely place to live but there is a need for younger adults and children to be involved. Perhaps consideration could be given to form a youngsters council to get their views.

Don't ruin our village, do not expand outwards.

Regarding peace and quiet in the village, I hope people realise that there is an active airfield close by and the village is on the flight path. Also they should realise there are 3 working farms locally that need to come through the village to get to the fields they are working in. If the village wants to grow it should look at how it can improve housing for younger people or it will become just a retirement village and the facilities we have now could well disappear. Regarding the airfield, it has been around longer than anybody in the village, so they should realise there will be a certain amount of noise.

Village green opposite the Tempest Arms. If any more trees are planted on the Green it will become a spinney, not a green. In our view there are too many trees there already and they should be regularly pruned and, possibly, some removed. Seats have been provided so that people can enjoy the view but the view could be lost if things continue as they are.

The provision of some parking space on the green is to be regretted. Human nature being what it is, cars will be parked on the new part originally, but it is nearly certain that eventually they will encroach further into the green. Insufficient thought has been given to the provision of car parking for customers of the Tempest Arms. Clearly it is not an easy problem to solve but the latest additions to the car park entrance have, in our opinion, further dissuaded customers from using the car park. The green should not be used as a car park for the pub.

Finally and I am sure not in the remit of the parish council, other than acting as a pressure group - I long for the day when we can have a truly integrated public transport system. It would be lovely to be able to board a bus in Coleby and simply buy a day return to Nottingham!

I think it is important to retain the village curtilage and to ensure that development does not urbanise the village environment. The lack of facilities e.g. shops is not a detrimental to the village and if bus services were improved would not cause anyone a problem.

What a good survey.

What a good village to which I am happy to belong.

Attending the annual ball has become very expensive which is a shame. It now seems to be used for raising money rather than providing a social evening.

Coleby is a unique and friendly village where people have a good social spirit and are willing to help each other. The appearance and makeup of the village are at present conducive in retaining this spirit. Large scale changes would undoubtedly alter the fabric of this society and may even destroy that spirit.

I would just like to thank the NPS team for all their hard work to ensure our village continues to thrive.

Parking is the biggest issue. No matter how many spaces are provided people will still park on roads. Stride and walk for the school is a brilliant idea but unfortunately not used by many. Parking for the two pubs is an issue. Even residents park on the roads when they have designated parking.

No

Xmas tree lights on the green would be wonderful.

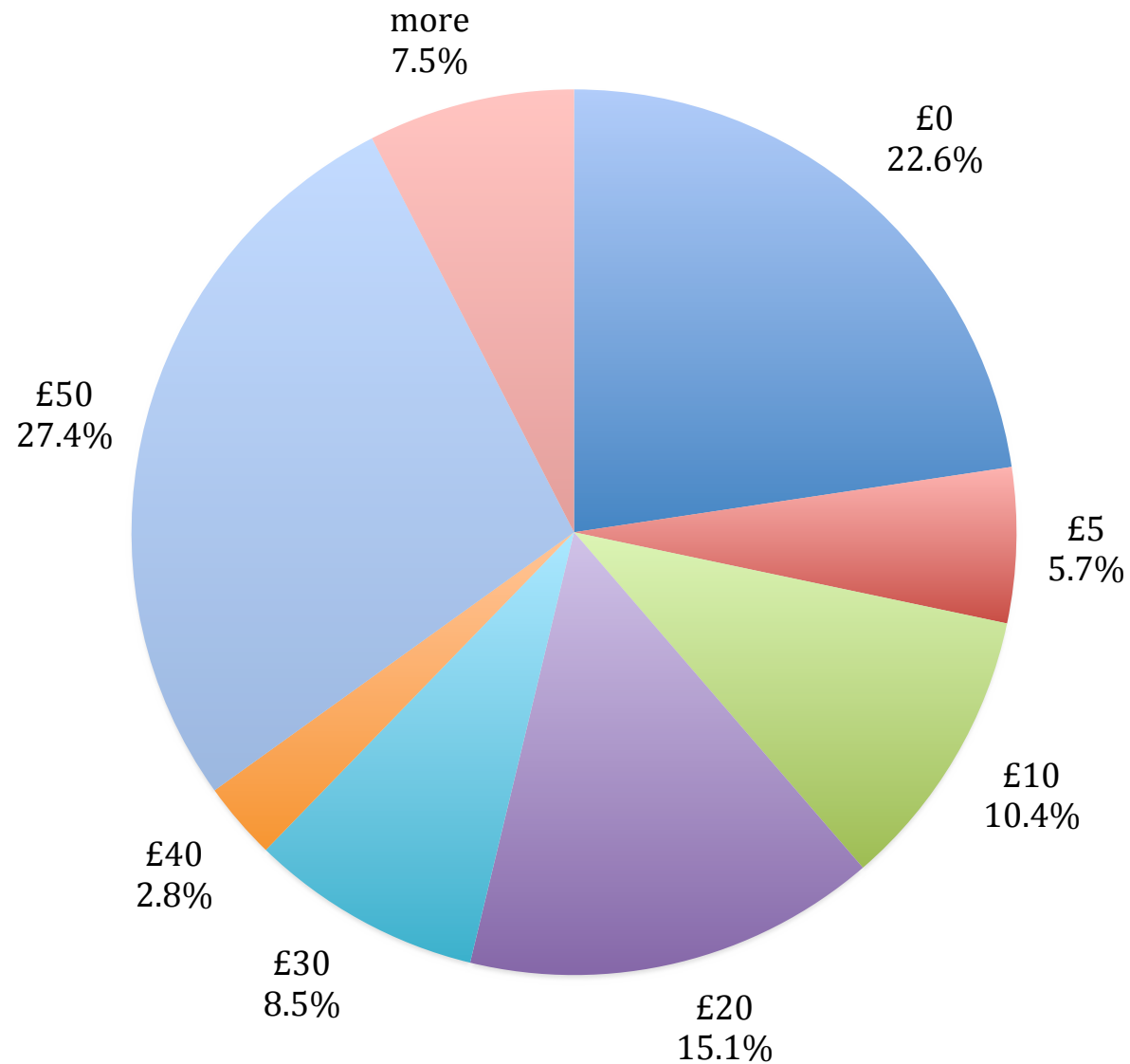
Whilst I am fully accepting that we need a mix of new homes in our Parish, it is paramount that we endeavour as far as is possible to maintain the charm of this lovely place for us and for the generations that will follow us. The identity of Coleby as a mainly stone built village, full of character MUST be preserved.

We are concerned about the field to the side of our property which is being earmarked for possible development - we enjoy uninterrupted views of open fields and we don't want to lose this aspect of our life in Coleby. Please don't spoil our lovely village.

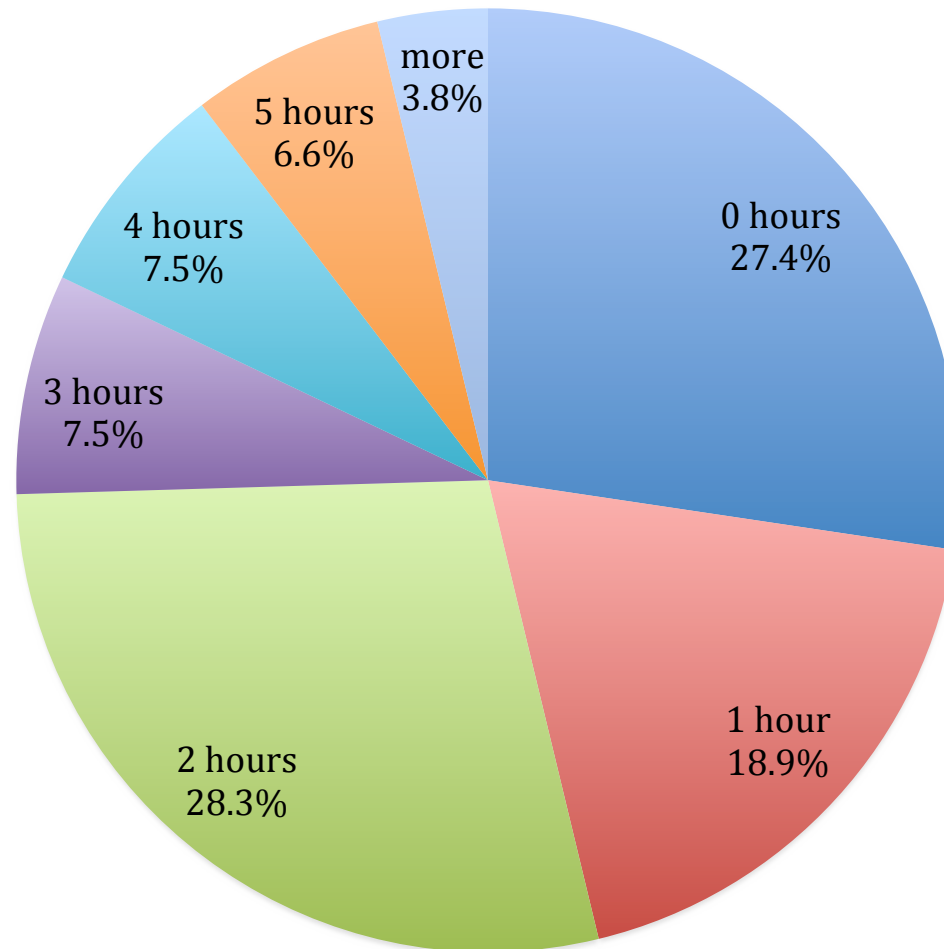
Thank you very much for the hard work. Youngsters were not keen to come to village hall event but have contributed now and they better understand the need to get involved.

We'll done for providing the addition of poo bags and additional dog bin on Coronation Crescent. An additionl dog bin at the public footpath end of Blind Lane would be appreciated

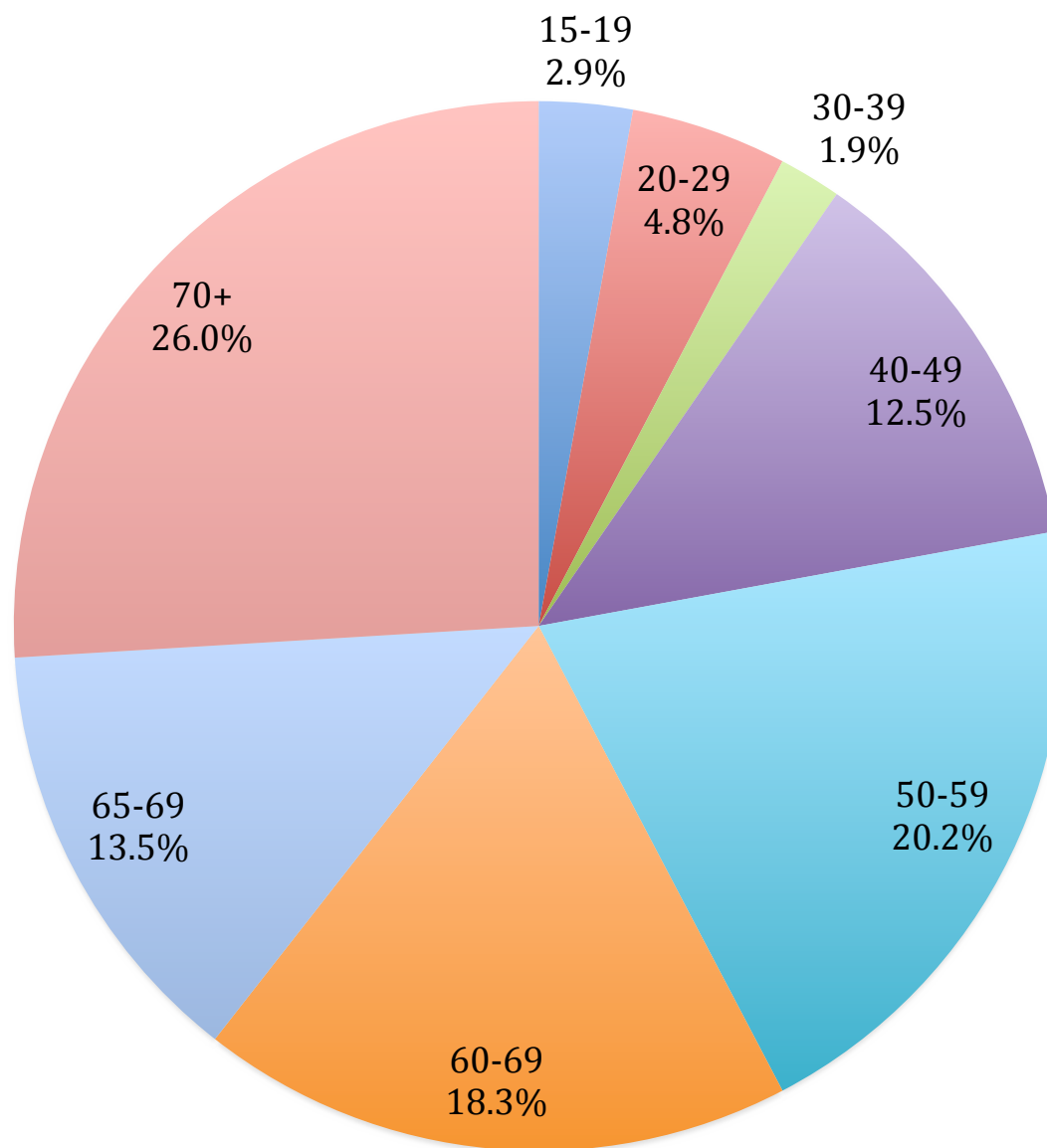
**I would be prepared to pay extra each year from my household to maintain and improve the appearance and facilities of the Parish.**



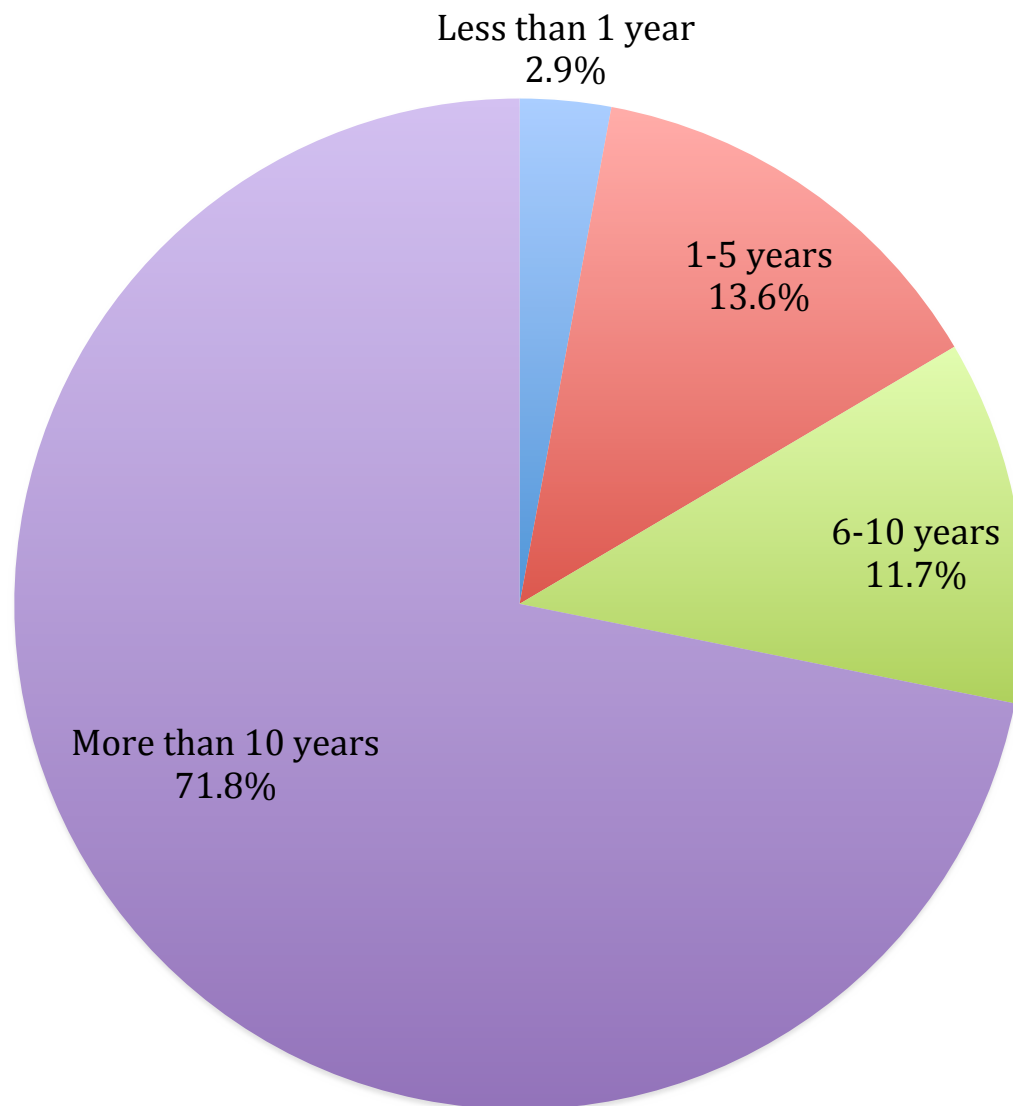
**I would be prepared to spend extra time each month to help maintain and improve the appearance and facilities of the parish.**



### My age group is:

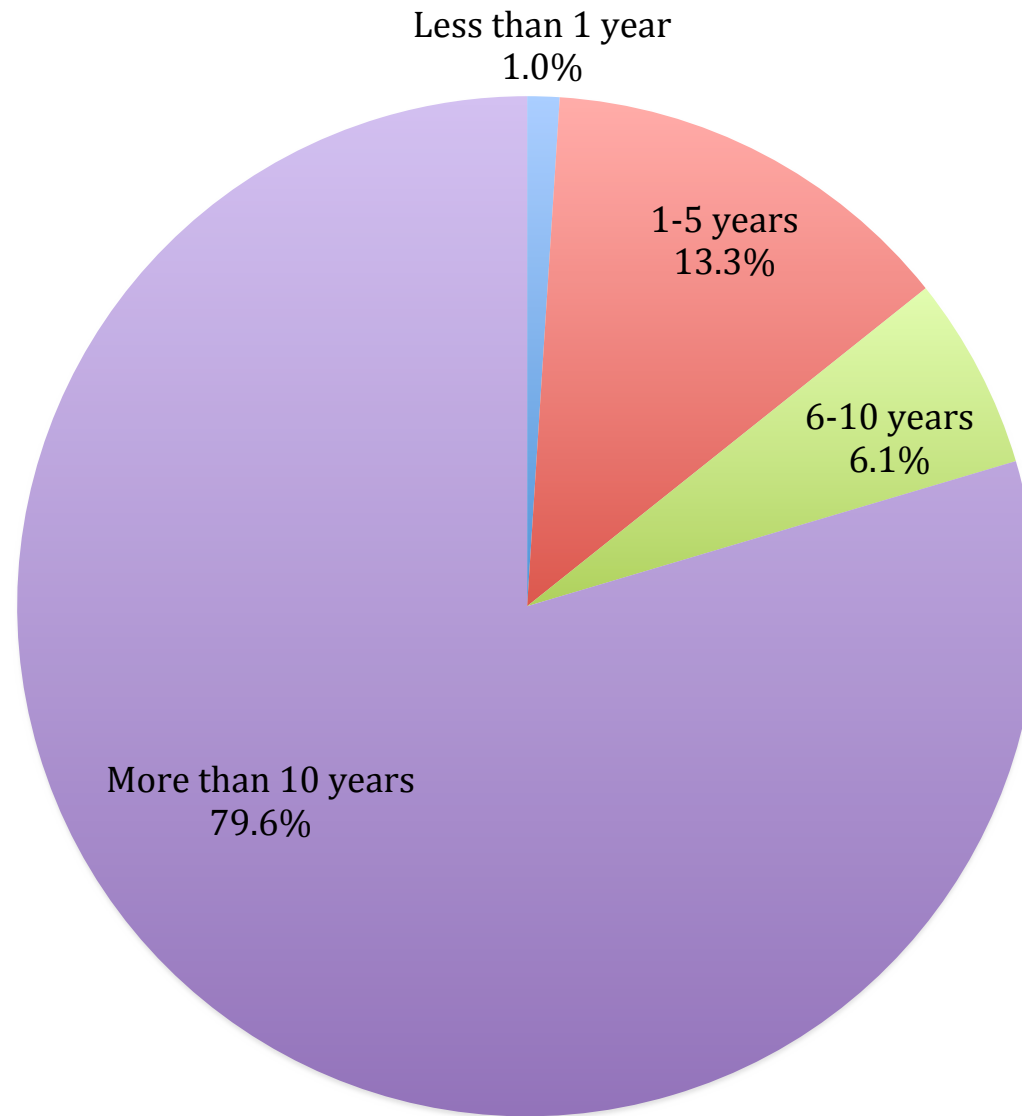


## I have lived in Coleby Parish for:





## I plan to stay in Coleby Parish for:

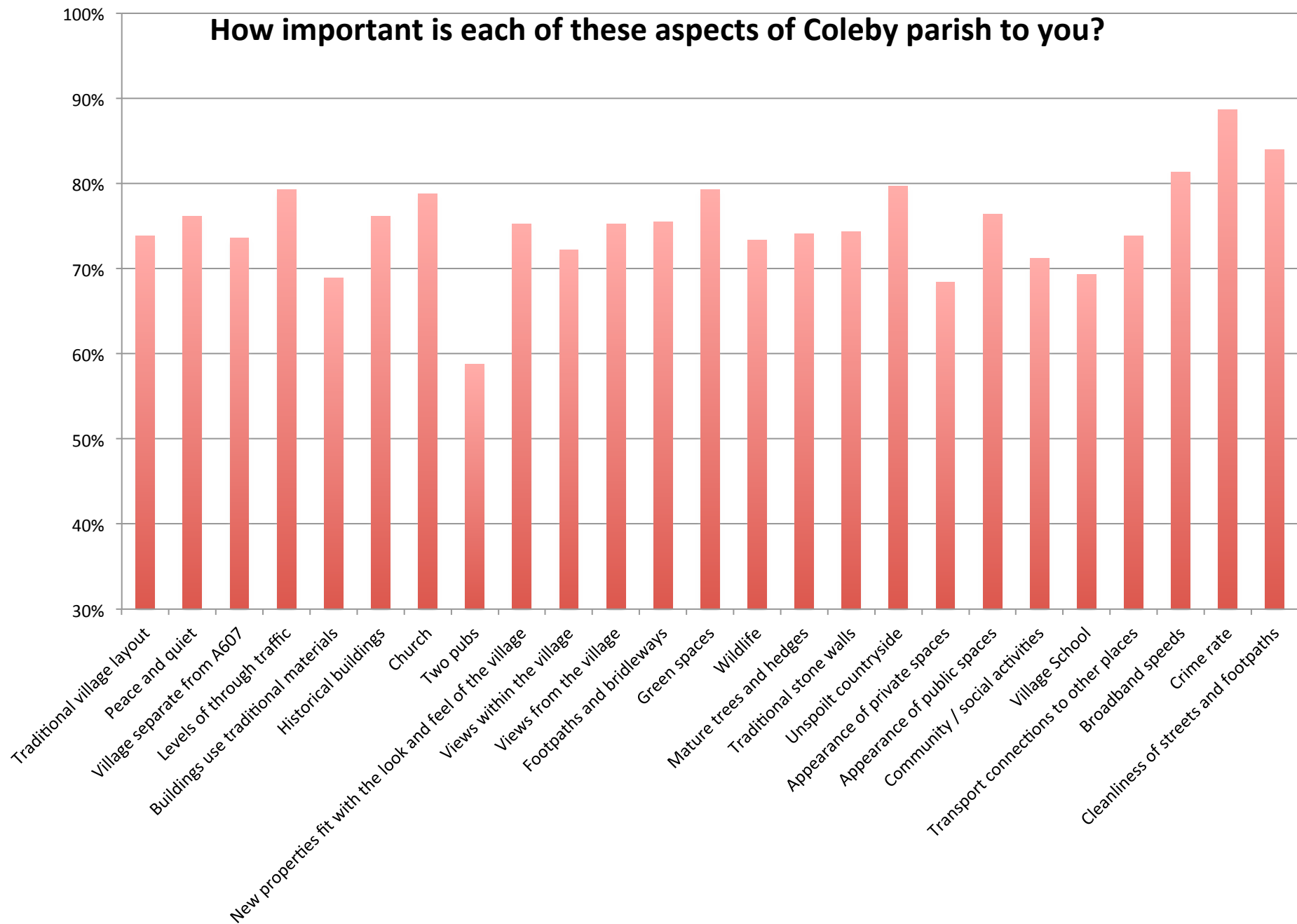


# Residents' Survey

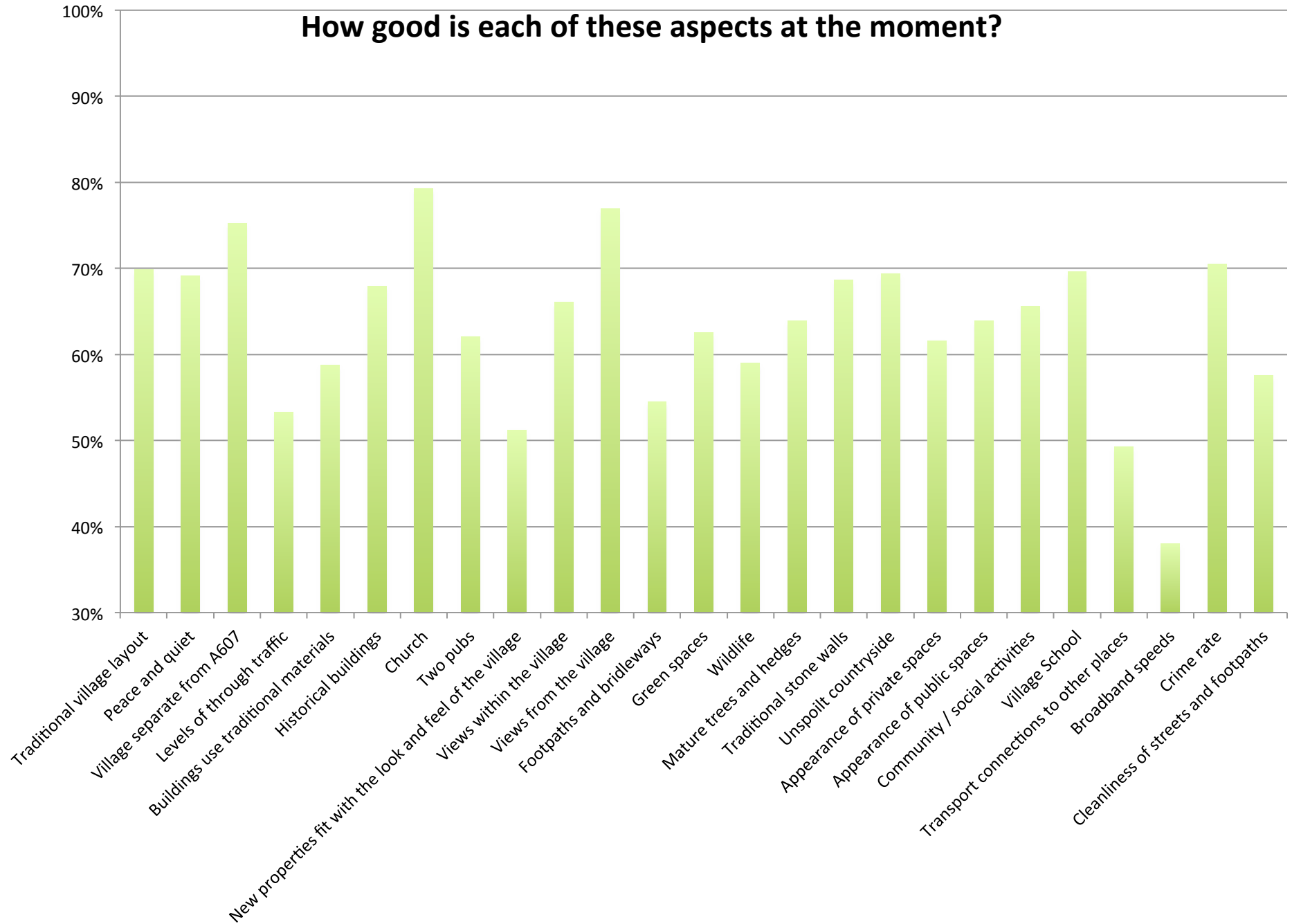
Presentation to November 2016  
Residents' Workshop and Drop-In  
Session

# The survey

- Based on the May Neighbourhood Plan event
- Open to residents 15 and over
- 106 replies is just over 30% response
- Results are statistically valid – typically  $\pm 7\%$
- Further residents feedback on draft Neighbourhood Plan and finally a referendum on the Plan.



## How good is each of these aspects at the moment?



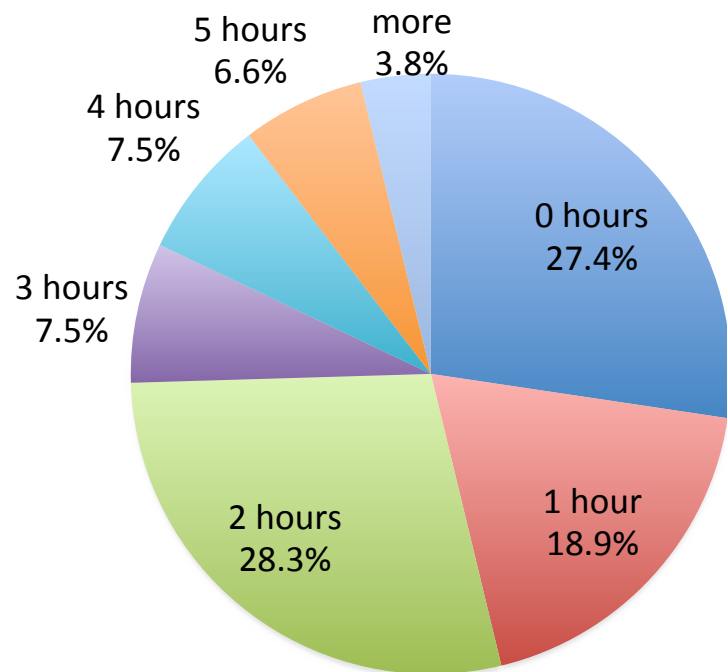
<b>How much do you agree or disagree with the following statements about future developments in Coleby Parish?</b>	<b>Disagree</b>	<b>Agree</b>
The Central Lincolnshire Local Plan target to build 10% additional homes in Coleby (up to 18 homes) by 2036 is too low.	<b>80%</b>	20%
Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.	37%	<b>63%</b>
We should protect land between existing buildings and build additional homes on the edge of the village.	<b>62%</b>	38%
There should be a defined boundary to contain developments in Coleby village	12%	<b>88%</b>
It would not matter if the village grew to meet the A607.	<b>73%</b>	27%
New buildings should be constructed using traditional materials	4%	<b>96%</b>
We should encourage contemporary style buildings that complement their surroundings	<b>50%</b>	<b>50%</b>
New buildings should generally be no higher than two storeys.	1%	<b>99%</b>
Sometimes a 3 or 4 storey building would be acceptable.	<b>88%</b>	12%
It is better for derelict buildings in open countryside to be brought back into use than left in disrepair.	1%	<b>99%</b>
People on lower incomes should be able to afford a proportion of new homes.	13%	<b>87%</b>
Local people on lower incomes should be given priority in buying a proportion of new homes.	16%	<b>84%</b>
New homes should have sufficient off street parking for residents and their visitors.	1%	<b>99%</b>
Some views within the village are so important they should be protected.	0%	<b>100%</b>
Some views looking out from the village are so important they should be protected.	1%	<b>99%</b>
Some views of the village from outside are so important they should be protected.	2%	<b>98%</b>
We should encourage the use of renewable energy even if that changes the look and feel of buildings.	<b>53%</b>	47%
Street furniture, like lighting and seating, should be well designed and complement their surroundings.	0%	<b>100%</b>



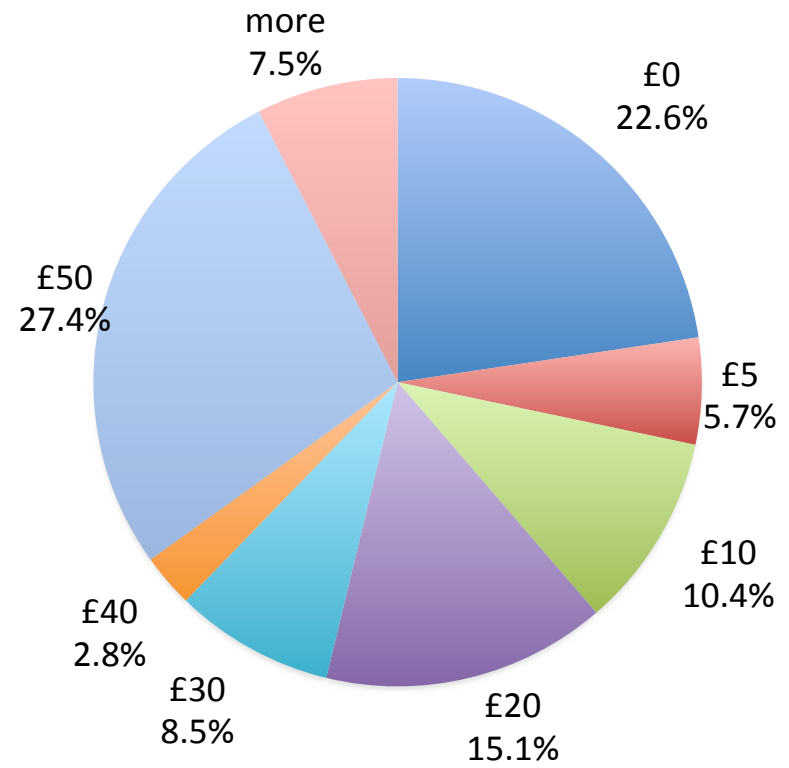
<b>How much do you agree or disagree with the following statements about potential issues in Coleby Parish?</b>	<b>Disagree</b>	<b>Agree</b>
Car parking is not a major issue in Coleby	<b>72%</b>	<b>28%</b>
Car parking should be managed by making more spaces available	25%	<b>75%</b>
Car parking should be managed by legal restrictions, like resident permits and / or yellow lines	<b>67%</b>	<b>33%</b>
Car parking should be managed by persuading people to change their behaviour	5%	<b>95%</b>
Entry routes to the village are welcoming and project a good image	22%	<b>78%</b>
I can access good quality health services at the right times within a reasonable distance from my home.	9%	<b>91%</b>
I am happy with the quality of schools available	0%	<b>100%</b>
We need more things for pre-teens to do in Coleby.	12%	<b>88%</b>
We need more things for teenagers to do in Coleby.	7%	<b>93%</b>
There is lots to do for working age people in Coleby	41%	<b>59%</b>
There is lots to do for retired people in Coleby	26%	<b>74%</b>
Community and social events cater for all residents	25%	<b>75%</b>
Community and social events are affordable	19%	<b>81%</b>
I can access the shops I need easily	15%	<b>85%</b>
I can access the leisure facilities I need easily	36%	<b>64%</b>
Reducing light pollution and seeing the stars is more important than having well lit streets and footpaths at night.	37%	<b>63%</b>
I worry about crime in my area	<b>73%</b>	<b>27%</b>
Road signs are cluttered and confusing	<b>68%</b>	<b>32%</b>
We need better daytime bus services	<b>60%</b>	<b>40%</b>
We need better evening bus services	9%	<b>91%</b>
I can access recycling facilities easily	<b>71%</b>	<b>29%</b>
Dog walkers behave responsibly here	<b>49%</b>	<b>51%</b>
Traffic speeds are just right	37%	<b>63%</b>
I can access employment opportunities within a reasonable distance from my home	8%	<b>92%</b>
I can work from home effectively when I need to	18%	<b>82%</b>

# Resources

## Time



## Money





# Next steps

- Reflect residents' views in drafting Vision and Objectives for the Neighbourhood Plan across five themes:
  - Community
  - Natural Environment
  - Built environment
  - Traffic and transport
  - Housing

# Group work

- Time for you to start that process !
- Work in Groups with your facilitator and agree a scribe
- Address the questions on the proformas supplied
- Add comments to the map supplied.

# Emerging Key Issues

# Emerging Issues and Themes

- Community
- Natural Environment
- Built Environment
- Housing

# Emerging Key Issues

## Community

How do we preserve and enhance the distinct **community spirit** of Coleby and protect the **local facilities** that people value?

Planning policy approaches to address the above:

- Encourage and support proposals to develop, improve or expand facilities that would support the social, cultural, economic and physical well-being of the local community
- Discourage development that would result in the loss of any community asset or facility

# Emerging Key Issues

## Natural Environment

How do we protect the village's **green spaces** and its **landscape**, improve access to the **countryside** and protect and enhance habitats and **biodiversity**?

Planning policy approaches to address the above:

- Designate local green spaces
- Discourage development that would detract from the open character or visual separation between the village and other parts of the parish
- Limit development in the open countryside
- Protect and enhance the network of public footpaths and bridleways
- Prevent harm to local ecology and wildlife and encourage development to enhance local biodiversity and strengthen local ecology.
- Encourage and support appropriate renewable energy technologies

# Emerging Key Issues

## Built Environment

How do we protect and enhance the **character** of the Village and Parish, and their **heritage** and **landscape** assets, whilst allowing for an appropriate level of new development?

Planning policy approaches to address the above:

- Encourage new development to be consistent with the character assessment of the village
- Encourage new developments to be consistent with Design Guidance prepared for the village
- Ensure that new development provides sufficient amount of off-street parking

# Emerging Key Issues

## Housing

How do we ensure that the **scale**, **location** and **type** of new housing enables reasonable additional choice without detracting from Coleby's character as a small, rural village and a rural Parish?

Planning policy approaches to address the above:

- Make provision for up to 18 new homes as required by the Central Lincolnshire Local Plan



# Capacity Study

An Assessment of Coleby's growth potential

# Why?

## **Local Plan Policy LP4**

In principle, settlements within categories 5-6 of the settlement hierarchy will be permitted to grow by 10% in the number of dwellings over the plan period except for those settlements identified in the table below where an alternative level of growth is identified.

In each settlement, a sequential test will be applied with priority given as follows:

- i. Suitable brownfield land or infill sites within the developed footprint\*\* of the settlement
- ii. Brownfield sites at the edge of a settlement
- iii. Greenfield sites at the edge of a settlement

Proposals for development of a site lower in the list should include clear explanation of why sites are not available or suitable for categories higher up the list.

**\*\* *The developed footprint of the village is defined as the continuous built form of the settlement and excludes:***

***i. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;***

***ii. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;***

***iii. agricultural buildings and associated land on the edge of the settlement; and***

***iv. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.***

# Main Outputs

1. Identified the number of new homes needed for the plan period (in accordance with the emerging Local Plan)
2. Defined the 'developed footprint' of the village (in accordance with Local Plan Policy LP4)
3. Recommendations for potential development opportunities and policy options

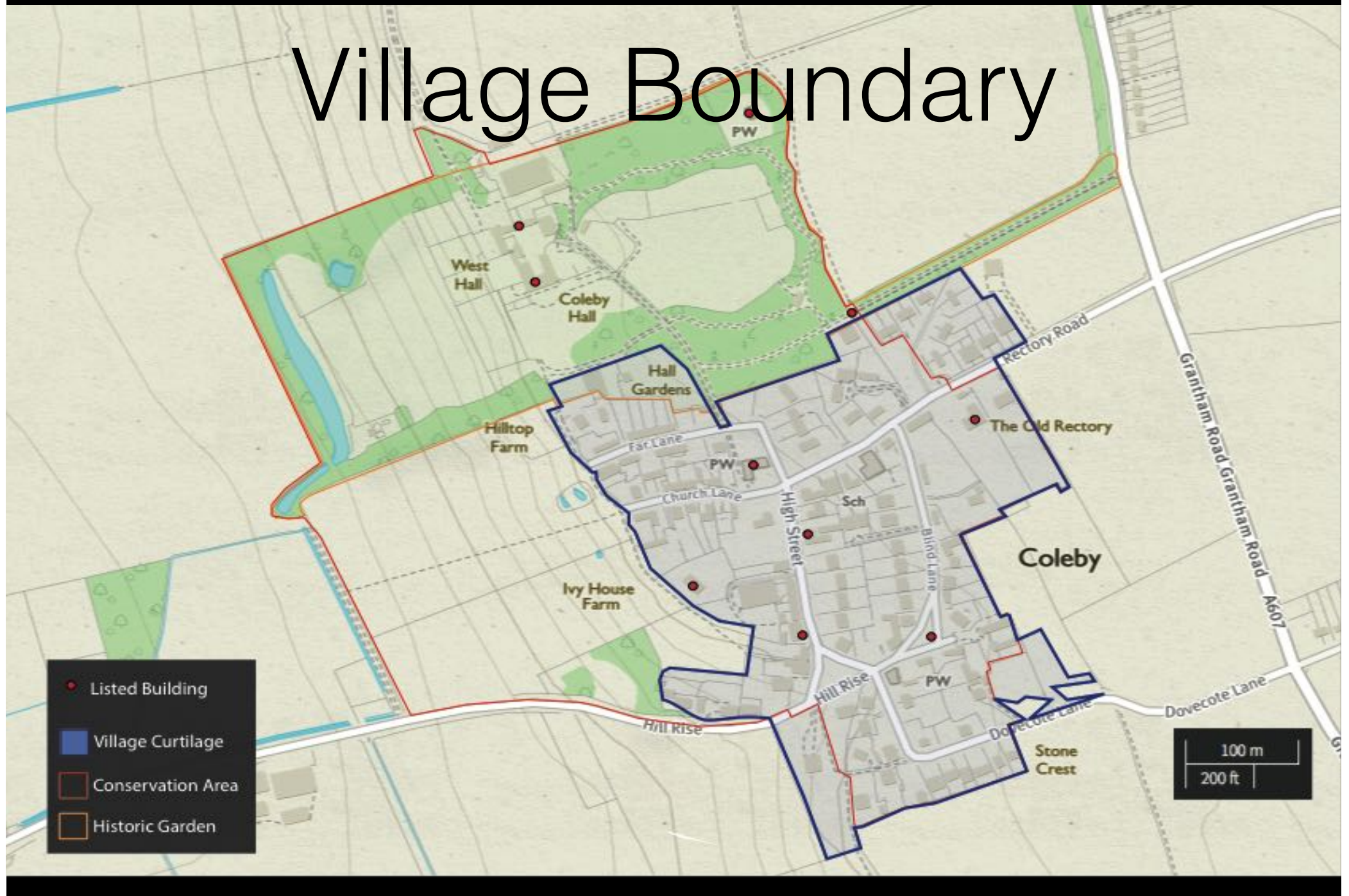
# How many houses do we need?

Local Plan target: 18

Minus 9 (total number consented  
since 2012)

**= 9**

# Village Boundary



# Areas of Investigation

- **The area within the developed footprint of the village**
- **Brownfield and greenfield opportunities at the edge of the developed footprint of the village:**
  - North (the Hall and gardens, out towards the A607)
  - East (from the playing field down to Dovecote Lane)
  - South (south of dovecote lane and Hill Rise)
  - West (the fields on the ridge, west of the village)
- **Brownfield opportunities in the rest of the parish:**
  - The Lowfields
  - Coleby Heath



# Within the Village



# Within the Village

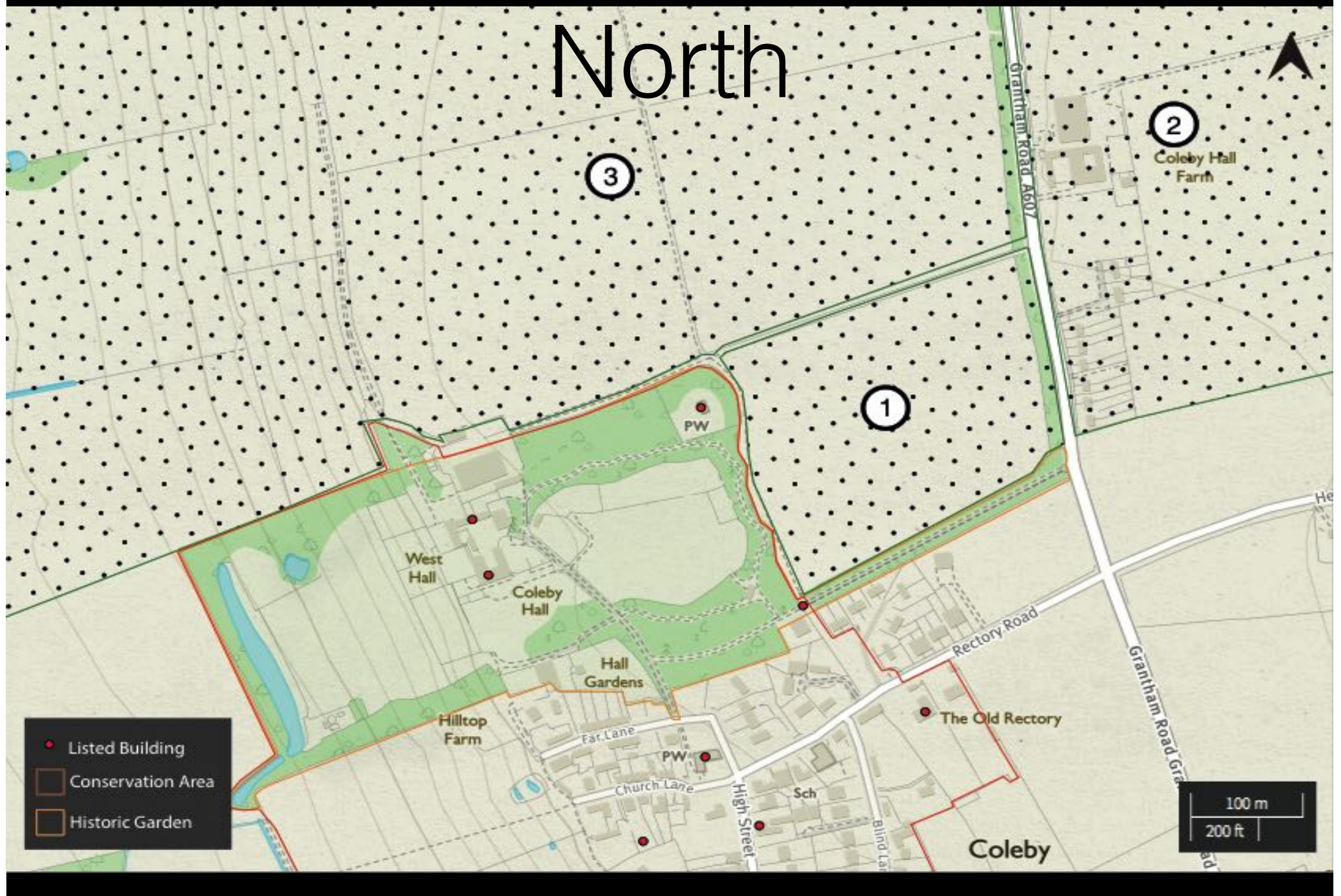
Constraints and Issues			
Efficient Use of Land			
Proximity to the village	G	Presence of Brownfield Sites	G
Accessibility			
Village facilities (school, pubs, church, village hall)	G	Bus stop	G
Environmental Constraints			
Flood risk zone	G	National and Local Wildlife sites	G
Surface Water Flooding - extent	G	Trees and woodland	R
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	R
Listed buildings	R	Conservation area	R
Landscape and Settlement Character			
AOGLV	A	Village Setting	A



# Within the Village

- Land north of Dovecote Lane: outline planning permission for 4 dwellings (ref: 16/0772/OUT) granted October 2017.
- Expired planning permission on the walled garden site. Approximately 4 dwellings could be accommodate here is estimated here.
- Ivy Farm House: Potential Brownfield site. Potential for no more that 4 dwellings
- Potential for approximately 3 more within existing properties within the curtilage
- Overall, it seems there is potential capacity for around 10 - 11 dwellings on infill sites within the Developed Footprint of the village.

# North



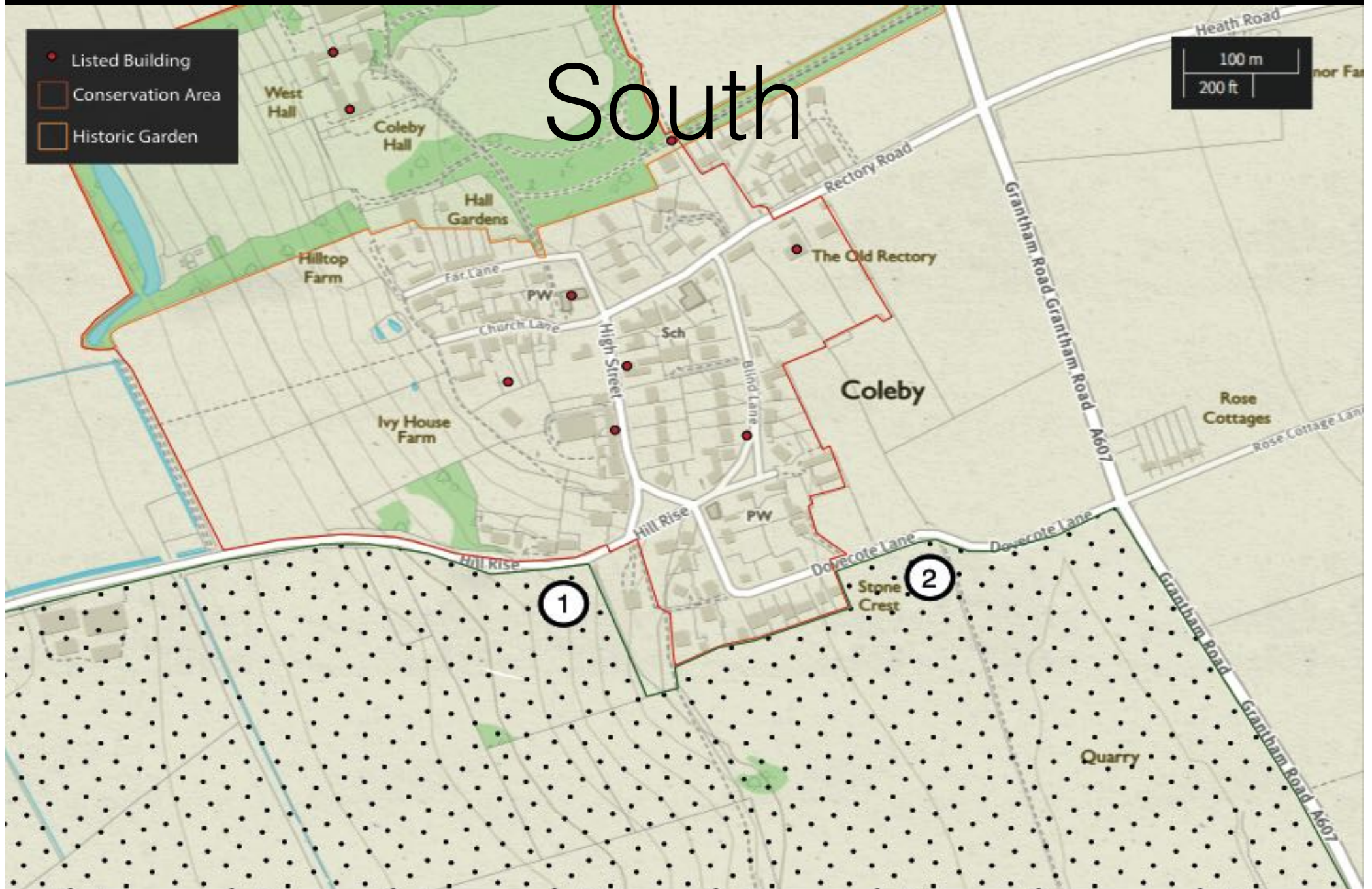
# North

Constraints and Issues				
Efficient Use of Land				
Proximity to the village	A		Presence of Brownfield Sites	G
Accessibility				
Village facilities (school, pubs, church, village hall)	A		Bus stop	G
Environmental Constraints				
Flood risk zone	G		National and Local Wildlife sites	G
Surface Water Flooding - extent	G		Trees and woodland	A
Built Environment and Heritage Considerations				
SAM	G		Historic Park and Garden	A
Listed buildings	G		Conservation area	G
Landscape and Settlement Character				
AOGLV	A		Village Setting	G

- No development potential identified in area 1 and 3
- No obvious opportunities around the row of properties on Grantham Road.
- Hall Farm presents a possible brownfield redevelopment opportunity - between 4 and 9 dwellings.



# South



# South

Site Performance			
Efficient Use of Land			
Proximity to main built for of settlement	G	Presence of Brownfield Sites	R
Accessibility			
Village facilities (school, pubs, church, village hall)	G	Bus stop	A
Environmental Constraints			
Flood risk zone	G	National and Local Wildlife sites	G
Surface Water Flooding - extent	G	Trees and woodland	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Conservation Area	G
Landscape and Settlement Character			
AOGLV	A	Village Setting	A

# South

The area of investigation presents two areas of potential greenfield development adjacent to the existing envelope

## Area 1:

- Opposite the existing development on Hill Rise
- Steepness of the site and potential detrimental effects on the landscape view on the approach out of the village core could constrain development opportunities.

Therefore, no development opportunity identified.

## Area 2:

- Opposite the recently approved development on Dovecote Lane.
- Extend the village curtilage, but would do so without extending the overall eastern boundary of the village curtilage.
- Some impact on the landscape setting and view over the plateau, but less sensitive than other greenfield edge of village areas on the western and eastern side of the village.
- Development is unlikely to impact on the village characterisation and would not reduce the buffer zone between the village and the A607.

In summary, the area to the south of the village appears to have potential scope up to 4 dwellings.



# West



# West

Constraints and Issues				
Efficient Use of Land				
Proximity to main built form of settlement	A		Presence of Brownfield Sites	R
Accessibility				
Village facilities (school, pubs, church, village hall)	A		Bus stop	A
Environmental Constraints				
Flood risk zone	G		National and Local Wildlife sites	G
Surface Water Flooding - extent	G		Trees and woodland	A
Built Environment and Heritage Considerations				
SAM	G		Historic Park and Garden	G
Listed buildings	G		Conservation Area	R
Landscape and Settlement Character				
AOGLV	R		Setting of the Village	R

- In view of the steepness of the cliff, impact on Conservation area and landscape views, the area does not present opportunities for development



# East



# East

Constraints and Issues			
Efficient Use of Land			
Proximity to the village	G	Presence of Brownfield Site	R
Accessibility			
Village facilities (school, pubs, church, village hall)	G	Bus stop	G
Environmental Constraints			
Flood risk zone	G	National and Local Wildlife sites	G
Surface Water Flooding - extent	G	Trees and woodland	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	A
Listed buildings	G	Conservation Area	A
Landscape and Settlement Character			
AOGLV	A	Village Setting	R

- An outline application for 4 dwellings on land to the south of Rectory Road is currently awaiting decision (16/1043/OUT)
- Given the landscape and village setting constraints at this part of the village there are no greenfield opportunities that have been identified

# The Heath





# The Heath

Site Performance			
Efficient Use of Land			
Proximity to the village	R	Presence of Brownfield Sites	A
Accessibility			
Village facilities (school, pubs, church, village hall)	R	Bus stop	R
Environmental Constraints			
Flood risk zone	A	National and Local Wildlife sites	G
Surface Water Flooding - extent	A	Trees and woodland	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Conservation Area	G
Landscape and Settlement Character			
AOGLV	G	Village Setting	G

# The Heath

- In view of the peripheral character and relationship to the village and the absence of obvious brownfield sites the area does not present opportunities comparable with other areas closer to the village

# Lowfields



# The Lowfield

Site Performance				
Efficient Use of Land				
Proximity to main built for of settlement	R		Presence of Brownfield Sites	A
Accessibility				
Village facilities (school, pubs, church, village hall)	R		Bus stop	R
Environmental Constraints				
Flood risk zone	A		National and Local Wildlife sites	G
Surface Water Flooding - extent	A		Trees and woodland	G
Built Environment and Heritage Considerations				
SAM	G		Historic Park and Garden	G
Listed buildings	G		Conservation area	G
Landscape and Settlement Character				
AOGLV	G		Village Setting	G

# The Lowfields

- Few Brownfield sites identified in this area
- However, in view of its peripheral character and relationship to the village and its landscape value the area does not present opportunities comparable with other area closer to the village
- If a proposal were to come forward in the future, it would need to be considered on its own merit.



# Policy Options

- Criteria based policy
- Broad area of search
- Defined area of search - expanded settlement boundary
- Specific site allocations

# Community

How do we preserve and enhance the distinct **community spirit** of Coleby and protect the **local facilities** that people value?

---

## Planning policy approaches to address the above:

- Encourage and support proposals to develop, improve or expand facilities that would support the social, cultural, economic and physical well-being of the local community
- Discourage and prevent development that would result in the loss of any community asset or facility
- 

Attention to young and disadvantages

## Questions for discussion

1. Do you agree with the key issues statement for the “community” theme? Agree

Agree, ensure provision of activities for under 18

Support proposal for community improvement and development

2. Is there anything missing from the list of planning policy approaches?

Commercial ventures, shops, stores,

Lack of starter homes for families

Sport facility, e.g. tennis court, cultural activities in the village hall

## Discussion #1 Key Issues

3. What, if any, community assets and/or local facilities would you like to see referenced in the planning policies of the Neighbourhood Plan or identified on a map within the Plan?

Wells, green spaces, play area , Village Hall, overflow carpark, footpath especially boggy viking, 2 pubs  
Broadband and 4G mobile service, underground telephone lines, overflow parking

# Natural Environment

How do we protect the village's **green spaces** and its **landscape**, improve access to the **countryside** and protect and enhance **habitats** and **biodiversity**?

---

## Planning policy approaches to address the above:

- Designate local green spaces within the village (which would protect them from inappropriate development) **agree**
- Discourage development that would detract from the open character or visual separation between the village and the A607
- Limit development in the open countryside Protect and enhance the network of public footpaths and bridleways **absolutely**
- Ensure development does not cause harm to local ecology and wildlife and, where practicable, measures are taken to enhance local biodiversity and strengthen local ecology.
- Encourage and support appropriate renewable energy technologies (provided that the type and scale proposed does not negatively impact on the character and setting of the village)

**Agree appropriate development separate from A607, reuse existing buildings**

**No wind farm**

**solar panel that blend in the village**

## Questions for discussion

1. Do you agree with the key issues statement for the “natural environment” theme? **Agree, but policy need to be very pragmatic**

## Discussion #1 Key Issues

2. Is there anything missing from the list of planning policy approaches?

Protection of the railway lines and Ermine street in the Countryside, Sleepwalk path to Somerton, Quarry Path, Retain ridge and furrow, reinstate the Viking Way, replace gates to improve access,

3. What, if any, local green space(s) or footpaths/bridleways would you like to see referenced in the planning policies of the Neighbourhood Plan or identified on a map within the Plan? All existing footpaths, Better access.

## Built Environment

How do we protect and enhance the **character** of the Village and Parish, and their **heritage** assets, whilst allowing for an appropriate level of new development?

How do we ensure that there is adequate **parking** for new development whilst maintaining the **character** of the village?

---

### Planning policy approaches to address the above:

- Encourage new developments to be consistent with the character assessment of the village (which would provide an overall description of key aspects that contribute to the village character, such as: views, street layout, important buildings, landmarks, streetscape, important open space and greens spaces)
- Encourage new developments to be consistent with Design Guidance prepared for the village (which would identify design elements that require consideration such as building heights, density, palette of materials etc)
- Ensure that new development provides sufficient amount of off-street parking

All question all agree, Not all the same houses in term of design , Maximum 2 storey buildings

### Questions for discussion

1. Do you agree with the key issues statements for the “built environment” theme? go for minimum level of development
2. Is there anything missing from the list of planning policy approaches?
3. What, if any, local green space(s) or footpath(s)/bridleway(s) would you like to see referenced in the planning policies of the Neighbourhood Plan or identified on a map within the Plan? Please mark these features on the maps provided. Hill side field, Infrastructure around Tight Lane

## Discussion #1 Key Issues

4. Are there any particular views that you would like to see identified in the Neighbourhood Plan? These could be views from within the village, looking towards the village, looking out of the village or within the wider parish. Please mark views on the maps provided. All views of the church, looking up hill, below cliff edge
5. Are there any locations within the village where on-street parking is particularly problematic? Please mark areas on the maps provided. Rectory road, Far Lane, School start and finish time, Dovecote Lane, better use of tempest car parking

## Housing

How do we ensure that the **scale**, **location** and **type** of new housing enables reasonable additional choice without detracting from Coleby's character as a small, rural village and a rural Parish?

---

*Issues around location (and to a lesser extent, type) will be discussed as part of the next activity.*

### Planning policy approaches to address the above:

- Make provision for up to 18 new homes as required by the Central Lincolnshire Local Plan

Minimum possible number of houses

Design Guidance

Individuality, not a number of houses all in the same style

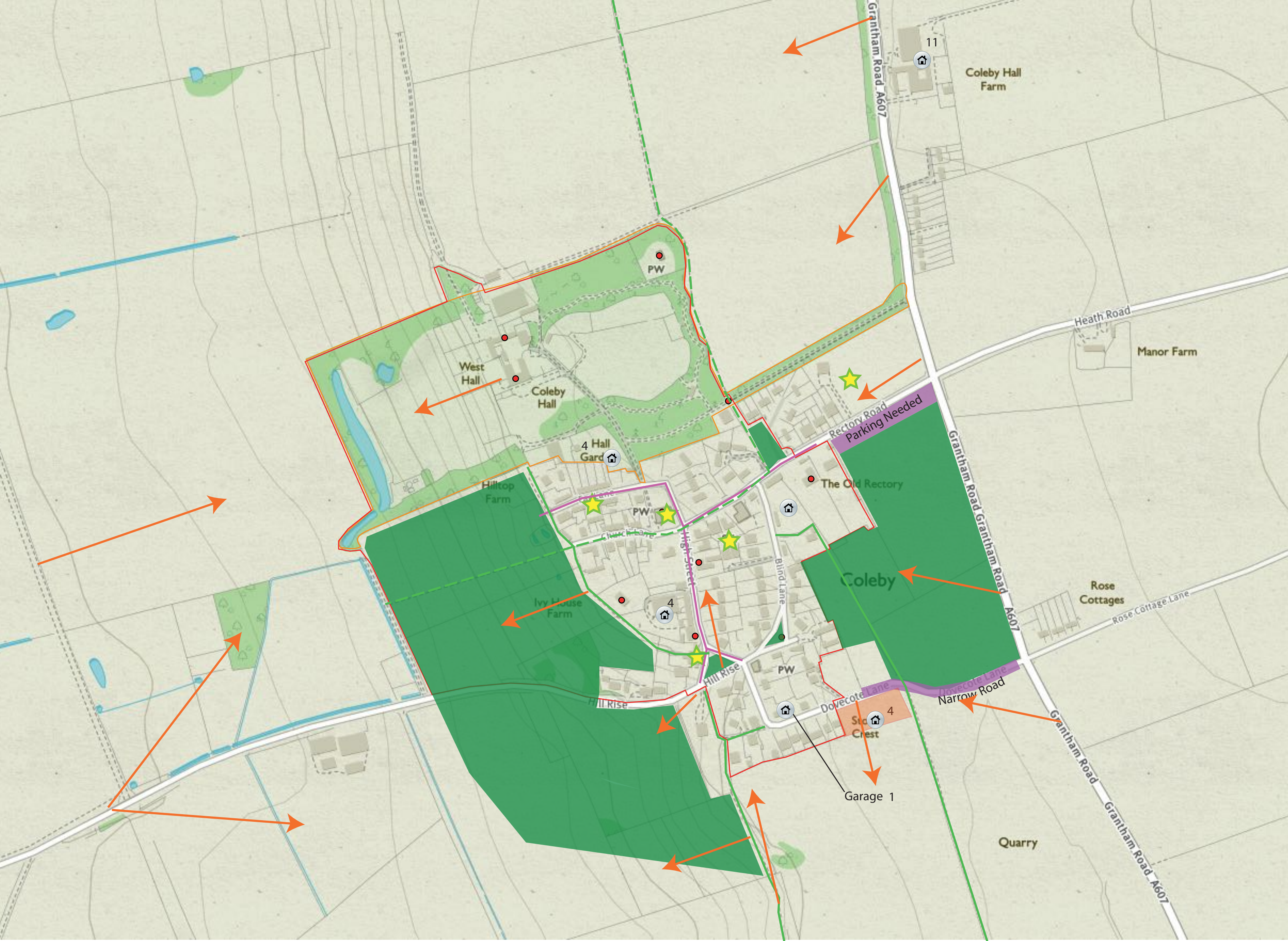
Mix of houses in term of prices and size

### Question for discussion

1. Do you agree with the key issues statements for the "built environment" theme?

Mix and lower price houses, sympathetic to village character, off road parking, brownfield redevelopment, redevelopment of vacant redundant buildings.





11

Coleby Hall Farm

Heath Road

Manor Farm

West Hall

Coleby Hall

4 Hall  
Gard

Hilltop Farm

Ivy House Farm

The Old Rectory

Coleby

Rose Cottages

Rose Cottage Lane

Garage 1

Quarry

Grantham Road A607

Rectory Road  
Parking Needed

Grantham Road A607

Dovecote Lane

Narrow Road

Grantham Road

Grantham Road A607

PW

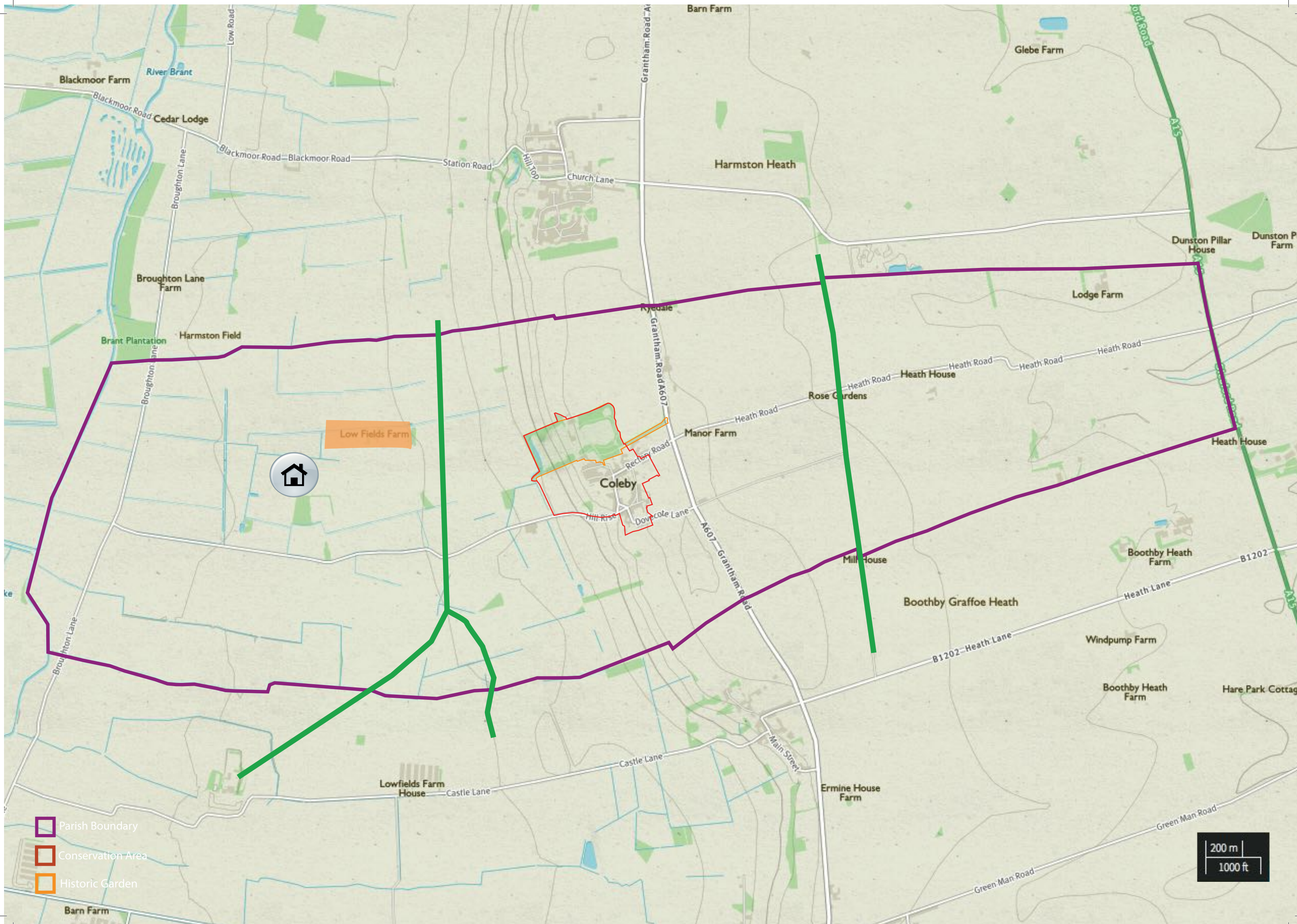
PW




PW

4

4





-  Parish Boundary
-  Conservation Area
-  Historic Garden



# Neighbourhood Plan Draft Policies

Presentation to Parish Council

3 January 2017

# Outline

- Six localised policies reflect all of the important points raised in the residents' survey and will be at the core of our Neighbourhood Plan:
  1. Appropriate location for development
  2. Housing
  3. Design and character of development
  4. Local green space and infrastructure
  5. Access to the countryside
  6. Community facility
- This presentation focuses on initial drafts of the policies and summarises the justification for them.
- They can be modified as a result of further consultation but must be consistent with Local Plan and NPPF
- Objective is for PC to agree to incorporate these into the 'pre-submission consultation draft'

# Policy 1: Appropriate Location for Development

Development proposals within the developed footprint of the village, as presented in map X, will be supported where they comply with the criteria set out below and all relevant development plan policies. Priority should be given to the use of previously developed (brownfield) land over greenfield sites.

- a) Development will need to demonstrate that it can be carried out without detracting from:
  - I. the setting of the village within the wider landscape;
  - II. the character and appearance of the Conservation Area;
  - III. the character, extent, setting and use of any heritage asset;
  - IV. the landscape character and views over the open countryside within the Parish;
  - V. the levels of amenity that occupiers of adjacent premises may reasonably expect to enjoy;

Development should provide safe road access and off street parking in a form that is consistent with the established character of the village.

Where feasible, development should incorporate sustainable drainage systems (SUDS) designed to meet the pre development 'greenfield' surface water run off rate.

Where there is insufficient land within the built up area of the village to meet the housing needs of the parish at any given time, consideration will be given to development sites within the areas considered appropriate for development in the Capacity Study and which met the requirements of the development plan in all other respects.



# Policy 1 Justification

- Maintain look and feel of Coleby
- Boundary to the village
- Traffic
- No automatic grant of applications within the village
- Still follows the brownfield / infill / greenfield hierarchy

## Policy 2: Housing

In appropriate locations (as defined in Policy 1):

- development of individual houses or small groups of houses (preferably no more than 4) will be supported, provided that the development will not, either by itself or when aggregated with other developments that have been permitted, result in a net increase of more than 14 new dwellings in Coleby Village between the commencement of the Local Plan and 31st December 2036;
- development of Affordable Housing to meet identified local needs, and housing suited to the needs of first time buyers and people looking to downsize, will be encouraged and supported;

Conversion or redevelopment of non-residential buildings to provide housing must be in conformity with Local Plan policies relating to their conversion and the following criteria:

- the development will provide a reasonable standard of amenity (for example, privacy and daylight) for those who will live in the building(s);
- there will be no adverse impacts on the amenities (as described in the bullet point above) that occupiers of neighbouring premises may reasonably expect to enjoy;
- there will be no loss of local service provision;
- local employment opportunities will not be significantly reduced.

# Policy 2 (continued)

In all cases any infrastructure or infrastructure improvements necessary to support housing development should be provided in association with its construction and operational before it is first occupied (unless, exceptionally, an alternative timescale is agreed for delivering a specific element of required infrastructure).

In the event that evidence is demonstrated of clear and wide local community support for a development that would exceed the 14 dwellings growth threshold referred to in part 'a)' of this policy, such a proposal would be supported provided the locational and sequential requirements set out in Policy 1 are met and there are adequate material considerations to justify any development contrary to the development plan.



# Policy 2 Justification

- 5 extra houses over and above current permissions (14 total)
- Residents desire for mix to include smaller and affordable houses for young people and downsizing
- Maintain local distinctiveness
- Concern over infrastructure
- Residents survey supported converting appropriate non-residential buildings
- Safety valve to allow village to support development above the target if clearly supported

## Policy 3: Design and Character of Development

Development proposals will be supported where they have regard to the Coleby Character Assessment, and particularly where they:

- Respect the archaeological, historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local character and a strong sense of place;
- Recognise and reinforce local character in relation to height, scale and space of buildings;
- Maintain an area of separation between the built up area of Coleby and the A607 and do not detract from the open and undeveloped character of this area shown on MapX;
- Respect local landscape quality ensuring that views and vistas shown on map x are maintained wherever possible;
- Retain mature or important trees of good arboricultural and / or amenity value; and,
- Respond to and enhance the setting of Local Green Spaces and other valued green spaces







# Policy 3 Justification

- Residents desire to maintain look and feel
- Retain buffer to A607
- Other residents survey issues
- Uses the character assessment as a record of the current look of the village

## Policy 4: Local Green Space and Green Infrastructure

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on XXX

- Blind Lane Green
- Coronation Crescent Green
- Tempest Green
- Far Lane Cemetery
- All Saints Church garden
- Dovecote Lane Green
- Lowfield cemetery

Applications for development that would adversely affect the function of a Local Green Spaces will not be permitted.





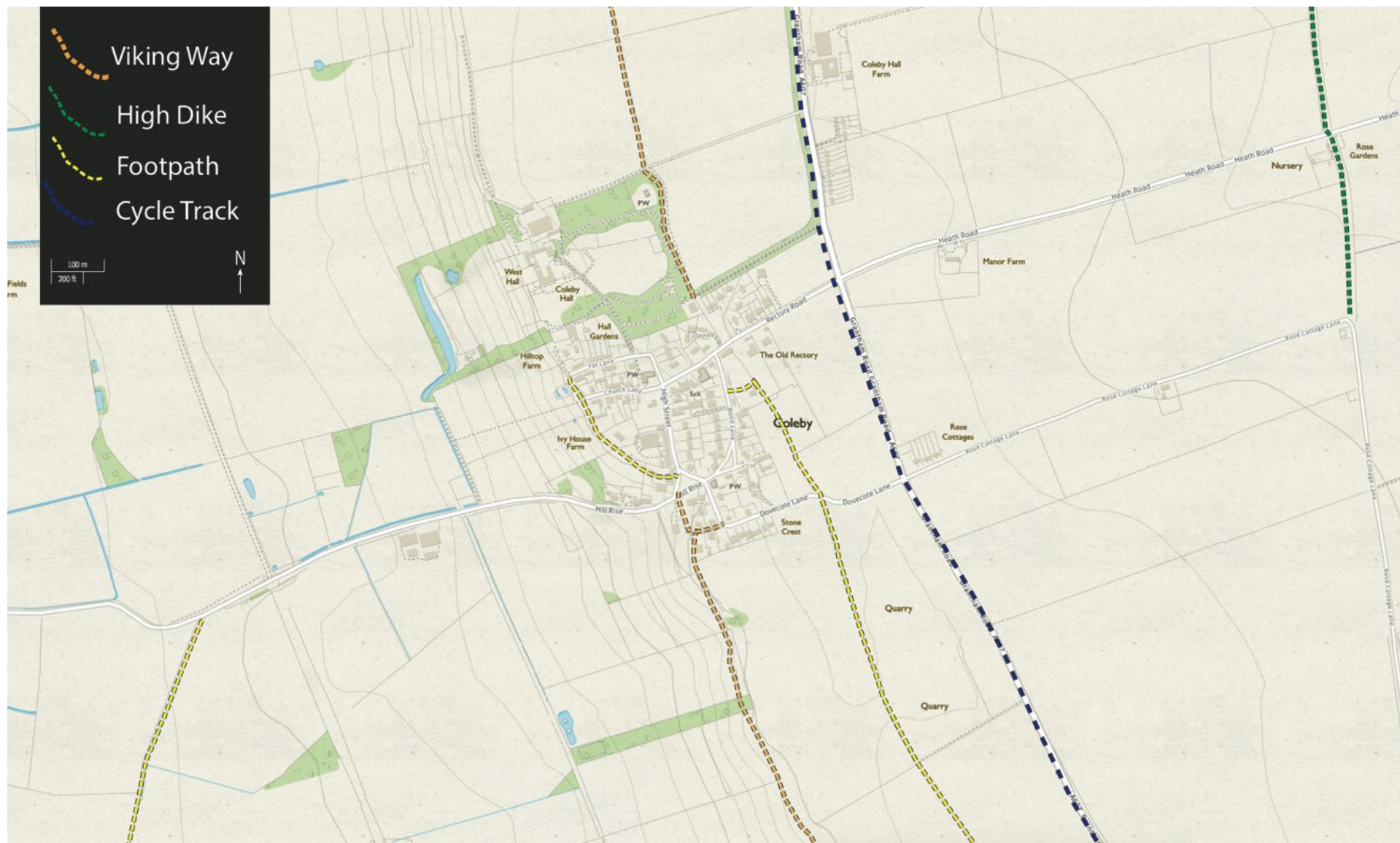
# Policy 4 Justification

- Maximises protection for green spaces rated important by residents
- The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is not an extensive tract of land



# Policy 5: Access to the Countryside

In order to maintain and enhance access to the countryside, links to existing footpaths and rights of way as well as improvements to footpath surfaces and signage will be sought in connection with new development for appropriate uses where feasible



# Policy 5 Justification

- Highly important and highly rated by residents
- New development may offer an opportunity to improve existing footpaths and other routes, and may in some circumstances, be able to contribute to the creation of new ones.

# Policy 6: Community Facility

Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community, will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.

Proposals that involve the loss of any existing community facility will not be supported unless very special circumstances are demonstrated.





# Policy 6 Justification

- Highly valued and important parts of Coleby look and feel

# Next steps

- PC agrees to incorporate these into 'pre-submission consultation draft'
- 6 week consultation on that draft
- Various technical matters in parallel with that consultation
- Amend in the light of consultation
- Submit revised draft to NKDC (May?)
- At this point the draft plan is definitely a material consideration in planning decisions
- After further legal steps by NKDC likely adoption in September

**From:** coleby.neighbourhood.plan@gmail.com

**Sent date:** 09/11/2016 - 13:13

17

**To:**



**Cc:**  
**Subject:** Re: Neighbourhood Plan event 8 November at 7 in Village Hall

## Thanks and reminder about Saturday

Many thanks to all of you who attended the event last night. There were over 40 residents there. We covered what people said in the Residents' Survey and worked on the Neighbourhood Plan's Vision and Objectives covering four themes of Community, Natural Environment, Built Environment and Housing.

We then heard about an independent 'capacity study' and started the difficult but necessary task of identifying how the parish could accommodate housing growth. There was a lot of information gathered that we need to look at but people reached a broad consensus on many things.

A more detailed briefing note will be published next week so it can reflect the views of people at our drop in session this Saturday.

**So ... if you could not make Tuesday night but would like to find out more and have the same input as others did last night, this is a reminder that you can drop in to the Village Hall this Saturday from 3:30 to 6:00 and discuss with members of the Working Group. It won't take all that time - that's just you give you flexibility on attending.**

Regards

David

On 31 October 2016 at 11:39, David O'Connor <[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)> wrote:  
Hello everyone

Last month we asked you to keep 8 November in your diaries for the next parish event. The flyer attached contains more details of the evening.

In particular you will find out more about the Parish survey and the main item will be discussion of an independent review by our consultants Open Plan Ltd examining where the Parish could accommodate the level of development required.

To maximise the communication about this event a flyer was also sent to Parish addresses by post last Saturday.

We do hope you will be able to come and look forward to seeing you. We are particularly keen to see younger residents there.

David  
--

David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

--  
David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

**COLEBY SCHOOL RESPONSE RE NEIGHBOURHOOD PLAN,**  
**OCTOBER 2016**

Pupils in the senior groups were asked to fill in a questionnaire containing three questions. What makes Coleby special, what do we want to protect and what do we want to improve? There were 29 responses and the answers are summarised as follows.

**What makes Coleby special?**

The school, playing field, church, pubs and the old houses,  
People are nice and caring.  
The views.

**What do we want to protect?**

The school, church and playing field.  
Feeling safe in the village.

**What do we want to improve?**

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

RGF01/11/16

## **Coleby Parish Neighbourhood Plan**

### **Email Response From Teenagers (contact details omitted)**

**Received 11 January 2017**

*Happy New Year!*

- 1. Coleby is special because it's such a friendly community and there are lots of different types of house.*
  - 2. We want to make sure that we don't get any big buildings in the middle but it might be good to get a few more houses....*
  - 3. Because it would be nice to have a few more young people. (!)*
  - 4. Not at the moment but it would be nice to come back and see Mum Dad.*
- (Thanks.)*

*Hope that helps.*

*Love,*

## **Coleby Parish Neighbourhood Plan**

### **Feedback from Regular Village Hall Users (contact details omitted)**

**Received 14 June 2016**

#### **What makes Coleby special:-**

The Houses, the compact layout of the village, the lady from Bracebridge Heath said if she had the money she would move here. They all thought the village school was very good, in fact they all seemed to have a connection to the school through their own children.

#### **What should we protect:-**

Unsurprisingly they all said words to the effect of:- don't change it we like it as it is. Two of them who were aware of the Central Lincolnshire plan said that our projected numbers and said that 17 homes should definitely be the maximum to keep it like it is.

#### **Would could we improve:-**

As they were village hall users the responses were about the hall in as much as it was cleanest and best they had used, particularly Kathy (who did the Pilates etc) who had visited quite a number round the area, said it was by far the best she had hired. One lady commented that if the Kitchen was bigger it could have a wider appeal. I don't think that would be feasible without quite a large investment.

## Coleby Parish Neighbourhood Plan Working Group

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

01522 813707

25 November 2016

To all major landowners in Coleby Parish

Dear Sir / Madam

Please provide views for Coleby Neighbourhood Plan by 19 December

I understand that you are a landowner in Coleby Parish, so I am writing to ask your views to help us develop Coleby's Neighbourhood Plan.

The main purpose of our Neighbourhood Plan will be to accommodate the 10% housing development required whilst maintaining the special look and feel of Coleby.

Our Plan will cover the whole Parish as shown in the map attached. I have also attached some FAQs about Neighbourhood Planning. The Neighbourhood Plan will have a long time frame from 2017 to 2036 to match the Central Lincolnshire Local Plan and include regular reviews.

I have also attached a presentation about a 'capacity study' that looked independently (and theoretically) at possible locations for development in the future. This was discussed at a meeting on 8 November to which all residents of the parish were invited.

Part of the process of developing a Neighbourhood Plan is to ask landowners their views including any intentions (or potential intentions in the future) to develop any sites in Coleby Parish. We are interested to hear from you:

- Any general comments about Coleby Parish and our Neighbourhood Plan
- Details of any sites you intend to develop, or think you may at some time until 2036 wish to develop.

I must emphasise that there is no requirement for you to come forward with any potential sites, nor is there any obligation for the Parish to include any sites put forward by you. Our consultation is to help us to understand any options available.

Please reply by Monday 19 December. Replies can be addressed to me using the postal or email addresses above.

The Neighbourhood Plan may also include designating land as Local Green Space and there is an option to seek to allocate specific sites for development. Of course, both require contact with the landowners so, if the Parish is considering either for any sites owned by you, then we will contact you directly.

We will also be asking your views as a landowner on the draft Neighbourhood Plan sometime in the New Year. If you live in the Parish you will, in addition, be invited to vote in the Parish referendum on the final version.

If you have any queries please contact me at  
[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com) or 01522 813707.

Yours sincerely

David O'Connor  
Chairman; Coleby Parish Neighbourhood Plan Working Group

## **Coleby Parish Neighbourhood Plan Working Group**

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

01522 813707

21 February 2017

Dear Local Landowner

### **Coleby Parish Neighbourhood Plan**

I hope you will recall that I wrote to you on 25 November last asking for your views about Coleby's developing Neighbourhood Plan by 19 December. Unfortunately we only received one response to that request.

Nevertheless, we remain open to hearing your views and my purpose in writing is to provide you with a further opportunity to respond by Friday 10 March. To assist you, I have attached a copy of my original letter. If you require further copies of the attachments to that letter, they can be provided to you by email on request.

Whilst that is happening, we will be consulting residents on a draft of our Plan. I do, however, assure you that any late responses to the landowners consultation will be evaluated before progressing to the next draft.

I do, of course, understand that you may choose not to respond in any detail. If that is the case, it would be greatly appreciated if you could let me know by email to the address above.

Thank you for your assistance.

Yours faithfully

David O'Connor  
Chair of Coleby Parish Neighbourhood Plan Working Group



## Coleby Parish Neighbourhood Plan Working Group

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

01522 813707

25 November 2016

To all businesses in Coleby Parish  
(This letter had been sent to addresses in Coleby Parish paying Non Domestic Rates.)

Dear Sir / Madam

Please provide views for Coleby Neighbourhood Plan by 19 December

I am writing to you as a business located in Coleby Parish to ask your views to help us develop Coleby's Neighbourhood Plan.

The main purpose of our Neighbourhood Plan will be to accommodate the 10% housing development required whilst maintaining the special look and feel of Coleby.

Our Plan will cover the whole Parish as shown in the map attached. I have also attached some FAQs about Neighbourhood Planning. The Neighbourhood Plan will have a long time frame from 2017 to 2036 to match the Central Lincolnshire Local Plan and include regular reviews.

I have also attached a presentation about a 'capacity study' that looked independently (and theoretically) at possible locations for development in the future. This was discussed at a meeting on 8 November to which all residents of the parish were invited.

Part of the process of developing a Neighbourhood Plan is to engage with local businesses. We are conscious that you will be very busy but would nevertheless ask you to let us know:

- Any general comments about Coleby Parish and our Neighbourhood Plan
- Any matters that you would like us to take into account in developing our Neighbourhood Plan. For example, it has been suggested that the Viking Way brings business to our pubs so we should ensure that it is in good condition.

We will also be asking your views on the draft Neighbourhood Plan sometime in the New Year. If you live in the Parish you will be, in addition, be invited to vote in the Parish referendum on the final version.

If you have any queries please contact me at  
[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com) or 01522 813707.

Yours sincerely

David O'Connor  
Chairman; Coleby Parish Neighbourhood Plan Working Group

## **Coleby Parish Neighbourhood Plan Working Group**

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

01522 813707

22 January 2016

Dear Local Business Rate Payer

### **Coleby Parish Neighbourhood Plan**

I hope you will recall that I wrote to you on 25 November last asking for your views about Coleby's developing Neighbourhood Plan by 19 December. Unfortunately we only received one response to that request.

Nevertheless, we remain open to hearing your views and my purpose in writing is to provide you with a further opportunity to respond by Tuesday 14 February. To assist you, I have attached a copy of my original letter. If you require further copies of the attachments to that letter, they can be provided to you by email on request.

Whilst that is happening, we will be consulting residents on a draft of our Plan. I do, however, assure you that any late responses to the business rate payers consultation will be evaluated before progressing to the next draft.

I do, of course, understand that you may choose not to respond. If that is the case, it would be greatly appreciated if you could let me know by email to the address above.

Thank you for your assistance.

Yours faithfully

David O'Connor  
Chair of Coleby Parish Neighbourhood Plan Working Group

## Statutory consultees

The Local Planning Authority: North Kesteven District Council

The County Council: Lincolnshire County Council

Adjoining Parish Councils:

The Environment Agency

The Homes and Communities Agency

English Heritage

Natural England

The Coal Authority

Forestry commission

Network Rail Infrastructure Ltd

Anglian Water

Bodies which represent the interests of persons carrying on business in the neighbourhood area:

Lincolnshire Chamber of Commerce

Highways Agency

National Grid

Western Power

Clinical Commissioning Group: Lincolnshire West

Upper Witham Drainage Board

Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area:

Community Lincs

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area: Just Lincolnshire

Bodies which represent the interests of different religious groups in the neighbourhood area: Lincoln Diocese



## Coleby Parish Council Neighbourhood Plan Working Group

### ***Please make your views known about our draft Neighbourhood Plan***

Development of our Neighbourhood Plan has progressed well so we are now inviting your views on a draft. **The consultation runs from 13 March to 24 April.**

Hard copies of the draft and one survey form are also being sent to each address in the Parish. Land owners, businesses and statutory organisations are also being consulted.

The survey is open to every resident who is 15 years of age and older.

**Please complete the survey form online at:**

<http://www.smartsurvey.co.uk/s/residents/>

**That will be much quicker, easier and more accurate for us to analyse.**

If you cannot, or do not wish to, complete the survey form online please fill in the hard copy that has been sent to you and return it to 1 Hill Rise, Coleby, Lincoln, LN5 0AE.

The survey can be completed very quickly by providing yes/no answers or in more detail by providing comments to one or more of the questions.

We do hope you will be able to find the time to respond and thank you for doing so.

Any queries to David O'Connor 01522 813707 or  
[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

<http://parishes.lincolnshire.gov.uk/Coleby>

**From:** colebyparishclerk@googlemail.com  
**Sent date:** 06/03/2017 - 07:05

**To:**

**Subject:** Neighbourhood Plan Consultation

**Attachments:** NP Coleby Reg 14 Consultation Flyer.pdf 441.6 KB

NP Reg 14 Consultation Residents Hard Copy.pdf 53.2 KB

NP draft plan for Reg 14 consultation 20170223.pdf 4.2 MB

Dear All,

I am delighted to enclose with this email:

- a flyer inviting you to comment on the draft NeighbourhoodPlan
- a copy of the draft NeighbourhoodPlan
- a survey response

Hard copies of these are also being sent out so that you do not have to print them off yourselves.

The survey is open to everyone over 15 years of age.

If possible, please respond online as set out in the flyer as that will be much simpler, quicker and easier for us to analyse.

If you own substantial land in the parish or pay business rates you may receive two copies of the information.

Thank you so much for your time.

Regards

Sue Makinson-Sanders  
Clerk to Coleby Parish Council  
1-3 Church Lane  
Coleby  
Lincs  
LN5 0AQ  
01522 810509

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**Reminder - Neighbourhood Plan Consultation****28**4 messages

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Hello everyone

This is a quick reminder that the legal 6 week consultation on our draft Neighbourhood Plan finishes at **midnight on Monday 24 April.**

Sue Makinson-Sanders emailed you on 6 March with:



- a flyer inviting you to comment on the draft Neighbourhood Plan online if possible
- a copy of the draft Neighbourhood Plan
- a survey response form in hard copy

The same information was also posted to every address in the Parish.

So far 37 responses have been received. That's about 10% of those eligible.

If you need the information again please let me know by email.

**If possible, please complete the survey online at**

<http://www.smartsurvey.co.uk/s/residents/>

**The survey asks 13 yes / no questions but you can provide comments if you wish to say more.**

Results of this legal consultation and recommendations for any changes to the draft Neighbourhood Plan will be reported to the May Parish Council meeting.

Thanks you for your time

David

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David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

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**From:** colebyparishclerk@googlemail.com  
**Sent date:** 24/04/2017 - 12:33

29

**To:**

**Subject:** Coleby Neighbourhood Plan Consultation Ends today

**Attachments:** NP draft plan for Reg 14 consultation 20170223.pdf 4.2 MB  
NP Reg 14 Consultation Residents Survey Form.pdf 53.2 KB  
NP Coleby Reg 14 Consultation Flyer.pdf 441.6 KB

Dear All,

This is just a final reminder that if you have not completed your resident's survey with your views on the proposed Neighbourhood Plan the consultation ends today.

Please take the time to complete the online survey and let the Parish Council know your views on the draft plan.

Regards

Sue

--

Sue Makinson-Sanders  
Clerk to Coleby Parish Council  
1-3 Church Lane  
Coleby  
Lincs  
LN5 0AQ  
01522 810509

# Coleby Parish Residents - Draft Neighbourhood Plan Consultation

30

1. Is the draft Neighbourhood Plan clearly understandable?				
			Response Percent	Response Total
1	Yes	<input type="text" value="94.74%"/>	94.74%	54
2	No	<input type="text" value="5.26%"/>	5.26%	3
			answered	57
			skipped	0
Comments: (9)				
1	Although I have marked the "yes" circle, I feel that some of the information written is too technical for the lay person.			
2	The Plan is set out in a clear and logical manner with diagrams and glossary to help understanding.			
3	Repetitive in places which makes it a fairly long document but it's better to make sure all points are firmly made			
4	It would have been helpful fro some cross-referencing on the consultation form to the draft neighbourhood plane.g. this question refers to page ? I found I was constantly having to search the plan to relate to the question.			
5	The right balance between length and detail of the plan.			
6	Good levels of engagement with the local community - plenty of opportunities to have our say. But would suggest that there will be a challenge when the electoral boundaries change - Coleby will be moving out of its natural cliff village boundary, which has a natural alignment with Navenby and Wellingore etc.			
7	I am used to reading twaddle like this from HMRC so I can see through the rubbish to the core issue:- making some little nobody look good.			
8	<p>The document would be improved with editing. For example 'half the population in 2011 was aged over 50 - compared to 39 for England'. Does this mean that 39% of England's population is over 50; or does it mean that the mean age in England is 39? There are many examples of this type of opaque writing throughout the document.</p> <p>The references are not fully cited and cannot be appraised for either quality of relevance.</p>			
9	<p>The neighbourhood plan ( NP) is not clearly understandable because it has not labelled certain aspects of the village correctly.</p> <p>The Tempest pub is a community asset, purchased by a few villagers, dedicated to meeting the needs of local people, and as an investment for its shareholders.</p> <p>The Bell at Coleby is a privately owned business enterprise, not sustained or supported by Coleby residents.</p> <p>Correct terminology to distinguish between the community asset, private business and village amenities is essential in documentation. I expect individuals and consultants constructing the NP documentation to be very clear in their usage of labelling and to create separate sub headings to demonstrate a clear and diligent approach to representing The village of Coleby. EG: SUB-HEADINGS</p>			

Amenities  
Community Asset  
Private Business Enterprise

Given that those constructing the NP are more than capable of applying accurate labelling of certain aspects of the village, but have not done so, I remain puzzled and concerned.

name

Until such time that the NP can be more carefully represented on the matter of correct labelling of certain village aspects, the integrity of the overall plan must be questioned. The NP will only have integrity if it ensures that the content and motivations of those constructing it are NOT MISLEADING.

## 2. Is Coleby Parish described appropriately?

			Response Percent	Response Total
1	Yes	<input type="text"/>	98.25%	56
2	No	<input type="text"/>	1.75%	1
			answered	57
			skipped	0

Comments: (8)

1	This follows the initial survey
2	Coleby is a lovely place to live in, but the appraisal does not stress this enough.
3	The Bell is described as a pub when in fact it is a restaurant.
4	A good summary with reference to other sources for more detail.
5	Yes - embraces the wider Coleby family across 'the heath'.
6	It's yours and you can keep it.
7	However, it should be noted that The Bell is not a pub so much as a restaurant.
8	

## 3. Are Key Issues appropriate?

			Response Percent	Response Total
1	Yes	<input type="text"/>	83.64%	46
2	No	<input type="text"/>	16.36%	9
			answered	55
			skipped	2

Comments: (11)

1	The numerous issues shown are important and accurate
2	The village does not need to expand any further, without the infrastructure being

	uprated in all areas, drainage , water, electricity supply, and the doctors, the bus service, and school provision , apart from the primary school.
3	If enforced by the parish. I hope the referral to new housing only being built using traditional materials won't exclude looking at new housing materials e.g. straw houses.
4	These reflect all the consultation that has taken place.
5	The only key issue giving residents concern seems to be development. A neighbourhood plan cannot stop development and should not be developed as its sole purpose.
6	There needs to be a greater focus on three key areas not covered in the plan: 1. Access to healthcare services, particularly bearing in mind the planned housing development in cliff edge villages; and 2. Public protection services - with a re-focusing of policing there will need to be greater emphasis on 'neighborhood watch' type schemes; and 3. Transport - further development of volunteer car schemes to complement the public transport system.
7	Especially the broadband speed or lack of it!
8	The only real emphasis appears to be developement. Little consderation given to other matters.
9	Too much focus on trying to prevent any development.
10	Aspects of future development - not all may be able to be satisfied through existing housing refurbishment or on land between existing housing. The boundary may need to be flexible in order to satisfy this demand.
11	In so far as the plan is set out the Key Issues are not adequately reflected. There is an overemphasis on restricting future development with little recognition of other issues identified in the initial survey. Broadband speeds, Crime rates and cleanliness all scored at the top of the residents survey but are not recognised at all in the Key Issues.

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

			Response Percent	Response Total
1	Yes	<input type="text"/>	90.74%	49
2	No	<input type="text"/>	9.26%	5
			answered	54
			skipped	3

Comments: (6)

1	Very good statement
2	Yes - a good summary of what we produced in the November workshop.
3	Current planning legislation should be enough to protect Coleby.
4	But community needs to embrace the 3 key issues raised in 3 above.
5	Local council rules should protect the village adequately.
6	New local green space on Dovecote Lane does not meet local green space criteria and should be removed.

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

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			Response Percent	Response Total
1	Yes	<input type="text"/>	81.82%	45
2	No	<input type="text"/>	18.18%	10
			answered	55
			skipped	2

Comments: (11)

1	Some broadening of the curtilage should be considered whilst retaining the buffer with the A607. The area in the SE corner by Dovecote Lane seems an obvious area for Green Field development.
2	This is very logical
3	I think that NKDC's granting of outline planning for the land where the old Dovecote stood was entirely inappropriate given they knew we were producing this plan, they should have postponed any decision until after the plan was approved. We should not just bow down to this decision, but make it clear that the village does not approve and will object to any future planning application that breeches our plan.
4	Traffic is a concern within the village particularly parking. Therefore new development would be best placed on the periphery of the village rather than in the centre where the roads are already congested.
5	The village settlement boundary should be maintained as it is to ensure there is a buffer between the village and the A607 with the amendment to include the development of 4 houses approved on Dovecote Lane.
6	We need to be more creative in bringing into play 'brownfield' sites and being less parochial about development - well planned development will be good for the village in terms of sustaining village amenities such as the school, church, pub etc.
7	In order to satisfy the need for low income/elderly housing as identified it may be necessary to build on land that is not an existing building/between existing properties. This land may not be forthcoming and it is important to provide housing for those who may not be adequately catered for in Coleby at the current time.
8	Coleby still has an outstanding housing requirement which in all likelihood is not going to be satisfied through development on existing sites/properties. It needs to be open to the fact that it may need to be built elsewhere in the village.
9	Can not guarantee the brownfield sites will turn into development land. Too much focus on the capacity study may leave Coleby lacking in the provision of affordable homes and homes suitable for downsizing.
10	The policy of 'shoe-horning' additional development within the existing village envelope will do more to destroy the character of the village. The loss of 'Chestnut Paddock' some twenty years ago more significantly changed the character and the traditional feel of the village than a careful designed scheme on the fringe of the village.  Intensification of development within villages, especially those with a natural boundary of footpaths and roads such as Coleby, is inappropriate and deleterious to the village character as a whole.
11	I strongly agree that all future development should be within the developed footprint of Coleby village and that there should be no further development land immediately adjacent to this footprint. Apart from the recently approved 4 houses having their access onto Dovecote Lane there should be no further development either side of Dovecote Lane requiring access to this road. Such development would immediately increase demand for widening and straightening of Dovecote Lane which would ruin the rural aspect of this approach to the village.

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

			Response Percent	Response Total
1	Yes	<input type="text"/>	85.96%	49
2	No	<input type="text"/>	14.04%	8
			answered	57
			skipped	0

Comments: (14)

1	Policy 2: Housing - a) Coleby misspelt
2	This is a difficult area but the policy reflects the majority view within the guidelines specified
3	Affordable housing; is essential to maintain a broad mix within the village and to encourage younger people to live here.
4	A village has to evolve - all our homes were once new. Avoid a NIMBY attitude. We all have a right to a roof over our heads. Personally I don't want to live in a 'chocolate box' / museum village which slowly dies. New appropriate housing brings in younger families with children - the knock on effect supports the school.
5	Need for more starter homes for young people.
6	Residents responded to the initial survey with a desire for homes for first time buyers or for the elderly to downsize into. But with only a very limited number of homes to be built this is not feasible. Whilst the residents expressed support for the conversion of redundant agricultural buildings, which lie outside the curtilage, if the owner does not have a desire to develop the site then a new development has to be granted in order for Coleby to reach its target.
7	But see comment at 5 above.
8	and should be adhered to
9	All villages need to retain a degree of fluidity regarding housing. Agree that affordable housing may be needed.
10	Agree with the need for houses for first time buyers and those wishing to downsize but disagree with the parish poll idea as the need for this type of housing may come from the wider graffoe parish not just Coleby, but these people would not be able to vote.
11	The way of establishing community support for affordable housing is flawed. Demand may well come from outside the village but still from the local area. People will vote in their own interests and most likely against this development. The people the housing would target would in all likelihood not even get a vote.
12	No. Please see above.  Further, planning applications should be judged on their merits by the Parish and District Councils and should never be subject to village polls. The District Council employs professional town planners to reflect the planning policies and interests of both the current and future residents and they should be supported in their work. Fettering their efforts with village polls will diminish their ability out carry out their professional duties.
13	Page 6 of the Draft Plan describes Coleby as a wealthy village hence its higher than average car ownership, having a high proportion of retired people. I think therefore that there will be little demand for so-called affordable houses.
14	***comment not legible***



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

			Response Percent	Response Total
1	Yes	<input type="text"/>	85.96%	49
2	No	<input type="text"/>	14.04%	8
			answered	57
			skipped	0

Comments: (15)

1	The document suggests only stone built developments whereas a large proportion of the village is other than stone. Sensitive brick built houses should still be considered if appropriate in their location.
2	I feel that the footpath to the east of Blind Lane should also have an "important view" arrow pointing to the west of the footpath.
3	Area of separation important
4	there are new materials and designs in use today and these could be adapted and used in future developments to increase the variety of designs and keep the village moving into the 21st Century, not stagnating in the 19/20th Century.
5	Suggest the equally good view from Dovecote Lane should be added to "Important Views"
6	Generally yes but I hope the initial plan for 4 luxury detached homes on Dovecote Lane doesn't set a trend. We do need a mixture of housing - certainly more affordable housing / retirement properties.
7	The 'area of separation' is crucial to maintaining the character of Coleby. The Character Assessment is good but I believe it requires more detail about architectural features etc. in order to form a reference point for future development as envisaged.
8	Yes - needs to be in keeping with the traditional feel of the village.
9	Coleby is a traditional village and as such is quite unique in modern times as such any development should be fitting and enhance the village. Hopefully keeping the look and feel to the english village essence
10	Do not believe that the space up to the A607 should be sacrosanct. Do not agree with the location of the local green spaces.
11	Coleby is a mixed village with properties ranging from traditional stone, 1970's bungalows and more modern properties. It has areas which should be protected but equally should acknowledge that portions of the village are very mixed already.
12	Coleby is a mixed development village. Large areas of it are dominated by properties from the 1960's and 1970's and this has been reflected in the proposed alteration of the conservation area. Trees can currently only be protected if they have TPO's or contribute to the conservation area and this should not be widened. Local green spaces do not need to be enhanced or further expanded.
13	Development should respect the village character but it is not appropriate that it is required to 'reinforce' this character.
14	I strongly agree with the area of separation shown in green on Figure 8 of the Draft Plan but I have little faith in NKDC planners adhering to this particularly with the area behind the houses in Blind Lane

15 Leave well alone

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

			Response Percent	Response Total
1	Yes	<input type="text"/>	83.93%	47
2	No	<input type="text"/>	16.07%	9
			answered	56
			skipped	1

Comments: (13)

- 1 Note: Policy 4 - Blind Lane is misspelt
- 2 Sensible restrictions
- 3 Very impotent to keep the green spaces
- 4 There is an error on Fig 10 - the western boundary of Coronation Crescent is incorrect.
- 5 Very important. Agree with all the proposals.
- 6 There should not be a need to identify Green Space as NKDC already has planning rules in place to protect such areas. Dovecote Lane development has been passed with the said strip of land remaining undeveloped therefore NKDC have taken into account the need for the buffer area.
- 7 Only the playing field is used regularly. The Tempest green is used when there is a function on . The facilities at the community centre need adding to eg: tennis courts etc.
- 8 The Dovecote Lane LGS is not applicable as it does not satisfy council criteria. For example there are no mature trees/hedges on the site that have not already been condemned by Highways, no community access, is not special to the community, holds no significance, is located next to what the parish council have deemed to be a busy road and does not contribute significantly to wildlife.
- 9 the inclusion of Dovecote Lane is merely as a tool to prevent any development - which will always be covered by current planning procedures. It clearly does not satisfy the requirements for being in a local green space. There are no mature trees on the site. Those that are on the verge next to it are earmarked for removal by Highways. No hedges. No public access. No community value. Next to what the council call a busy road therefore no tranquility value. No particular wildlife value. Not a beauty spot.
- 10 Dovecote Lane local green space should not be included. It does not satisfy the criteria. Has no tranquility value (next to what the council admit is a busy road), no mature trees or hedges. Trees alongside it are selfset and due for removal by highways. No wildlife value, no community access, no community value, no outstanding beauty. Seems to be included purely as a way of the council further protecting the development of the area.
- 11 The proposed Green Spaces should reflect the national guidelines for designated green spaces. At least one of the proposed Green Spaces does not fulfil the necessary criteria and careful consideration of green spaces is necessary before they are adopted.
- 12 I particularly welcome the proposed new Dovecote Greens. Let us hope that this can be protected from any future development.

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

			<b>Response Percent</b>	<b>Response Total</b>
1	Yes	<input type="text" value="54"/>	98.18%	54
2	No	<input type="text" value="1"/>	1.82%	1
			answered	55
			skipped	2

Comments: (5)

1	An important issue for a village on the Viking Way
2	The green open spaces around the village should be better protected.
3	Important to retain as much access to the countryside as possible.
4	It is important that all links to footpaths are maintained.
5	There are a limited number of footpaths around Coleby - especially circular paths. The neighbourhood plan should actively seek to increase the number and quality of footpaths within the parish.

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

			<b>Response Percent</b>	<b>Response Total</b>
1	Yes	<input type="text" value="50"/>	90.91%	50
2	No	<input type="text" value="5"/>	9.09%	5
			answered	55
			skipped	2

Comments: (8)

1	One of the valuable assets of the village
2	Good but a shop would be excellent
3	It is un-important for a small village to have two pubs, but very important that it has a pub.
4	It is important to retain the good community facilities we have and to build on them. It is noted that there is very little for young folk in the village. Younger residents need to get more involved The older generation are well served.
5	Don't understand the pub. To use something of a cliché 'The Pub is the Hub'. A thriving pub could provide shopping facilities / post office facilities. Coleby doesn't necessarily need 2 pubs - which the original question asked - and may affected its importance scoring in Fig 6 page 10.
6	I envisage some difficulties in getting some of the proposed facilities to see sense.
7	Car boots have been highlighted, valuable fund raiser for village hall. Community use of the hall includes coffee morning/library which is much needed focal point for many people. Film nights are also filling this need. Need to provide netball/basketball hoop in addition to existing play equipment for younger people.

8	The village playing field should be included with the village hall
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#### 11. Appendix 4 - Community Issues - is the list appropriate?

			Response Percent	Response Total
1	Yes	<input type="text"/>	91.07%	51
2	No	<input type="text"/>	8.93%	5
			answered	56
			skipped	1

Comments: (6)

1	The issues are self evident but a little more involvement from a greater number of villagers would help matters
2	A review of the village's street lighting may be appropriate at some point, particularly with the introduction of modern lighting technology.
3	For a small village they are adequate.
4	Continue putting pressure on the relevant authorities to: support our existing bus service; push for later evening services - if not all week at least around a weekend.
5	It will be very difficult to progress some of these but we need to respond to residents.
6	See response to 3 above to expand the scope of 'community' - repeated below: There needs to be a greater focus on three key areas not covered in the plan: 1. Access to healthcare services, particularly bearing in mind the planned housing development in cliff edge villages; and 2. Public protection services - with a re-focus sing of policing there will need to be greater emphasis on 'neighborhood watch' type schemes; and 3. Transport - further development of volunteer car schemes to complement the public transport system.

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

			Response Percent	Response Total
1	Yes	<input type="text"/>	86.79%	46
2	No	<input type="text"/>	13.21%	7
			answered	53
			skipped	4

Comments: (8)

1	This is a good plan which covers many aspects in a sensible manner
2	A very well prepared plan that will serve the community well
3	The only thing is the need for a better broadband signal.
4	There are 3 key issues which could fall within community which are important and not adequately covered they include:  1. Access to Healthcare Services; 2. Local development of Public Protection Services; and 3. Development of a community transport scheme working with other cliff villages.

5	Well done to all for there efforts in formulating this plan. A lot of hard work and a good job well done.
6	It is too strict on the future development in Coleby and ignores where demand for low cost/elderly housing will be located. It includes areas for Local Green Spaces that do not fulfill the required criteria.
7	Please see comments above.  The proposed plan is overly quantitative and falls short on qualitative criteria. The importance of restricting development to protect the character of the village should be considered alongside the cost to the village of losing the school or having inadequate opportunities for new or downsizing residents to stay within the parish.
8	Much work has obviously gone into the production of this admirable Draft Plan and the residents of Coleby have also been closely involved, It is note however from the introduction on page 4 that when it is adopted it will act as a 'guide' only for future development. This means that NKDC can simply ignore the views of the residents of Coleby and its Parish Council whenever it wishes to suit other interested parties. This is evidenced by its recent decision to give planning consent for the construction of houses in Dovecote lane, against the objections from Coleby Parish Council and also against its own policies and the promise given to residents when Coleby became a Conservation Village, that any future development would take place only within its boundary as defined at that time. Although, when adopted, this Plan will not give us the ultimate voice in decisions on future development, the NKDC should at least give us assurances that future planning applications which deviate from its aims will be more rigorously tested and that the views of our Parish Council will be taken more seriously than presently seems to be the case. Otherwise what is the point of having the Plan in the first place.

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

		Response Percent	Response Total
1	Open-Ended Question	100.00%	23
1	this is a very impressive document and covers all the relevant issues very adequately		
2	A complex task very well handled by the working group		
3	I found it very readable and easy to understand, Hopefully if we get 14 houses that will be enough. A good piece of work and thank you.		
4	Thank you		
5	Very pleased with the Neighbourhood Plan. Many thanks to all involved.		
6	It is hoped that the success of this exercise manifests itself in the forthcoming years, and is not shot down by proposals which are inappropriate and not encouraged by the Local Authority.		
7	A good effort and well done. A great place to live and I think you have quietly underlined this aspect.		
8	Thank you very much for all the hard work resulting in a comprehensive plan. It definitely reflects views from the parish because of all the consultation and I am sure it will help the parish to meet demands for the future.		
9	No		
10	Good Work - there are a few minor spelling/grammatical errors which I assume will be corrected before final issue. Since this was issued I attended the Conservation Area consultation meeting in the village hall - I was astonished to see that the initial appraisal, to which I had no objection, was unilaterally modified by NKDC to exclude		

	Maple House & Threave House - this is ridiculous and is counter to the intent of Conservation Areas which are intended to encompass Grade 1, Grade 2 & heritage/sensitive buildings, If this means the odd non-sensitive buildings are included so be it; but to exclude a sensitive building in order to exclude one non-sensitive building is plainly wrong. If, as I suspect, there is an ulterior motive here - it should not be allowed to stand without the Parish Council raising a strong objection.		
11	Thanks for everyone who helped produce this comprehensive document.		
12	No		
13	A very good document to help Coleby grapple with future development demands.		
14	Happy with the Plan - well done!		
15	I believe the Plan will help to protect the unique nature of the village and safeguard it from inappropriate development,		
16	Its a shame NKDC didnt engage with us on the conservation area review during this process so that we could have fully considered the issues and implications.		
17	Well developed plan and good levels of engagement but needs some expansion around the broader community issues identified above - hope this helps		
18	No thank you . We feel that the committee have done an excellent job. Thank you.		
19	Expensive way of approving the construction of one house.		
20	On page 18 there is one approved planning permission missing (which I am sure happened after this was written and has been noted) which is for 1 dwelling at Grange Farm, Coleby Heath which needs adding into the numbers. Otherwise, an excellent piece of work, very clear, concise and easy to understand. Thank you very much to the NP team, as this is a massive amount of work undertaken by you all.		
21	Relating to key issues. It should be made clear how many people in the village responded to this survey and percentages given as a total of the population rather than a total of the respondents. This could alter the perceived importance of issues and is a factor that should not be ignored. Likewise, when the results for this survey are published it should make clear how many people responded to it so that the results can be seen in context.		
22	A good draft Neighbourhood Plan		
23			
		answered	23
		skipped	34

## Coleby Parish Neighbourhood Plan (CPNP)

### Statistical Validity of Residents responses to the Regulation 14 Consultation

Surveys are not 100% accurate, so this document explains how we have evaluated the accuracy of residents' responses to the Regulation 14 consultation.

The accuracy of a survey depends on three things:

- **Sample size** – the larger the sample, the more accurate the results. This is not linear, so doubling sample size does not double accuracy
- **Percentage** – the closer an answer is to a 50:50 split, the lower the accuracy
- **Population size** – the size of the overall population sampled is relevant if the sample is more than a few % of the population.

We used an online calculator at: <https://www.surveysystem.com/SSCALC.HTM#one> to calculate confidence intervals at the 95% confidence level. Calculations assumed a parish population aged 15 and over as 351 (from the 2011 Census).

We tested the results for all 12 of the quantitative questions in the Regulation 14 consultation with results as below:

Question	Yes	No	Yes%	No%	Respondents	Confidence interval (+/-)
1	54	3	95%	5%	57	5.19
2	56	1	98%	2%	57	3.33
3	46	9	84%	16%	55	8.91
4	49	5	91%	9%	54	7.03
5	45	10	82%	18%	55	9.34
6	49	8	86%	14%	57	8.26
7	49	8	86%	14%	57	8.26
8	47	9	84%	16%	56	8.82
9	54	1	98%	2%	55	3.40
10	50	5	91%	9%	55	6.96
11	51	5	91%	9%	56	6.88
12	46	7	87%	13%	53	8.35

It can be seen that Q5 (Location of Development - is the proposed policy appropriate?) has the widest confidence interval for any question and also the lowest % "Yes" so this will be the least accurate.

**We can be 95% confident that the true "Yes" result for Q5 lays between 72.66% and 91.34% and that all results fall within +/- 9.34 or a narrower confidence interval. This figure has been used in the CPNP.**

Please note that respondents were self-selecting i.e. they could choose whether or not to participate in the consultation. The legislation does not permit selecting a truly random sample.

## Coleby Parish Neighbourhood Plan Working Group

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

Dear Local Business

### **Pre-Submission Version of Coleby Parish Neighbourhood Plan**

I am writing to you as one of the statutory consultees for our Neighbourhood Plan.

Over the past year or so the Neighbourhood Plan Working Group has been developing a Neighbourhood Plan on behalf of Coleby Parish Council. This has been informed by workshops plus consultations with residents of all ages, landowners, businesses and organisations that use Parish facilities.

We are now consulting on the Pre-Submission version of our Neighbourhood Plan. The Plan is available to view at:

<http://parishes.lincolnshire.gov.uk/Coleby/section.asp?catId=37429>

Appendix 7 of the draft Neighbourhood Plan lists evidence sources that are also available on the same web page.

Please make your comments on the electronic form available at:

<http://www.smartsurvey.co.uk/s/business>

The consultation runs for six weeks from Monday 13 March to Monday 24 April.

The consultation is taking place with statutory consultees, local residents, landowners and businesses. Following the consultation, all results will be assessed, the draft Neighbourhood Plan amended as necessary and, following approval by the Parish Council, submitted to North Kesteven District Council.

Please accept my thanks for your time in considering our draft Neighbourhood Plan.

Yours sincerely

*David O'Connor*

Chairman of the Working Group



1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

01522 813707

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

To Business Rate Payers in Coleby Parish

Dear Business Rate Payer

**Coleby Parish Neighbourhood Plan Statutory “Regulation 14” Consultation**

You may recall that I wrote to you last month asking for your comments on Coleby Parish’s draft Neighbourhood Plan.

The draft Plan and supporting documents can be found at:

<http://parishes.lincolnshire.gov.uk/Coleby/section.asp?catId=37429>

(or search for Coleby Parish Council and follow the link to Neighbourhood Plan).

**Responses can be made online at:**

<http://www.smartsurvey.co.uk/s/business/>

**by midnight on Monday 24 April.**

You can respond quickly to 13 yes / no questions or add additional comments if you wish to do so.

This is the last opportunity to influence the content of the plan. Responses to this consultation will be reported to the Parish Council on 2 May. We hope to submit a revised draft to North Kesteven District Council by the end of May.

Thanks you for your time.

Yours sincerely

David O’Connor  
Chairman of Coleby Neighbourhood Plan Working Group.

## Coleby Parish Neighbourhood Plan Working Group

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

Dear Landowner

### **Pre-Submission Version of Coleby Parish Neighbourhood Plan**

I am writing to you as a local landowner in the area of our Neighbourhood Plan.

Over the past year or so the Neighbourhood Plan Working Group has been developing a Neighbourhood Plan on behalf of Coleby Parish Council. This has been informed by workshops plus consultations with residents of all ages, landowners, businesses and organisations that use Parish facilities.

We are now consulting on the Pre-Submission version of our Neighbourhood Plan. The Plan is available to view at:

<http://parishes.lincolnshire.gov.uk/Coleby/section.asp?catId=37429>

Appendix 7 of the draft Neighbourhood Plan lists evidence sources that are also available on the same web page.

Please make your comments on the electronic form available at:

<http://www.smartsurvey.co.uk/s/landowner>

The consultation runs for six weeks from Monday 13 March to Monday 24 April.

This consultation is taking place with statutory consultees, local residents, landowners and businesses. Following the consultation, all results will be assessed, the draft Neighbourhood Plan amended as necessary and, following approval by the Parish Council, submitted to North Kesteven District Council.

Please accept my thanks for your time in considering our draft Neighbourhood Plan.

Yours sincerely

*David O'Connor*

Chairman of the Working Group

1 Hill Rise  
Coleby  
Lincoln  
LN5 0AE

01522 813707

[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)

To Landowners in Coleby Parish

Dear Landowner

**Coleby Parish Neighbourhood Plan Statutory “Regulation 14” Consultation**

You may recall that I wrote to you last month asking for your comments on Coleby Parish’s draft Neighbourhood Plan.

The draft Plan and supporting documents can be found at:

<http://parishes.lincolnshire.gov.uk/Coleby/section.asp?catId=37429>

(or search for Coleby Parish Council and follow the link to Neighbourhood Plan).

**Responses can be made online at:**

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**by midnight on Monday 24 April.**

You can respond quickly to 13 yes / no questions or add additional comments if you wish to do so.

This is the last opportunity to influence the content of the plan. Responses to this consultation will be reported to the Parish Council on 2 May. We hope to submit a revised draft to North Kesteven District Council by the end of May.

Thanks you for your time.

Yours sincerely

David O’Connor  
Chairman of Coleby Neighbourhood Plan Working Group.

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**Statutory Consultation on Coleby Parish Draft Neighbourhood Plan**

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7 messages

**36**

Dear Statutory Consultee

**Consultation on the Pre Submission Consultation Version of the Coleby Parish Neighbourhood Plan**

On behalf of Coleby Parish Council the Neighbourhood Planning Working Group has been developing a Neighbourhood Plan for our parish. This has been informed by a number of consultation exercises and events. We are now consulting on the Pre-Submission Consultation Version of our Neighbourhood Plan. The Plan and supporting documents are available to view at:

<http://parishes.lincolnshire.gov.uk/Coleby/section.asp?catId=37429>

A questionnaire is available at:

<http://www.smartsurvey.co.uk/s/statutory/>

Responses can be very brief by answering simple yes / no questions or more detailed by adding comments.

The consultation period runs from Monday 13 March to midnight on Monday 24 April 2017.

If you have any queries please feel free to contact me via this email address.

If you do not wish to comment it would be very helpful if you could send a short email to say so.

Thank you for your time.

Yours Sincerely

David O'Connor

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David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

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**Reminder re: Statutory Consultation on Coleby Parish Draft Neighbourhood Plan**2 messages

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**David O'Connor** <coleby.neighbourhood.plan@gmail.com>

11 April 2017 at 00:37

To:

Hello everybody

This is a gentle reminder that the legal "Regulation 14" consultation on Coleby's draft Neighbourhood Plan closes at midnight on Monday 24 April.

We are keen to hear your views and would greatly appreciate a response by 24 April.

If, however, you do not wish to respond it would be very helpful if you could let me know by return to this email address.

If you have any queries please do not hesitate to contact me.

Thank you very much for your time

David

On 12 March 2017 at 20:09, David O'Connor <[coleby.neighbourhood.plan@gmail.com](mailto:coleby.neighbourhood.plan@gmail.com)> wrote:

Dear Statutory Consultee

**Consultation on the Pre Submission Consultation Version of the Coleby Parish Neighbourhood Plan**

On behalf of Coleby Parish Council the Neighbourhood Planning Working Group has been developing a Neighbourhood Plan for our parish. This has been informed by a number of consultation exercises and events. We are now consulting on the Pre-Submission Consultation Version of our Neighbourhood Plan. The Plan and supporting documents are available to view at:

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A questionnaire is available at:

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Responses can be very brief by answering simple yes / no questions or more detailed by adding comments.

The consultation period runs from Monday 13 March to midnight on Monday 24 April 2017.

If you have any queries please feel free to contact me via this email address.

If you do not wish to comment it would be very helpful if you could send a short email to say so.

Thank you for your time.

Yours Sincerely

David O'Connor

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David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

--  
David O'Connor  
Chair of Coleby Neighbourhood Planning Working Group

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# Coleby Neighbourhood Plan

## Comments on Pre-Submission Consultation Draft (Regulation 14 Stage)

### Introduction

North Kesteven District Council (NKDC) was consulted on the pre-submission draft of the Coleby Neighbourhood Plan (CNP) during the formal six-week consultation from 13<sup>th</sup> March to 24<sup>th</sup> April 2017.

Firstly, NKDC would like to congratulate the CNP Working Group on the work they have undertaken to date. A lot of time and effort has clearly gone into the production of the plan and into the evidence and consultation that has underpinned it.

### Purpose of this Report

The comments in this report are intended to assist the CNP Working Group in making the final changes necessary to the plan in advance of submitting it to NKDC. Specifically, these comments will focus on helping the Working Group by ensuring that:

- The policies will meet the basic conditions and therefore will be successful at examination;
- The plan will be deliverable in practice when used in planning applications and it will be user-friendly and clear for all readers, including residents, developers, and NKDC planning officers; and
- The plan will deliver on the goals and aspirations of the plan in accordance with the vision and objectives.

After revising the neighbourhood plan in light of comments received during the regulation 14 pre-submission consultation, the Working Group should do a thorough read-through of the CNP before submitting it to NKDC to ensure that any spelling and grammatical errors are addressed.

### Conclusion

As is noted in the draft CNP, the Central Lincolnshire Local Plan (CLLP) is expected to be adopted by the time your plan is examined. The CLLP is being considered by the Central Lincolnshire Joint Strategic Planning Committee on the closing day of the consultation on the CNP. It is recommended that the CNP is reviewed on this basis and references to a draft or emerging Local Plan are replaced with 'adopted Local Plan'. This response assumes that the CLLP will be adopted and therefore it is used in considering whether this plan is in general conformity with the strategic policies of the Local Plan as required by the basic conditions.

Overall, it is considered that the Coleby Neighbourhood Plan, subject to the below comments and recommendations being satisfactorily addressed, meets the basic conditions as required by regulations. The majority of the proposed changes are considered to be necessary to make the plan deliverable, and to achieve the ambitions of the plan, but they will also help ensure that the plan meets the basic conditions and therefore will be successful at examination. It is considered that the plan can be changed in light of the below comments without having to repeat this regulation 14 pre-submission consultation.

Once the Working Group has considered the comments received during the regulation 14 consultation it is recommended that a revised draft is sent to NKDC for an informal review to ensure that there are no concerns as a result of any changes made. This can help to avoid any potential issues at examination.

## Review of the Draft Plan

This section provides a detailed review of the document being consulted on at the pre-submission stage. Where relevant it includes comments about the basic conditions and suggestions for proposed wording changes.

Section/Policy	Comments
General	<ul style="list-style-type: none"> <li>The plan is generally well presented with good use of images, diagrams and maps and this is commended.</li> <li>It is recommended that paragraph numbering is added to the plan as this will make general use and referencing easier for plan users.</li> <li>On a number of maps where locations are identified by number, the numbers are not always clear (e.g. figure 12). Can these be made clearer with bold font or similar?</li> <li>The quality and presentation of evidence to support the plan is very good. Subject to some minor recommendations below, these seem adequate to support the policies in the plan. Should the working group wish to check the content of the Basic Conditions Statement and Consultation Statement with NKDC prior to submission, this would be welcomed.</li> </ul>
Introduction	<ul style="list-style-type: none"> <li>In the first paragraph of the introduction it states that the duration of the CNP matches the CLLP, but the CLLP is from 2012-2036 whereas the CNP runs from 2017-2036. To avoid confusion it would be clearer to state that the end date of the neighbourhood plan matches that of the CLLP.</li> <li>In the final paragraph on page 4 it states that the NPPF is part of the 'Local Development Framework'. There are two issues with this – 1. The term 'Local Development Framework' is now largely obsolete, being associated with the previous Labour Governments; and 2. The NPPF would not form part of the Local Development Framework. It is recommended that this paragraph and the subsequent diagram are amended to refer to the Development Plan instead of the Local Development Framework and to remove reference to the NPPF in this instance.</li> <li>It would be beneficial if the map showing the Coleby Neighbourhood Area only showed the boundary of Coleby Parish. NKDC can assist by providing a revised map if this is requested.</li> </ul>
Coleby Parish	<ul style="list-style-type: none"> <li>This section provides a useful and interesting introduction to the Parish.</li> <li>In the first paragraph there is a description of Coleby's position in the CLLP Settlement Hierarchy. During the CLLP Examination the Settlement Hierarchy is being revised slightly so that there are now 8 categories with the 7<sup>th</sup> being "Hamlets" and the 8<sup>th</sup> being "Countryside". The wording of this paragraph should be reworded to account for this change when the CLLP is adopted.</li> <li>In the bullet under Education, it is recommended that Higher National Certificate is included in full rather than HNC.</li> </ul>
Key Issues	<ul style="list-style-type: none"> <li>This is all clearly presented and is relevant to the development of the plan.</li> </ul>
Vision and Objectives	<ul style="list-style-type: none"> <li>The Vision is supported in principle.</li> <li>The Objectives are supported in principle.</li> <li>In the first row of Table 1 it quotes the Vision, but this omits the word</li> </ul>



Section/Policy	Comments
	<p>“Parish”. Whilst this is only a minor point it would be beneficial to be consistent.</p> <ul style="list-style-type: none"> <li>• The use of the table in Appendix 5 to demonstrate the linkages between the Objectives is a useful way to demonstrate these relationships.</li> </ul>
Policy 1: Appropriate Location for Development	<ul style="list-style-type: none"> <li>• The Principle of re-establishing a “Developed Footprint” for a village in Central Lincolnshire through a Neighbourhood Plan is supported and is in general conformity with the Strategic Policies of the CLLP, provided that there are adequate opportunities to meet the growth level set in the CLLP. It is noted that the Capacity Study, which accompanies the draft plan, includes an analysis of potential within the Developed Footprint, and elsewhere in the Parish. This is a good piece of work to underpin this policy, however, it might be clearer if the maps and overall conclusions were more specific about the changes made to the previous boundary in the NKDC Local Plan and specifically included a list of sites with a theoretical capability of being developed to make up the growth requirement for Coleby. This would assist an Examiner in understanding the situation in relation to the growth requirements. Overall, given the flexibility within the last part of the policy and the evidence presented, it is considered that this policy and the Developed Footprint are in general conformity to the CLLP as they will enable the delivery of an adequate amount of growth, subject to the below comments.</li> <li>• The second sentence of the policy is not necessary as Policy LP4 of the CLLP includes a sequential test to promote the use of previously developed land. Also, as worded, it is unclear how this should be dealt with by a decision maker – how would this be demonstrated in a planning application and does it mean brownfield within the proposed site or the entire village, for example? As such, it is recommended that this part of the policy be removed with Policy LP4 of the CLLP being used to deliver on this ambition.</li> <li>• The items within bulleted list a) are generally appropriate for inclusion, however, it is likely that any development proposal would detract from at least one of these criteria to some extent. Therefore it is recommended that “detracting from” is replaced with “resulting in an unacceptable impact on” or something similar to indicate that the impacts will be considered on a case-by-case basis as a planning balance judgement by the decision maker.</li> <li>• How would bullet point c) be applied on a brownfield site? Presumably it would not be required to meet greenfield runoff levels? This should be made clear.</li> <li>• In the last sentence of the policy it refers to “the housing needs of the parish at any given time”. How will it be defined what the housing needs of a particular time are? This should be made clear to avoid any confusion.</li> <li>• In the last sentence reference is made to the Capacity Study identifying areas that are considered appropriate for development. It is recommended that these areas are also brought into the overall recommendations / conclusions of the Capacity Study to be clear about which locations are being referred to.</li> </ul>
Figure 7	<ul style="list-style-type: none"> <li>• It is noted that this boundary differs from the Curtilage Line in the NKDC Local Plan. It is also noted that one such change relates to the permission granted at the Dovecote Lane site at the south eastern</li> </ul>

Section/Policy	Comments
	<p>corner of the village. This change appears to broadly follow the red-line boundary of this permission, but it makes the boundary unclear on the map. It is recommended that the boundary here be squared off so that there is not a line protruding to the east and following Dovecote Road to the south. This would be clearer for decision makers.</p>
Policy 1 supporting text	<ul style="list-style-type: none"> <li>• This policy works closely with Policy LP4 of the CLLP. It is noted that there is reference to this in the supporting text, but it is considered that some additional wording would be beneficial here to make it clear to the examiner how this policy works with Policy LP4.</li> <li>• In the last paragraph on page 15, it may be beneficial to clarify that it relates to suitable sites that will be available specifically within the plan period.</li> </ul>
Policy 2: Housing	<ul style="list-style-type: none"> <li>• The general approaches within this policy are supported, and it is confirmed that as a result of a review of the baseline dwellings in the village, 14 dwellings will be sought in Coleby in relation to Policy LP4 of the CLLP. However, there are a number of concerns about the specific wording as defined below.</li> <li>• Coleby is misspelt in bullet a).</li> <li>• As worded it is ambiguous whether development of affordable housing and housing to meet the needs of first time buyers and people looking to downsize are subject to the requirements under bullet a). It is recommended that this is reviewed to be clear what elements of the policy apply to what circumstances.</li> <li>• In the first bullet point in the second list the examples of amenity are quite vague and may not be clear enough to be applied consistently by decision makers. It is recommended that the description is expanded to include a full list of amenity measures to be considered, for example “(in terms of privacy, daylight, noise from neighbouring uses, safety)” etc.</li> <li>• In the second bullet point in the second list in the policy it says “as described in the bullet point above” which is about as long as the two examples currently being given and so it would be better if the exact wording were replicated here. However, if the description in the first bullet point is expanded as is recommended above then the cross reference in the second bullet point is fine to retain.</li> <li>• In the third bullet point can “service provision” be better defined? What would count as a local service and would there be occasions where this would be appropriate – for example if residents no longer used the service? If this is intended to apply to specific services that are important, then it would be better to be specific – i.e. is it referring to the community facilities listed in policy 6?</li> <li>• There is no definition of what would count as a significant reduction in local employment opportunities, or what would count as a ‘local’ opportunity. It might be better if it required the decision maker to make a decision on the impact by referring to an “unacceptable reduction in jobs available in the neighbourhood area.” This would allow the decision maker to consider the likely impacts of the loss of employment premises.</li> <li>• In the penultimate paragraph, given the scale of development being proposed it is unlikely that there will be any significant infrastructure being delivered, so this part of the policy may not apply in most cases. However, it allows flexibility for alternative arrangements to be made if any infrastructure to be delivered would not precede occupation so it is</li> </ul>

Section/Policy	Comments
	<p>not considered that there is any conflict.</p> <ul style="list-style-type: none"> <li>The last paragraph largely echoes the approach in Policies LP2 and LP4 of the CLLP, but crucially some of the wording is changed. If a proposal satisfied the requirement for community support where it would exceed the growth level it would not be contrary to the development plan as suggested, and so this should be changed. The policy also refers to “clear and wide local community support” but this is not defined. Overall, it is recommended that this paragraph be removed and reliance placed on the CLLP policies. Additional wording could be added to the supporting text to make it clear that this element has not been lost as a result of this change.</li> </ul>
Policy 2 supporting text	<ul style="list-style-type: none"> <li>In the paragraph preceding the policy in the second sentence the word “village” appears where it should presumably be “Parish”.</li> <li>In the first paragraph following the policy it refers to Appendix B of the CLLP. It is worth noting that, as a result of the proposed modifications by the Inspectors, Appendix B will no longer include the list of settlements and the growth levels – this will now be a standalone document published on each District’s website. Therefore the text would benefit from being amended to reflect the current position.</li> </ul>
Policy 3: Design and Character of Development	<ul style="list-style-type: none"> <li>The ambitions of this policy are generally supported. The Landscape Assessment appears to be a usable and thorough document that is fit for purpose in relation to this policy.</li> <li>In the second bullet point should it not refer to “space between buildings”?</li> <li>In the fourth bullet point “the” appears to be missing before “views and vistas”.</li> <li>In the last bullet point the term ‘other valued green spaces’ is ambiguous as they are not defined. Therefore anyone could claim that a green space is or is not valued. This is unclear for decision makers and as such would benefit from being reviewed to be clearer about what specific open spaces or what types of open spaces it refers to.</li> </ul>
Policy 4: Local Green Space	<ul style="list-style-type: none"> <li>This policy is supported and the assessment of the LGS seems to support their designation adequately. In some examinations recently, examiners have requested that specific wording is taken from the NPPF and included in policy so it may be beneficial to stipulate in the last paragraph of this policy that development will not be permitted “other than in very special circumstances”.</li> </ul>
Policy 5: Access to the Countryside	<ul style="list-style-type: none"> <li>This policy, whilst supported in principle and consistent with many parts of the national policy, may struggle to meet the test in the NPPF where it requires policies to be clear to the decision maker how they should react (paragraph 154). However, a policy such as this will always have a degree of ambiguity given the variety of possible circumstances to which it might apply.</li> <li>Part of the policy seems to apply to how you intend to spend the neighbourhood portion of CIL, which is considered fine to include, however, it may be beneficial to make this clearer and if this is the case, this part of the policy will not be specifically be used in planning decisions. Would it be beneficial to add something requiring the routes identified to be retained on figure 11 and for any development neighbouring the rights of way to not result in any unacceptable impact</li> </ul>

Section/Policy	Comments
	on them?
Policy 6: Community Facilities	<ul style="list-style-type: none"> <li>This policy is supported and is generally fit for purpose. The 'very special circumstances' test in the policy is usually reserved for very restrictive designations (specifically Green Belt and Local Green Space). As such it is recommended that this term is replaced with "...unless their loss can be adequately justified." or something similar. It is considered that the supporting text provides adequate information about what would constitute justification for any loss.</li> </ul>
Appendix 1 – Glossary of Neighbourhood Planning Terms	<ul style="list-style-type: none"> <li>Generally you should only include terms used in the CNP in the glossary so it is recommended that the terms are reviewed on this basis.</li> <li>It may be beneficial to note in the opening sentence that other glossaries exist, e.g. in the NPPF.</li> <li>AONB – there is no AONB near to Coleby and as such this is not necessary to include.</li> <li>LDF – as previously mentioned in comments on the main plan, the LDF is an out of date term and is not necessary to include in the glossary.</li> </ul>
Appendix 7	<ul style="list-style-type: none"> <li>This is a useful section containing reference to key supporting and evidence documents. It is noted that a number of the links take you to the main neighbourhood plan page, but it may be better to link directly to the documents being referenced. It will also be important to ensure that these remain available on the website whilst the CNP is in use.</li> </ul>

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Lincoln  
LN5 0AE

coleby.neighbourhood.plan@gmail.com

20 February 2017

Dear Sirs

**Coleby Parish Neighbourhood Plan – Local Green Spaces**

I am writing to you as a courtesy to let you know that, after a year's work, the Parish Council will shortly be consulting on a draft Neighbourhood Plan. The draft identifies 'Local Green Spaces' as per the map attached and I understand that you own or manage at least one of those facilities.

The purpose of identifying a Local Green Space is to make it clear that residents of the Parish value the space, that it meets criteria for designation and that applications for development that would adversely affect the function of a Local Green Space will not be permitted.

This is consistent with National Planning Policy Framework (NPPF) and the draft Central Lincolnshire Local Plan Policy LP23 that states "*An area identified as a Local Green Space ... will be protected from development in line with the NPPF*".

A copy of the draft Neighbourhood Plan's proposals regarding Local Green Spaces is attached.

If you would like to contact me to discuss this further please email me at the address above.

Yours faithfully

*David O'Connor*

David O'Connor  
Chair of Coleby Parish Neighbourhood Plan Working Group

Encs: Draft re Local Green Spaces

## Local Green Space (LGS)

The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection, green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances.

The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in and not an extensive tract of land.

Having regard to these criteria, it is considered that there are a number of green spaces both within and around the built up area of the Parish that meet this test and merit special designation and protection. These LGS are defined on Figure 10. Within such areas the Plan seeks to protect their special qualities and new development is generally prohibited.

### **Policy 4: Local Green Space and Green Infrastructure**

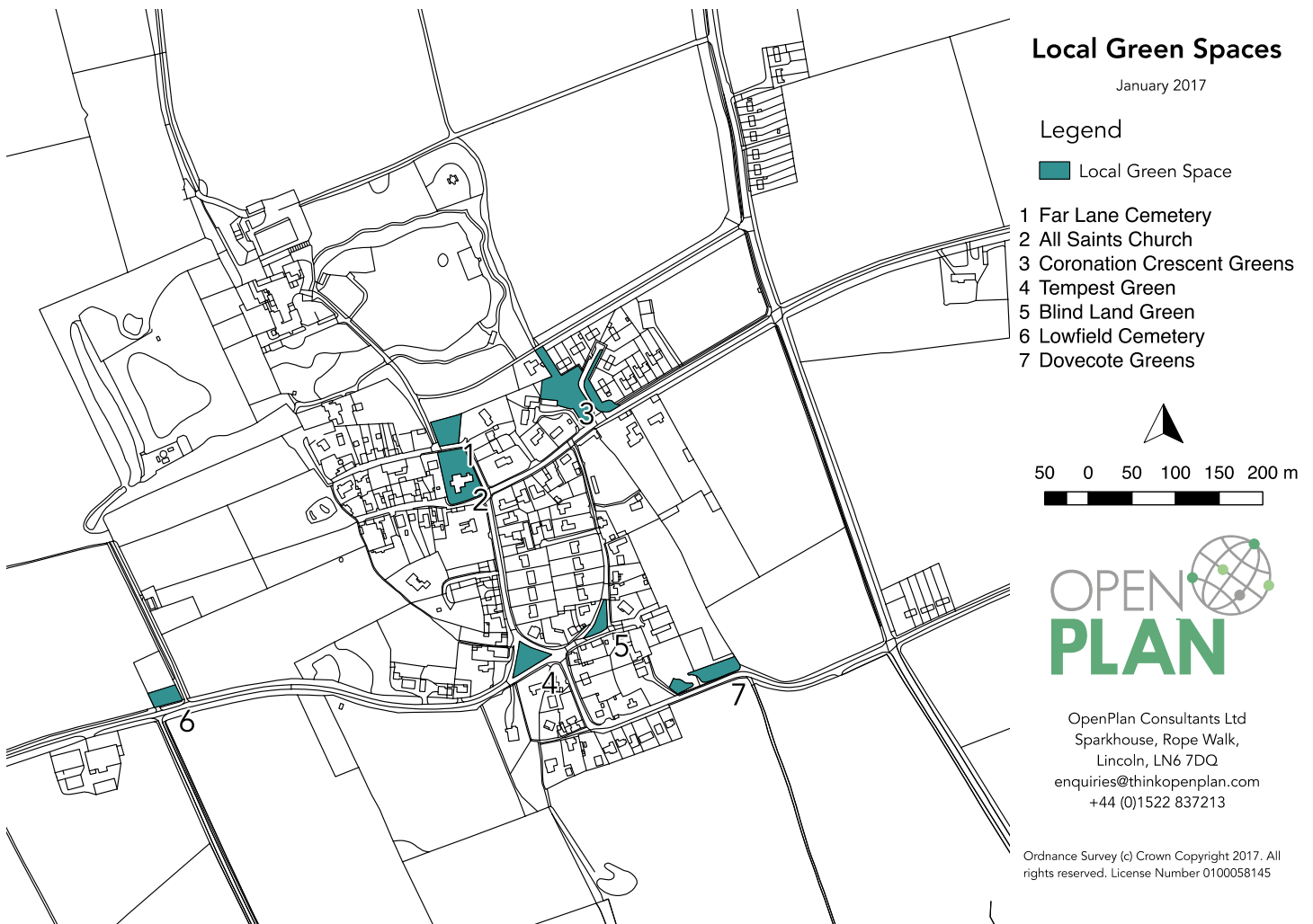
**The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Figure 10**

- Bind Lane Green
- Coronation Crescent Green
- Tempest Green
- Far Lane Cemetery
- All Saints Church garden
- Lowfield cemetery
- Dovecote Lane

**Applications for development that would adversely affect the function of a Local Green Spaces will not be permitted.**

Further information and justification for these designations is presented in the Local Green Space Assessment that forms part of the Neighbourhood Plan's evidence base (see Appendix 7).

Figure 10 - Local Green Spaces



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20 February 2017

Dear Sirs

**Coleby Parish Neighbourhood Plan – Community Facilities**

I am writing to you as a courtesy to let you know that, after a year's work, the Parish Council will shortly be consulting on a draft Neighbourhood Plan. The draft identifies 'Community Facilities' as per the map attached and I understand that you own or manage at least one of those facilities.

The purpose of identifying a Community Facility is to make it clear that residents of the Parish value the facility and that, except under special circumstances, the loss of a community facility would not be supported. This is consistent with the draft Central Lincolnshire Local Plan Policy LP15 that states *"In most instances, the loss of an existing community facility will not be supported"*.

Coleby Parish's draft Neighbourhood Plan looks to provide clarity by defining which facilities that general principle will apply to.

If you would like to contact me to discuss this further please email me at the address above.

Yours faithfully

*David O'Connor*

David O'Connor  
Chair of Coleby Parish Neighbourhood Plan Working Group

Encs: Draft re Community Facilities



## Community Facilities

Coleby's community facilities are highly valued by the majority of residents. They include the primary school, meeting places, like the Village Hall and church, the two pubs, the recreation ground and also the informal facilities such as paths and open spaces.

These facilities are an important part of parish life; creating social cohesion and providing the residents with a sense of belonging and identity thus increasing well-being and quality of life. The policy below concentrates on the impact of development on the use and range of facilities within the parish and complements Policy LP 15 of the Local Plan, which this Neighbourhood Plan is in full support of.

### **Policy 6: Community Facilities**

**Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community, will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.**

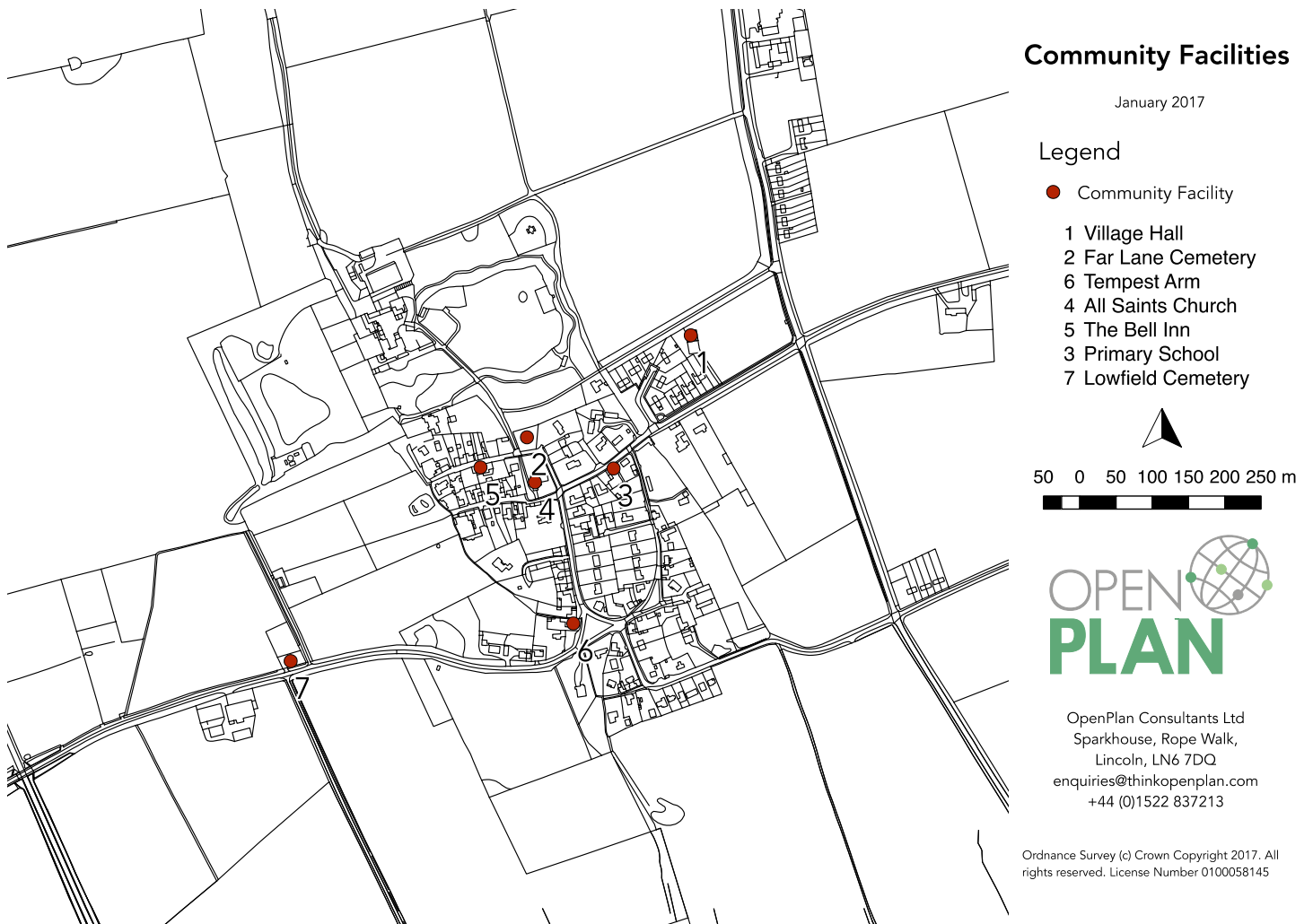
**Proposals that involve the loss of any existing community facility identified on Figure 12 will not be supported unless very special circumstances are demonstrated.**

There is a strong desire to retain the village's community facilities and to enhance them as opportunities arise. Proposals that would result in the loss of existing facilities will generally not be supported unless accompanied by suitable alternative provision. Where there is sufficient justification to demonstrate that this cannot be provided, applicants will normally be expected to demonstrate that a business or facility is no longer economically viable (and cannot be expected to return to viability in the foreseeable future) and that all reasonable efforts have been made to find a purchaser, tenant or operator willing to continue the business/facility (or one with a similar value to the local community) without success.

As a rural village with an older population, availability and access to facilities is of increased importance. These facilities help the community to come together, lessen the need to travel by car and help to also attract younger residents into the area.

In order to establish whether certain facilities are at risk of closure during the next 10 years, work was undertaken to understand current usage levels and long-term plans for facilities within the parish. No immediate threat was identified, but the Parish Council will continue to monitor the situation.

Figure 12 - Community Facilities



## **Coleby Parish Council Meeting 10 May 2017**

### **Report from the Neighbourhood Plan Working group**

#### **Update on the Draft Neighbourhood Plan**

**Author: David O'Connor for the Working Group**

#### **Purpose**

This report updates the Parish Council on several matters:

- NKDC's review of Coleby Conservation Area
- Formal adoption of the Central Lincolnshire Local Plan (CLLP)
- Results of the recent statutory "Regulation 14" consultation on the 'pre-submission' version of Coleby Parish Neighbourhood Plan (CPNP) with a range of stakeholders

and makes recommendations for further amendments to the draft plan before formal submission to North Kesteven District Council.

It also makes recommendations for amending the CPNP before formal submission to NKDC and sets out next steps that will lead to our CPNP being 'made' by NKDC.

The report also sets out next steps that will happen after the Parish Council meeting.

#### **Recommendations**

That the Parish Council

1. Agrees to modify the CPNP to refer to NKDC's review of the Coleby Conservation Area **and** to subsequently modify the CPNP to reflect the revised adopted Coleby Conservation Area when that is available (see page 3 of the report).
2. Agrees to modify the CPNP to align with the CLLP that was adopted on 24 April 2017 (see page 4 of the report).
3. Notes the strong support for the CPNP from residents **and** that the results are statistically valid.

4. Decides whether to amend proposals relating to Local Green Spaces in the light of comments received about 'Dovecote Green' (see page 43).
5. Decides whether to amend proposals relating to Community Facilities in the light of comments received regarding the Bell at Coleby (see page 47).
6. Agrees other proposed changes in the Neighbourhood Plan as recommended in Appendices 2 and 3 below.
7. Agrees 'next steps' to be undertaken by the Working Group as set out in the report (see pages 7-9).
8. Agrees to delegate authority to the Parish Clerk (in consultation with Councillors) to agree any final consequential amendments to the Coleby Parish Neighbourhood Plan and to formally submit that Plan to North Kesteven District Council.

**Please note that the Working Group does not consider that these modifications alter the meaning of our Neighbourhood Plan to the extent that we should re-consult.**

NKDC's comments (Appendix 2) say, in respect of the comments they make, that *"It is considered that the plan can be changed in light of the below comments without having to repeat this regulation 14 pre-submission consultation."*

## **Report**

### **NKDC's review of Coleby Conservation Area**

The Parish Council was notified of a review of the Coleby Conservation Area by NKDC on 9 March 2017. This is part of a programme of reviewing all of NKDC's Conservation Areas. Coleby's Conservation Area was adopted in 1977 and this was the first review.

The Parish Council, residents and others were invited to comment on a review of the Conservation Area and a draft Management Plan. There was also a consultation event by NKDC at the Village Hall on 16 March 2017, which NKDC officers have commented was well attended in comparison with other reviews they have undertaken.

Perhaps the key issue in the review was a proposed change to the Conservation Area boundary in Dovecote Lane that would have removed 11 properties from the Conservation Area.

The Parish Council's formal response is attached as Appendix 1. Several residents also responded by the 3 April deadline.

On 6 April 2017 The Parish Clerk and Chair of the Neighbourhood Plan Working Group met with NKDC's Conservation Officer and discussed the Parish Council's

response. NKDC indicated that, as a result of the consultation responses and event at the Village Hall they would still be recommending a change to the boundary but had modified their recommendation to now include houses north of Dovecote Lane. The effect of this would be to now remove 7 properties from the Conservation Area rather than the 11 originally proposed.

The officers' recommendations at NKDC must proceed through formal decision-making and we understand this will be at NKDC's full Council meeting on 21 September 2017. Nothing about the review will be finalised until that formal decision.

There are implications for our Neighbourhood Plan because of various maps and other references to the Conservation Area in the CPNP.

Unfortunately, the Conservation Area changes will only be adopted after our Neighbourhood Plan is submitted. It would not be advisable to delay submitting our Plan solely because of this so the Working Group recommends:

- Modifying the 'submission' version of the CPNP to refer to the Conservation Area review by NKDC
- Modifying maps and consequential amendments as a result of the revised Conservation Area as part of the annual review of the Neighbourhood Plan set out in Appendix 3 of the CPNP.

The second recommendation above is essentially a tidying up exercise as; in any event, the adopted revised Conservation Area would be the effective boundary.

### **Formal adoption of the Central Lincolnshire Local Plan**

The Central Lincolnshire Strategic Planning Committee adopted the CLLP on 24 April 2017. The Chair of the Working Group attended that meeting as an observer.

That means the final version of the CLLP is now in force. We understand there will be a formal launch in early June.

This has implications for our CPNP because that must be consistent with the adopted CLLP.

The recommendations for change to the CLLP made by Inspectors together with the CLLP itself run to over 300 pages so it would be impossible to even attempt to summarise that here.

However, it appears that the main changes impacting on small villages like Coleby are:

- Policy LP2 (The Spatial Strategy and Settlement Hierarchy) splits Hamlets and Open Countryside into two separate levels and may have an impact

on any future development east of the A607. It also introduces a method to determine “clear local community support” so we no longer need to do so

- Policy LP4 amends the sequential priority to:
  - Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement
  - Brownfield sites at the edge of a settlement, in appropriate locations
  - Greenfield sites at the edge of a settlement, in appropriate locations
- Targets for individual villages will now be published and tracked on a regular basis instead of being in Appendix B of the CLLP, which now only sets out the methodology. NKDC have separately confirmed that our CLLP target for 2012-2036 is 14 dwellings in total, rather than the 18 in the earlier draft CLLP.

The Working Group recommends

- Modifying our Local Plan to be consistent with the Central Lincolnshire Local Plan adopted on 24 April 2017

Please note that NKDC’s comments make specific recommendations regarding alignment with the Local Plan so this recommendation is a ‘fail safe’ to cover any other modifications needed that come to light during final preparation.

### **NKDC comments**

Whilst NKDC comments are technically part of the Regulation 14 consultation they are set out in full, together with Working Group comments and recommendations for amendment, separately in Appendix 2.

NKDC’s comments, whilst many and very comprehensive are extremely helpful.

The Parish Council is requested to note; in particular, NKDC comments that:

- Congratulate the Working Group
- The quality and presentation of evidence to support the plan is very good.
- The Vision and Objectives are supported in principle.
- Support is expressed for all 6 of our proposed policies, subject to the amendments proposed by NKDC.
- Confirms our revised target of 14 additional dwellings between 2012 to 2036

## **Results of the recent statutory “Regulation 14” consultation**

The recent consultation on our Neighbourhood Plan was a statutory requirement under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 as amended.

Regulation 14 requires consultation with specific stakeholder groups. For that purpose we relied on a list provided by North Kesteven District Council to our consultants, OpenPlan Ltd. The list is long and includes many statutory and voluntary agencies. They are not listed in full here but will be included in the Consultation Statement (a formal public document that must be submitted to NKDC with our CPNP and will be available on the Parish Council website).

Regulation 14 provides for a minimum 6-week consultation and makes other operational requirements with which we have complied.

In addition to the above, we wrote separately to all of the owners of assets that the draft Neighbourhood Plan was proposing would be Community Facilities or Local Green Spaces. That was not a legal requirement but comments received are included here for transparency.

Appendix 3 to this report contains responses to consultations together with recommended actions from the Neighbourhood Plan Working Group. That Appendix is structured according to the 13 questions asked which, in turn, follow the structure of the draft Plan.

Overall, responses were positive and supported the draft CPNP. Summary results are shown in the graph at the end of this section.

There were 57 responses from residents. That represents 16% of the estimated 351 people in Coleby Parish aged 15 years and over. Some respondents skipped questions but no question had fewer than 53 responses.

Results are statistically valid. By applying standard statistical techniques we can say that we are 95% confident that answers are in a range of +/- 9.34 of the survey result.

In other words, for Question 8 on Location of Development (which has the widest confidence interval of any question) we can be 95% confident that between 72.67% and 91.34% of Parish residents support that policy. That is a high level of support.

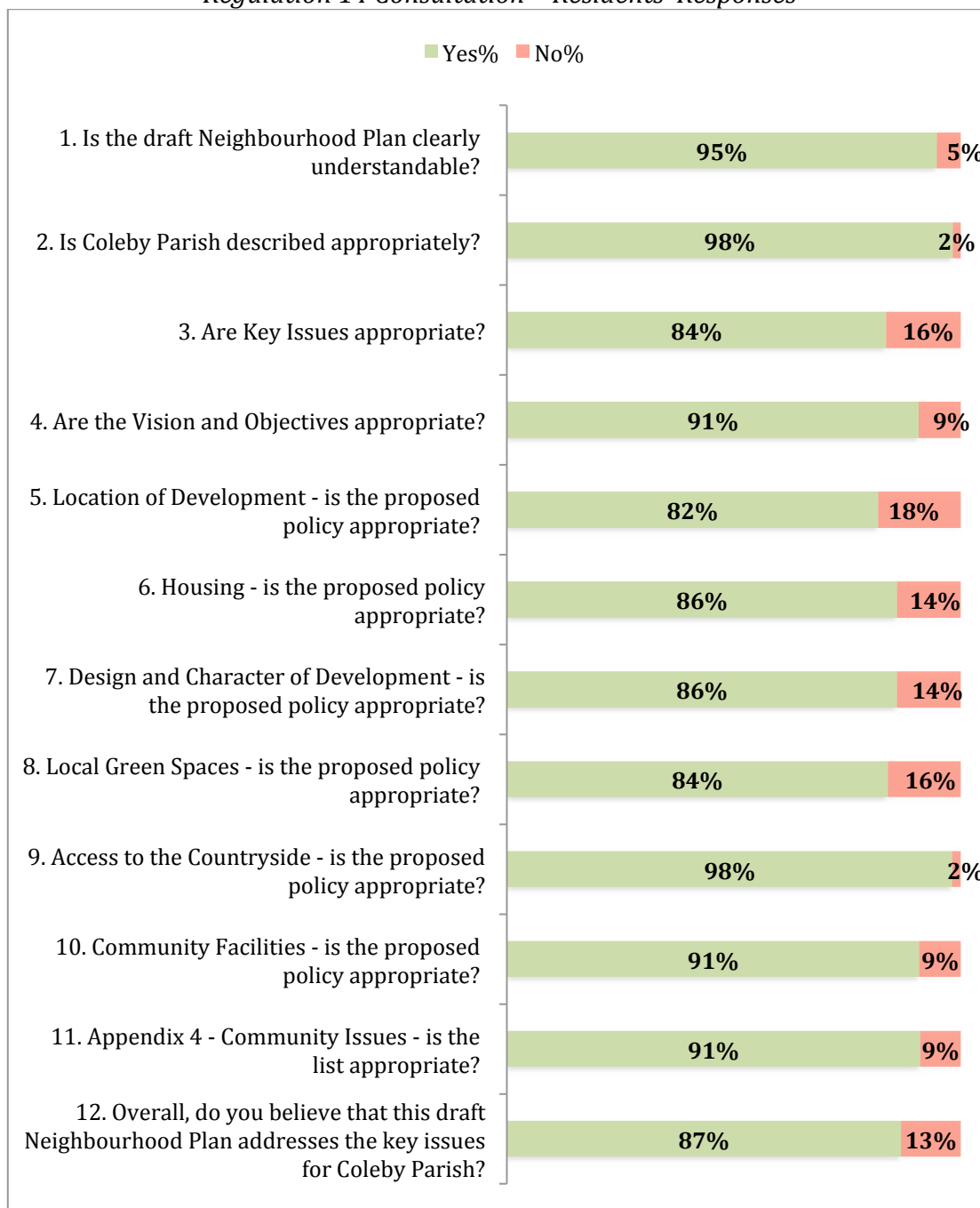
There were no questionnaire responses from other stakeholders, though some sent in a few email comments that are also listed in Appendix 3.

Key issues are that:

- There is a high level of support
- There appear to be some misconceptions about what the CPNP was seeking to achieve in a few aspects (particularly the distinction between planning and non-planning issues raised in the residents' survey in 2016) and we hope that proposed amendments will address that.
- There are several comments objecting to designating Dovecote Green as Local Green Space. Whilst these are expressed appropriately, the Parish Council is asked to note that a few respondents made multiple comments about this i.e. not all comments were made against Question 8. There were 84% "Yes" responses agreeing with the policy, the Working Group recommends no change to our proposals.
- The proprietor of the Bell at Coleby objected to the proposal to identify it as a Community Facility. The Working Group has identified options and requests the Parish Council to decide on a particular option.



### Regulation 14 Consultation – Residents' Responses



### Next Steps

Before submitting our final draft CPNP to NKDC we must amend the CPNP as agreed at this meeting and complete the other legally required submission documents to accompany it:

1. A **map** of the area covered
2. A **consultation statement** setting out:

- a. details of who was consulted on the proposed neighbourhood plan (including [consultation bodies](#))
  - b. an explanation of how they were consulted
  - c. a summary of the main issues and concerns raised through consultation description of how these issues were considered, and where relevant, addressed in the proposed neighbourhood development plan.
3. A **basic conditions statement** explaining how the proposed neighbourhood plan meets the requirements set out in the legislation.
  4. An **environmental screening opinion** confirming that the plan proposal is unlikely to have significant environmental effects.

Work on documents 1-3 is well underway for consideration at a Working Group meeting scheduled for 26 May 2017.

Document 4 was commissioned from NKDC in March and was received on 24 April. As expected, the screening opinion states that **no** formal Strategic Environmental Assessment (a very complex process) is necessary.

We still anticipate completion and submission to NKDC by the end of May. At this point our draft Plan becomes a 'material consideration' for any planning applications.

Following submission to NKDC they will appoint an Independent Examiner who will make one of three recommendations

1. That the draft Neighbourhood Plan should proceed to a referendum.
2. That the draft Neighbourhood Plan should proceed to a referendum, subject to certain amendments.
3. That the draft Neighbourhood Plan should not proceed.

From the experience of others, it is most likely that recommendations will be made. If that is the case, NKDC have committed to work with us on agreeing final changes.

Following that process, and assuming that a referendum takes place, the referendum will be arranged and paid for by NKDC using a government grant.

The referendum question will be:

*"Do you want North Kesteven District Council to use the neighbourhood plan for Coleby Parish to help it decide planning applications in the neighbourhood area?"*

The referendum vote will be decided on a simple majority of those voting. If there is a simple “yes “ majority of those voting, the CPNP will proceed to adoption by NKDC. We anticipate this will be at their full Council meeting on 21 September 2017.

Once adopted by NKDC our Neighbourhood Plan becomes fully operational as part of NKDC's policies.

## **Appendix 1**

### **Coleby Conservation Area Appraisal and Management Plan Consultation Questionnaire**

#### **Conservation Area Appraisals:**

##### **1. Is the document written in a way that is easy to understand?**

The document is generally accessible for what we believe will be the intended audiences.

However, the consultation would have benefitted from reference to the specific rationale for proposed changes.

##### **2. Are there any factual errors or omissions? If so please outline them briefly.**

In the consultation document there are various anomalies in the various mapped boundaries. These were brought to your attention in detail during the Village Hall event. In the final document care should be exercised to ensure that all mapped boundaries are accurate and consistent.

Local List buildings are not mapped or listed as stated in section 14.

##### **3. Do you agree with the proposed conservation area boundary (if not please briefly outline why)?**

Coleby is a compact village that is very unusual insofar as the settlement boundary and Conservation Area are virtually coterminous. As a result the proposals have caused concern for residents of Dovecote Lane (and others) who are concerned about reduced protection from inappropriate development. There is a clear desire in the village to retain the existing boundary, which would have been apparent to you at the consultation event on 16 March 2016. Indeed, the case can be made for adding to the Conservation Area.

That being the case, and on the understanding from conversations with you at the consultation event that you will be reconsidering your proposals in the light of consultation responses, we would welcome the opportunity to discuss boundary options further with you. We are particularly keen to discuss the proposed changes to the CA boundary around Dovecote Lane and the potential to include open land adjoining the existing boundary in Hill Rise and between Rectory Road and Dovecote Lane.

We can be very flexible in making arrangements to discuss this quickly at your convenience.

##### **4. Do you think the report accurately describes the character of the conservation area? If not please outline briefly the changes you think should**

***be made. We would particularly like to know what you consider to be special about the conservation area and why.***

The report is broadly consistent with a Character Assessment of the Village carried out recently as part of our Neighbourhood Plan.

Please see also our response to Q5.

**5. What features are most important to you in making the special character of the area? *Examples could include historic buildings, open spaces, trees, boundaries (e.g. walls, railings), street furniture, and street surfaces***

As part of preparing our Neighbourhood Plan, residents commented on this. Details of their views are attached.

**6. Is there anything you think would improve the character and appearance of the conservation area and if so how would you like to see this achieved?**

Residents would like to see any street lighting and furniture etc. to be appropriate for a conservation area. See also response to Q5.

**7. Do you agree that the factors we identified do harm the character and appearance of the proposed conservation area? *If not please let us know what changes you think should be made.***

Agreed

**8. Do you agree that the Council should consider the use of Article 4 Directions as suggested in the Management Plan?**

We support your proposal for a further consultation on use of Article 4 Directions

**9. Do you have any other comments on the report?**

It is unfortunate that this was published on the very day that our Neighbourhood Plan started Regulation 14 consultation.

We will attempt to align our Plan with the CA review before adoption by NKDC

## Extract from Draft Neighbourhood Plan

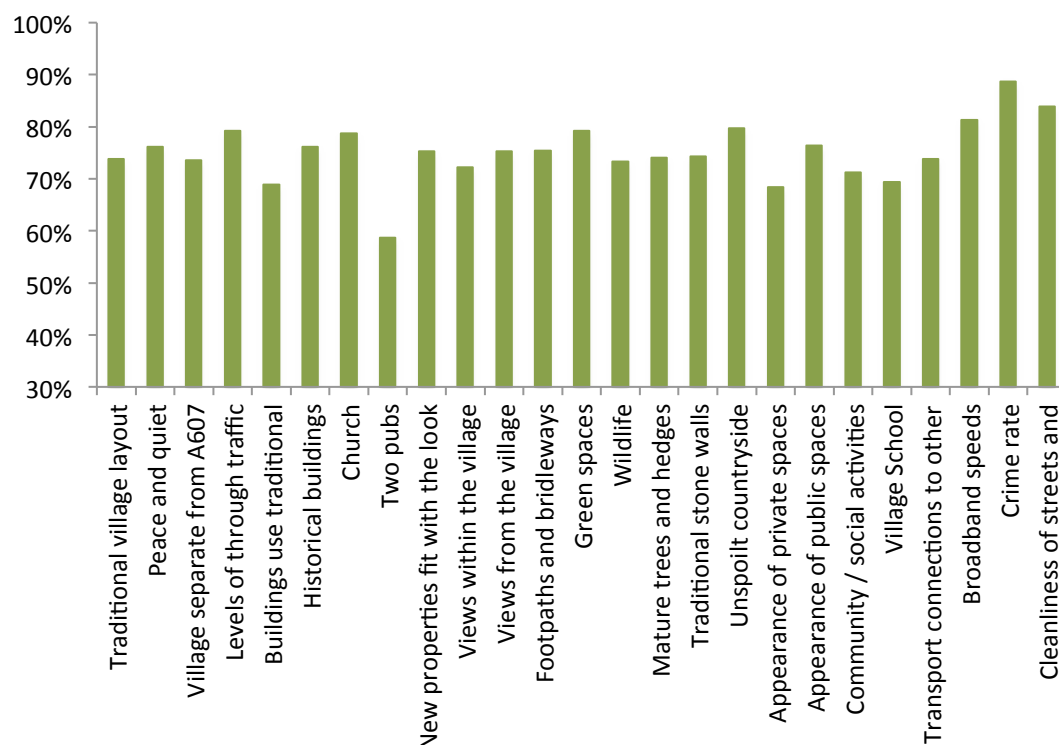
### Key issues

The only current development pressure on Coleby Parish is from landowners looking to increase dwellings.

Other key issues were identified through a combination of Residents Workshops and the Residents Survey. These were presented to the Residents Workshop on 9 November 2016 before considering draft Objectives and Planning Policy Approaches.

In the survey, residents placed great value on many aspects of life in the parish.

*Figure 1 - How important is each of these aspects of village life to you?*



As well as being important, most of these aspects were also rated as performing well. The notable exception was 'Broadband Speeds' (see Appendix 4).

Comments in the survey emphasised that residents particularly valued the community look and feel of Coleby.

Residents provided clear steers on many aspects relating to future developments:

- Development should only be to the extent required by the Central Lincolnshire Local Plan
- Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.
- There should be a defined boundary to contain developments in Coleby Village.
- Buildings should be no more than two storeys high and constructed using traditional materials.
- Derelict buildings in open countryside should be brought back into use rather than left in disrepair.
- Homes for those on lower incomes, young families and older people downsizing should be supported. (At the 9 November workshop this was clarified to include houses suitable for older people to downsize and for young families.)
- There should be sufficient off-street parking for residents and their visitors in any new homes.
- Some views from, to and within the village are so important they should be protected.
- Street furniture should be well designed and complement their surroundings.

Strong steers were also provided on many community issues. Those requiring action are set out in Appendix 4.

## Appendix 2 NKDC comments

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
NKDC1	General	The plan is generally well presented with good use of images, diagrams and maps and this is commended.	-	-
NKDC2	General	It is recommended that paragraph numbering is added to the plan as this will make general use and referencing easier for plan users.	Agreed	Amend as recommended by NKDC
NKDC3	General	On a number of maps where locations are identified by number, the numbers are not always clear (e.g. figure 12). Can these be made clearer with bold font or similar?	Agreed	Amend as recommended by NKDC
NKDC4	General	The quality and presentation of evidence to support the plan is very good. Subject to some minor recommendations below, these seem adequate to support the policies in the plan. Should the working group wish to check the content of the Basic Conditions Statement and Consultation Statement with NKDC prior to submission, this would be welcomed.	Enquiries have been made to take up NKDC's offer. The Parish Council will be advised if doing so would affect the planned submission by the end of May 2017	-
NKDC5	Introduction	In the first paragraph of the introduction it states that the duration of the CNP matches the CLLP, but the CLLP is from 2012-2036 whereas the CNP runs from 2017-2036. To avoid confusion it would be clearer to state that the end date of the neighbourhood plan matches that of	The start date of the Neighbourhood Plan was set at 2017 because that is when it will be adopted. Nevertheless, as it covers development since 2012 and needs to align with the Local Plan we support the proposed amendment	Amend as recommended by NKDC



Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		the CLLP.		
NKDC6	Introduction	In the final paragraph on page 4 it states that the NPPF is part of the 'Local Development Framework'. There are two issues with this – 1. The term 'Local Development Framework' is now largely obsolete, being associated with the previous Labour Governments; and 2. The NPPF would not form part of the Local Development Framework. It is recommended that this paragraph and the subsequent diagram are amended to refer to the Development Plan instead of the Local Development Framework and to remove reference to the NPPF in this instance.	The terms used were pasted in from guidance. However we agree that the proposed amendment is appropriate.	Amend as recommended by NKDC
NKDC7	Introduction	It would be beneficial if the map showing the Coleby Neighbourhood Area only showed the boundary of Coleby Parish. NKDC can assist by providing a revised map if this is requested.	The map used referred to is the same as the map used in our application to designate the Parish as a Neighbourhood Plan Area. However, we accept this comment and have requested that NKDC produce such a map for us.	Amend as recommended by NKDC
NKDC8	Coleby Parish	This section provides a useful and interesting introduction to the Parish.	-	-
NKDC9	Coleby Parish	In the first paragraph there is a description of Coleby's position in the CLLP Settlement Hierarchy. During the CLLP Examination the Settlement Hierarchy is being revised slightly so that there are now 8 categories with the 7 <sup>th</sup> being "Hamlets" and the 8 <sup>th</sup>	The adopted version of the CLLP has changed the Settlement Hierarchy in CLLP Policy LP2. This change will align our Neighbourhood Plan with those changes	Amend as recommended by NKDC

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		being “Countryside”. The wording of this paragraph should be reworded to account for this change when the CLLP is adopted.		
NKDC10	Coleby Parish	In the bullet under Education, it is recommended that Higher National Certificate is included in full rather than HNC.	Agreed	Amend as recommended by NKDC
NKDC11	Key Issues	This is all clearly presented and is relevant to the development of the plan.	-	-
NKDC12	Vision and Objectives	The Vision is supported in principle.	-	-
NKDC13	Vision and Objectives	The Objectives are supported in principle.	-	-
NKDC14	Vision and Objectives	In the first row of Table 1 it quotes the Vision, but this omits the word “Parish”. Whilst this is only a minor point it would be beneficial to be consistent	Agreed	Amend as recommended by NKDC
NKDC15	Vision and Objectives	The use of the table in Appendix 5 to demonstrate the linkages between the Objectives is a useful way to demonstrate these relationships.	-	-
NKDC16	Policy 1: Appropriate Location for Development	The Principle of re-establishing a “Developed Footprint” for a village in Central Lincolnshire through a Neighbourhood Plan is supported and is in general conformity with the	This is a very important comment as it supports our policy to re-establish a ‘developed footprint’ and use of the Capacity Study as both evidence and a	Amend as recommended by the Working Group

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		<p>Strategic Policies of the CLLP, provided that there are adequate opportunities to meet the growth level set in the CLLP. It is noted that the Capacity Study, which accompanies the draft plan, includes an analysis of potential within the Developed Footprint, and elsewhere in the Parish. This is a good piece of work to underpin this policy, however, it might be clearer if the maps and overall conclusions were more specific about the changes made to the previous boundary in the NKDC Local Plan and specifically included a list of sites with a theoretical capability of being developed to make up the growth requirement for Coleby. This would assist an Examiner in understanding the situation in relation to the growth requirements. Overall, given the flexibility within the last part of the policy and the evidence presented, it is considered that this policy and the Developed Footprint are in general conformity to the CLLP as they will enable the delivery of an adequate amount of growth, subject to the below comments.</p>	<p>reference point for our Policy 1.</p> <p>The detailed comments are designed to clarify some matters in the supporting text. This may require an additional map. We support this.</p>	
NKDC17	Policy 1: Appropriate Location for Development	<p>The second sentence of the policy is not necessary as Policy LP4 of the CLLP includes a sequential test to promote the use of previously developed land. Also, as worded, it is unclear how this should be dealt with</p>	<p>This comment is essentially saying that we do not need to state the test for promoting use of previously developed land as it is in the CLLP.</p>	<p>Amend as recommended by the Working Group</p>

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		by a decision maker – how would this be demonstrated in a planning application and does it mean brownfield within the proposed site or the entire village, for example? As such, it is recommended that this part of the policy be removed with Policy LP4 of the CLLP being used to deliver on this ambition.	We recommend amending the policy as suggested and referencing the test in the CLLP in the supporting text so that it is clear to Parish residents.	
NKDC18	Policy 1: Appropriate Location for Development	The items within bulleted list a) are generally appropriate for inclusion, however, it is likely that any development proposal would detract from at least one of these criteria to some extent. Therefore it is recommended that “detracting from” be replaced with “resulting in an unacceptable impact on” or something similar to indicate that the impacts will be considered on a case-by-case basis as a planning balance judgement by the decision maker.	Agreed	Amend as recommended by NKDC
NKDC19	Policy 1: Appropriate Location for Development	How would bullet point c) be applied on a brownfield site? Presumably it would not be required to meet greenfield runoff levels? This should be made clear.	Amend to say <i>“as agreed in consultation with the Internal Drainage Board”</i>  (Follows advice from Lincolnshire County Council.)	Amend as recommended by the Working Group
NKDC20	Policy 1: Appropriate	In the last sentence of the policy it refers to “the housing needs of the	We agree that the wording could be made clearer and recommend a change	Amend as recommended by the Working Group

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
	Location for Development	parish at any given time". How will it be defined what the housing needs of a particular time are? This should be made clear to avoid any confusion	to <i>"permitted growth of the parish as set out in the Central Lincolnshire Local Plan"</i> .  Although that permitted growth is not decided by the Parish, it is a level we are legally required to accommodate during the lifetime of the Plan and separate arrangements exist in the CLLP to accommodate additional development only if there is <i>"demonstration of clear community support"</i>	
NKDC21	Policy 1: Appropriate Location for Development	In the last sentence reference is made to the Capacity Study identifying areas that are considered appropriate for development. It is recommended that these areas are also brought into the overall recommendations / conclusions of the Capacity Study to be clear about which locations are being referred to.	Agreed – this comment is essentially recommending that we include a results summary in the Capacity Study.	Amend as recommended by NKDC
NKDC22	Figure 7	It is noted that this boundary differs from the Curtilage Line in the NKDC Local Plan. It is also noted that one such change relates to the permission granted at the Dovecote Lane site at the south eastern corner of the village. This change appears to broadly follow the red-line boundary of this permission, but it makes the boundary unclear on the map. It is recommended that the boundary here be squared off so that there is not a	This comment is recommending that the revised boundary of the revised 'settlement footprint' around Dovecote Lane is simplified.  The recommended change is very minor.  We recommend the amendment proposed.	Amend as recommended by NKDC

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		line protruding to the east and following Dovecote Road to the south. This would be clearer for decision makers.		
NKDC23	Policy 1 supporting text	This policy works closely with Policy LP4 of the CLLP. It is noted that there is reference to this in the supporting text, but it is considered that some additional wording would be beneficial here to make it clear to the examiner how this policy works with Policy LP4.	Agreed	Amend as recommended by NKDC
NKDC24	Policy 1 supporting text	In the last paragraph on page 15, it may be beneficial to clarify that it relates to suitable sites that will be available specifically within the plan period.	Agreed	Amend as recommended by NKDC
NKDC25	Policy 2: Housing	The general approaches within this policy are supported, and it is confirmed that as a result of a review of the baseline dwellings in the village, 14 dwellings will be sought in Coleby in relation to Policy LP4 of the CLLP. However, there are a number of concerns about the specific wording as defined below.	-	-
NKDC26	Policy 2: Housing	Coleby is misspelt in bullet a).	Agreed	Amend as recommended by NKDC
NKDC27	Policy 2: Housing	As worded it is ambiguous whether development of affordable housing and housing to meet the needs of first time buyers and people looking to	Add the words “ <i>subject to paragraph (a) above</i> ”	Amend as recommended by the Working Group

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		downsize are subject to the requirements under bullet a). It is recommended that this is reviewed to be clear what elements of the policy apply to what circumstances.	<p>The effect of this is to clarify that encouragement of affordable / downsize / starter homes is only within the overall permitted growth of 10%.</p> <p>If the Parish wishes to grow beyond 10% for this, provision is made in Policy 2 and the CLLP</p>	
NKDC28	Policy 2: Housing	In the first bullet point in the second list the examples of amenity are quite vague and may not be clear enough to be applied consistently by decision makers. It is recommended that the description is expanded to include a full list of amenity measures to be considered, for example “(in terms of privacy, daylight, noise from neighbouring uses, safety)” etc.	<p>The second part of CLLP Policy LP26 refers to ‘amenity considerations’ and lists them. We recommend aligning with the CLLP by amending the wording to:</p> <p><i>“There will be no adverse impact on amenity (for example, compatibility with neighbouring land uses; overlooking; overshadowing; loss of light; increase in artificial light or glare; adverse noise and vibration: adverse impact upon air quality from odour, fumes, smoke, dust and other sources; adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste; creation of safe environments.”</i></p>	Amend as recommended by the Working Group.
NKDC29	Policy 2: Housing	In the second bullet point in the second list in the policy it says “as described in the bullet point above” which is about as long as the two	In light of the proposed action re comment NKDC28 no further action is required	-

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



Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
NKDC32	Policy 2: Housing	In the penultimate paragraph, given the scale of development being proposed it is unlikely that there will be any significant infrastructure being delivered, so this part of the policy may not apply in most cases. However, it allows flexibility for alternative arrangements to be made if any infrastructure to be delivered would not precede occupation so it is not considered that there is any conflict, that this element has not been lost as a result of this change.	-	-
NKDC33	Policy 2: Housing	The last paragraph largely echoes the approach in Policies LP2 and LP4 of the CLLP, but crucially some of the wording is changed. If a proposal satisfied the requirement for community support where it would exceed the growth level it would not be contrary to the development plan as suggested, and so this should be changed. The policy also refers to “clear and wide local community support” but this is not defined. Overall, it is recommended that this paragraph be removed and reliance placed on the CLLP policies. Additional wording could be added to the supporting text to make it clear	Agreed	-
NKDC34	Policy 2 supporting text	In the paragraph preceding the policy in the second sentence the word “village” appears where it should presumably be “Parish”.	Agreed	Amend as recommended by NKDC

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
NKDC35		In the first paragraph following the policy it refers to Appendix B of the CLLP. It is worth noting that, as a result of the proposed modifications by the Inspectors, Appendix B will no longer include the list of settlements and the growth levels – this will now be a standalone document published on each District’s website. Therefore the text would benefit from being amended to reflect the current position.	Agreed	Amend as recommended by NKDC
NKDC36	Policy 3: Design and Character of Development	The ambitions of this policy are generally supported. The Landscape Assessment appears to be a usable and thorough document that is fit for purpose in relation to this policy.	-	-
NKDC37	Policy 3: Design and Character of Development	In the second bullet point should it not refer to “space between buildings”?	Agreed	Amend as recommended by NKDC
NKDC38	Policy 3: Design and Character of Development	In the fourth bullet point “the” appears to be missing before “views and vistas”.	Agreed	Amend as recommended by NKDC
NKDC39	Policy 3: Design and Character of Development	In the last bullet point the term ‘other valued green spaces’ is ambiguous as they are not defined. Therefore anyone could claim that a green space is or is not valued. This is unclear for	Amend the wording to say “ <i>other valued green spaces such as green verges, and green spaces surrounding the village</i> ”	•

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		decision makers and as such would benefit from being reviewed to be clearer about what specific open spaces or what types of open spaces it refers to.		
NKDC40	Policy 4: Local Green Space	This policy is supported and the assessment of the LGS seems to support their designation adequately. In some examinations recently, examiners have requested that specific wording is taken from the NPPF and included in policy so it may be beneficial to stipulate in the last paragraph of this policy that development will not be permitted "other than in very special circumstances".	Agreed	Amend as recommended by NKDC
NKDC41	Policy 5: Access to the Countryside	This policy, whilst supported in principle and consistent with many parts of the national policy, may struggle to meet the test in the NPPF where it requires policies to be clear to the decision maker how they should react (paragraph 154). However, a policy such as this will always have a degree of ambiguity given the variety of possible circumstances to which it might apply.	-	-
NKDC42	Policy 5: Access to the Countryside	Part of the policy seems to apply to how you intend to spend the neighbourhood portion of CIL, which is considered fine to include, however, it may be beneficial to make this clearer	Add "shown in Figure 11" to the existing wording and add a new sentence. "Development resulting in any unacceptable impact on existing footpaths and rights of way will not be	Amend as recommended by the Working Group

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		and if this is the case, this part of the policy will not be specifically be used in planning decisions. Would it be beneficial to add something requiring the routes identified to be retained on figure 11 and for any development neighbouring the rights of way to not result in any unacceptable impact on them?	<i>supported."</i>	
NKDC43	Policy 6: Community Facilities	This policy is supported and is generally fit for purpose. The 'very special circumstances' test in the policy is usually reserved for very restrictive designations (specifically Green Belt and Local Green Space). As such it is recommended that this term is replaced with "...unless their loss can be adequately justified." or something similar. It is considered that the supporting text provides adequate information about what would constitute justification for any loss.	Agreed	Amend as recommended by NKDC
NKDC44	Appendix 1 – Glossary of Neighbourhood Planning Terms	<p>Generally you should only include terms used in the CNP in the glossary so it is recommended that the terms are reviewed on this basis.</p> <p>It may be beneficial to note in the opening sentence that other glossaries exist, e.g. in the NPPF.</p> <p>AONB – there is no AONB near to Coleby and as such this is not necessary to include.</p>	<p>These comments are all directed at asking us to have a glossary of terms that is specific to terms used in our Neighbourhood Plan rather than using (as we have done) a generic glossary.</p> <p>We accept the comment and now that the CLLP is adopted, will seek to use relevant terms from their glossary whenever possible.</p>	Amend as recommended by Working Group

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

## Appendix 3 Regulation 14 Consultation responses (except NKDC)

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

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents1	Although I have marked the "yes" circle, I feel that some of the information written is too technical for the lay person.	We attempted to make the CPNP as clear as possible but, as can be seen from NKDC's comments, there are many requirements for our CPNP to be consistent with other more complex documents such as the CLLP and NPPF.	-
Residents2	The Plan is set out in a clear and logical manner with diagrams and glossary to help understanding.	-	-
Residents3	Repetitive in places which makes it a fairly long document but it's better to make sure all points are firmly made	-	-
Residents4	It would have been helpful for some cross-referencing on the consultation form to the draft neighbourhood plan e.g. this question refers to page ? I found I was constantly having to search the plan to relate to the question.	-	-
Residents5	The right balance between length and detail of the plan.	-	-
Residents6	Good levels of engagement with the local community - plenty of opportunities to have our say. But would suggest that there will be a challenge when the electoral boundaries change - Coleby will be moving out of its natural cliff village boundary, which has a natural alignment with Navenby and Wellingore etc.	-	-
Residents7	I am used to reading twaddle like this from HMRC so I can see through the rubbish to the core issue: - making some little nobody look good.	-	-

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
<b>Residents8</b>	<p>The document would be improved with editing. For example 'half the population in 2011 was aged over 50 - compared to 39 for England'. Does this mean that 39% of England's population is over 50; or does it mean that the mean age in England is 39? There are many examples of this type of opaque writing throughout the document. The references are not fully cited and cannot be appraised for either quality of relevance.</p>	<p>This section contains a footnote that additional detail on the statistics used can be found in the supporting document 'Coleby's People' which is further referenced with a web link in Appendix 7. That supporting document contains full referencing to sources and more detail on the particular statistics summarised in the Draft Plan.</p> <p>NKDC commented (NKDC4) <i>"The quality and presentation of evidence to support the plan is very good"</i>.</p> <p>Nevertheless, we recommend reviewing and amending to clarify further, for example by modifying the passage highlighted to say <i>"Half the population in 2011 was aged over 50 years – compared to 39 years for England."</i></p>	Amend as recommended by the Working Group
<b>Residents9</b>	<p>The neighbourhood plan (NP) is not clearly understandable because it has not labelled certain aspects of the village correctly.</p> <p>The Tempest pub is a community asset, purchased by a few villagers, dedicated to meeting the needs of local people, and as an investment for its shareholders.</p> <p>The Bell at Coleby is a privately owned business enterprise, not sustained or supported by Coleby residents.</p> <p>Correct terminology to distinguish between the</p>	<p>Subject to the instances commented upon by NKDC (most of which are about aligning with the adopted CLLP) the correct terminology has been used throughout. A consortium of residents owns the Tempest Arms.</p> <p>It is not clearly stated but possible that this respondent is objecting to the Bell at Coleby being identified as a Community Facility.</p> <p>The term 'Community Facility' in the</p>	-

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
	<p>community asset, private business and village amenities is essential in documentation. I expect individuals and consultants constructing the NP documentation to be very clear in their usage of labelling and to create separate sub headings to demonstrate a clear and diligent approach to representing The village of Coleby. EG: SUB-HEADINGS Amenities Community Asset Private Business Enterprise</p> <p>Given that those constructing the NP are more than capable of applying accurate labelling of certain aspects of the village, but have not done so, I remain puzzled and concerned.</p> <p>name Until such time that the NP can be more carefully represented on the matter of correct labelling of certain village aspects, the integrity of the overall plan must be questioned. The NP will only have integrity if it ensures that the content and motivations of those constructing it are NOT MISLEADING.</p>	<p>NPPF paragraph 70 includes public houses.</p> <p>For recommended actions please see comment Business1 under Q10</p>	



## 2. Is Coleby Parish described appropriately?

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

### 3. Are Key Issues appropriate?

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents17	The numerous issues shown are important and accurate	-	-
Residents18	The village does not need to expand any further, without the infrastructure being uprated in all areas, drainage , water, electricity supply, and the doctors, the bus service, and school provision , apart from the primary school.	Policy 2 (Housing) seeks to ensure that infrastructure or infrastructure improvements necessary to support housing development should be operational before first occupied except in agreed exceptional circumstances	No change
Residents19	If enforced by the parish. I hope the referral to new housing only being built using traditional materials won't exclude looking at new housing materials e.g. straw houses.	Policy 3 (Design and Character of Development) does not preclude use of new materials but requires development to have regard to the Character Assessment and through design and materials, to reinforce local character and a strong sense of Place in Coleby	No change
Residents20	These reflect all the consultation that has taken place.		-
Residents21	The only key issue giving residents concern seems to be development. A neighbourhood plan cannot stop development and should not be developed as its sole purpose.	<p>The purpose of a Neighbourhood Plan is to give the neighbourhood a local say in shaping heir community.</p> <p>The Neighbourhood Plan dos not seek to stop development but to manage development up to the 10% increase permitted (required) by the CLLP.</p>	No change
Residents22	<p>There needs to be a greater focus on three key areas not covered in the plan:</p> <ol style="list-style-type: none"> <li>1. Access to healthcare services, particularly bearing in mind the planned housing development in cliff edge villages; and</li> <li>2. Public protection services - with a re-focusing of policing there will need to be greater emphasis on</li> </ol>	<p>These are community issues to be addressed outside of planning controls.</p> <p>These examples are not specifically in Appendix 4 (Community Issues) but can be considered by the Parish</p>	-

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
	'neighborhood watch' type schemes; and 3. Transport - further development of volunteer car schemes to complement the public transport system.	Council when they decide a response to Appendix 4 of the CPNP	
Residents23	Especially the broadband speed or lack of it!	Broadband speed is a Community Issue in Appendix 4 of the CPNP	-
Residents24	The only real emphasis appears to be development. Little consideration given to other matters.	Please see Residents21 and Residents 22	-
Residents25	Too much focus on trying to prevent any development.	Please see Residents21	-
Residents26	Aspects of future development - not all may be able to be satisfied through existing housing refurbishment or on land between existing housing. The boundary may need to be flexible in order to satisfy this demand.	Please see Residents37 in Q5	No change
Residents27	In so far as the plan is set out the Key Issues are not adequately reflected. There is an overemphasis on restricting future development with little recognition of other issues identified in the initial survey. Broadband speeds, Crime rates and cleanliness all scored at the top of the residents survey but are not recognised at all in the Key Issues.	<p>Page 5 notes that some issues that cannot be addressed through the planning system (and thus be part of the formal Neighbourhood Plan) are covered separately as Community Issues in Appendix 4.</p> <p>The Key Issues section lists planning related issues and states that community issues are covered in Appendix 4.</p> <p>Nevertheless we recommend amending some text and cross referencing to make even clearer the distinction between planning related issues that can be covered by the Neighbourhood Plan and other (Community) issues that will be evaluated and acted upon if possible by the Parish Council.</p>	Amend as recommended by the Working Group

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

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

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

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
Residents34	Some broadening of the curtilage should be considered whilst retaining the buffer with the A607. The area in the SE corner by Dovecote Lane seems an obvious area for Green Field development.	These are all in the draft Plan.	No change
Residents35	This is very logical	-	-
Residents36	I think that NKDC's granting of outline planning for the land where the old Dovecote stood was entirely inappropriate given they knew we were producing this plan, they should have postponed any decision until after the plan was approved. We should not just bow down to this decision, but make it clear that the village does not approve and will object to any future planning application that breeches our plan.	The points raised were all made by the Parish Council to NKDC at the time. Outline permission was granted and our target is for the Neighbourhood Plan to be submitted to NKDC in time for it to be a 'material consideration' in determining any detailed application.	-
Residents37	Traffic is a concern within the village particularly parking. Therefore new development would be best placed on the periphery of the village rather than in the centre where the roads are already congested.	<p>CLLP Policy LP4 (Growth in Villages) contains a sequential test that we must follow.</p> <ol style="list-style-type: none"> <li>1. Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement</li> <li>2. Brownfield sites at the edge of a settlement, in appropriate locations</li> <li>3. Greenfield sites at the edge of a settlement, in appropriate locations</li> </ol> <p>Pleased note the test quoted above was modified in the adopted CLLP and our Neighbourhood Plan will be amended to align with the change.</p>	-
Residents38	The village settlement boundary should be maintained as it is to ensure there is a buffer between the village and	Policy 1 sets a revised settlement boundary.	No change

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
	the A607 with the amendment to include the development of 4 houses approved on Dovecote Lane.	Policy 3 sets an area of separation from the A607.	
Residents39	We need to be more creative in bringing into play 'brownfield' sites and being less parochial about development - well planned development will be good for the village in terms of sustaining village amenities such as the school, church, pub etc.	<p>Please see Residents 37</p> <p>Development relies on landowners to bring sites forward. The Working Group believes that the main constraint on providing affordable and smaller homes will be the aspirations of developers themselves.</p> <p>The Neighbourhood Plan also provides for additional development if there is clear local community support.</p>	No change
Residents39	In order to satisfy the need for low income/elderly housing as identified it may be necessary to build on land that is not an existing building/between existing properties. This land may not be forthcoming and it is important to provide housing for those who may not be adequately catered for in Coleby at the current time.	Please see Residents 37	-
Residents39	Coleby still has an outstanding housing requirement, which in all likelihood is not going to be satisfied through development on existing sites/properties. It needs to be open to the fact that it may need to be built elsewhere in the village.	Please see Residents 37	-
Residents39	Cannot guarantee the brownfield sites will turn into development land. Too much focus on the capacity study may leave Coleby lacking in the provision of affordable homes and homes suitable for downsizing.	Please see Residents 37	-
Residents39	The policy of 'shoe-horning' additional development within the existing village envelope will do more to destroy the character of the village. The loss of 'Chestnut Paddock' some twenty years ago more significantly changed the character and the traditional feel of the village than a careful designed scheme on the fringe of the village. Intensification of development within	Please see Residents 37	-

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
	villages, especially those with a natural boundary of footpaths and roads such as Coleby, is inappropriate and deleterious to the village character as a whole.		
Residents39	I strongly agree that all future development should be within the developed footprint of Coleby village and that there should be no further development land immediately adjacent to this footprint. Apart from the recently approved 4 houses having their access onto Dovecote Lane there should be no further development either side of Dovecote Lane requiring access to this road. Such development would immediately increase demand for widening and straightening of Dovecote Lane which would ruin the rural aspect of this approach to the village.	<p>If development sites within the settlement boundary do not come forward it may be necessary to consider developments near the settlement boundary. The Capacity Study considers this and concludes that there may be some potential for small development in Dovecote Lane.</p> <p>This will be made much clearer by amendments following other comments, particularly NKDC21.</p>	No change
Statutory	The Witham Drainage Board wrote to suggest that the Plan included provision for sustainable urban drainage systems (SUDS) and reminded us about when they must become involved in planning applications.	SUDS are included in Policy 1. Other matters raised by Witham Drainage Board are for developers and NKDC.	-
Statutory1	Anglian Water wrote to support Policy 1 re SUDS	-	-

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

Stakeholder group	Stakeholder comment	Working Group	Recommendations to parish Council
Residents40	Policy 2: Housing - a) Coleby misspelt	Please see NKDC26	-
Residents41	This is a difficult area but the policy reflects the majority view within the guidelines specified	-	-
Residents42	Affordable housing; is essential to maintain a broad mix within the village and to encourage younger people to live here.	Policy 2 specifically states that development of Affordable Housing to meet identified local needs, and housing suited to the needs of first time buyers and people looking to downsize, will be encouraged and supported.	No change
Residents43	A village has to evolve - all our homes were once new. Avoid a NIMBY attitude. We all have a right to a roof over our heads. Personally I don't want to live in a 'chocolate box' / museum village which slowly dies. New appropriate housing brings in younger families with children - the knock on effect supports the school.	Please see Residents42	-
Residents44	Need for more starter homes for young people.	Please see Residents 42	-
Residents45	Residents responded to the initial survey with a desire for homes for first time buyers or for the elderly to downsize into. But with only a very limited number of homes to be built this is not feasible. Whilst the residents expressed support for the conversion of redundant agricultural buildings, which lie outside the curtilage, if the owner does not have a desire to develop the site then a new development has to be granted in order for Coleby to reach its target.	Please see Residents 42	-
Residents46	But see comment at 5 above.	This is a cross reference by the respondent to comment Residents 39 in Q5	-
Residents47	All villages need to retain a degree of fluidity regarding housing. Agree that affordable housing may be needed.	-	-
Residents48	Agree with the need for houses for first time buyers and those wishing to downsize but disagree with the parish	The Plan did not propose a Parish Poll for this purpose but for determining	No change



Stakeholder group	Stakeholder comment	Working Group	Recommendations to parish Council
	poll idea as the need for this type of housing may come from the wider graffoe parish not just Coleby, but these people would not be able to vote.	clear community support for exceeding the permitted development target.  There is now a mechanism for deciding clear local community support in the CLLP in the CLLP Policy LP2	
Residents49	The way of establishing community support for affordable housing is flawed. Demand may well come from outside the village but still from the local area. People will vote in their own interests and most likely against this development. The people the housing would target would in all likelihood not even get a vote.	Please see Residents 48	-
Residents50	No. Please see above. Further, planning applications should be judged on their merits by the Parish and District Councils and should never be subject to village polls. The District Council employs professional town planners to reflect the planning policies and interests of both the current and future residents and they should be supported in their work. Fettering their efforts with village polls will diminish their ability out carry out their professional duties.	Please see Residents 48  The draft CPNP did not suggest a parish poll to decide planning applications (which would not be legal) but to determine levels of local support for development that would exceed the permitted growth target of 10%.	-
Residents51	Page 6 of the Draft Plan describes Coleby as a wealthy village hence its higher than average car ownership, having a high proportion of retired people. I think therefore that there will be little demand for so-called affordable houses.	-	-
Residents52	***comment not legible*** but please note that the respondent was in favour of the proposed policy	-	-
Statutory2	Anglian Water wrote to support Policy 2 re infrastructure being completed before occupation.	-	-

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

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents53	The document suggests only stone built developments whereas a large proportion of the village is other than stone. Sensitive brick built houses should still be considered if appropriate in their location.	Policy 3 (Design and Character of Development) requires development to have regard to the Character Assessment and through design and materials, to reinforce local character and a strong sense of Place in Coleby.	No change
Residents54	I feel that the footpath to the east of Blind Lane should also have an "important view" arrow pointing to the west of the footpath.	We understand why this comment has been made but consider that views already shown on Figure 9 are sufficient. That is because the views already shown looking west from Grantham Road look past the footpath in question. Any block to the view from the path would also block the views from Grantham Road.	No change
Residents55	Area of separation important	-	
Residents56	There are new materials and designs in use today and these could be adapted and used in future developments to increase the variety of designs and keep the village moving into the 21st Century, not stagnating in the 19/20th Century.	Please see Residents 53	
Residents57	Suggest the equally good view from Dovecote Lane should be added to "Important Views"	Please see Residents54  The same principles apply here, albeit for a different location	No change
Residents58	Generally yes but I hope the initial plan for 4 luxury detached homes on Dovecote Lane doesn't set a trend. We do need a mixture of housing - certainly more affordable housing / retirement properties.	Please see Residents42 in Q6	

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents59	The 'area of separation' is crucial to maintaining the character of Coleby. The Character Assessment is good but I believe it requires more detail about architectural features etc. in order to form a reference point for future development as envisaged.	The Working Group has identified the need to review our Character Appraisal to link with the recent Conservation Area Review and will pick this up at that time.	Revise the Character Appraisal
Residents60	Yes - needs to be in keeping with the traditional feel of the village.	-	-
Residents61	Coleby is a traditional village and as such is quite unique in modern times as such any development should be fitting and enhance the village. Hopefully keeping the look and feel to the English village essence	The Plan seeks to do this in accordance with residents' views, balanced against the 10% permitted development target	-
Residents62	Do not believe that the space up to the A607 should be sacrosanct. Do not agree with the location of the local green spaces.	Separation from the A607 was a very important issue for residents throughout development of the Neighbourhood Plan.  There is nothing specific about Local Green Spaces so we cannot comment further on that point.	No change
Residents63	Coleby is a mixed village with properties ranging from traditional stone, 1970's bungalows and more modern properties. It has areas which should be protected but equally should acknowledge that portions of the village are very mixed already.	Mixed development is reflected in Policy 3 and the Coleby Character Assessment. The character assessment focuses on each road and Policy 3 provides for development to have regard to the character assessment. In other words, development should fit with the existing area, which is different in different parts of the Parish.	No change
Residents64	Coleby is a mixed development village. Large areas of it are dominated by properties from the 1960's and 1970's and this has been reflected in the proposed alteration of the conservation area. Trees can currently only be protected if they have TPO's or contribute to the	Please see Residents63 re mixed development and Residents73 re local Green Space	No change

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
	conservation area and this should not be widened. Local green spaces do not need to be enhanced or further expanded.		
Residents65	Development should respect the village character but it is not appropriate that it is required to 'reinforce' this character.	The wording referred to was recommended by our planning consultants. NKDC draft management plan for the conservation area that covers most of the village uses similar wording.	No change
Residents66	I strongly agree with the area of separation shown in green on Figure 8 of the Draft Plan but I have little faith in NKDC planners adhering to this particularly with the area behind the houses in Blind Lane.	When adopted, the Neighbourhood Plan will become part of the Local Development Framework and part of NKDC's own policies.	-
Residents67	Leave well alone	-	-

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

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
Residents68	Note: Policy 4 - Blind Lane is misspelt	Amend	Amend
Residents69	Sensible restrictions	-	-
Residents70	Very important to keep the green spaces	-	-
Residents71	There is an error on Fig 10 - the western boundary of Coronation Crescent is incorrect.	Check and amend if necessary	Check and amend if necessary
Residents72	Very important. Agree with all the proposals.	-	-
Residents73	There should not be a need to identify Green Space as NKDC already has planning rules in place to protect such areas. Dovecote Lane development has been passed with the said strip of land remaining undeveloped therefore NKDC have taken into account the need for the buffer area.	Identification of Local Green Spaces is an important aspect of the NPPF and Local Plan and was very important to residents.	No change
Residents74	Only the playing field is used regularly. The Tempest green is used when there is a function on. The facilities at the community centre need adding to eg: tennis courts etc.	The facilities requested are not currently in Appendix 4 (Community Issues).  Please see Residents 22.	-
Local Green Spaces1	Email comments (2 respondents) from owners of the land objecting to the proposal to designate land referred to as 'Dovecote Green' as Local Green Space	Comment NKDC40 says, <i>"the assessment of the LGS seems to support their designation adequately."</i>  On balance, and taking account of the level of residents support and NKDC comments, the Working Group recommends no change to the draft.	Decide whether to retain 'Dovecote Green' in Policy 4 or not.
Local Green Spaces2	The Chairman of the Village Hall Committee wrote to say he had no comments on the LGS proposals	-	-

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

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents75	An important issue for a village on the Viking Way	-	-
Residents76	The green open spaces around the village should be better protected.	<p>We are seeking to protect green space <u>inside</u> the village by Policy 4 (Local Green Space).</p> <p>We are also seeking to protect green spaces around the edge of the village so far as possible through the area of separation in Policy 3 and the Capacity Study in Policy 2.</p> <p>There is some additional protection for land around the village as open countryside (with very strict controls on development in the CLLP) and as part of the Lincoln Cliff Landscape Character Area (which runs broadly from the A607 to the foot of the slope on low fields and includes all green areas in immediate proximity to the village. This is a public document and available from the Central Lincolnshire Local Plan website.</p>	-
Residents77	Important to retain as much access to the countryside as possible.	Policy 5 seeks to do this	-
Residents78	It is important that all links to footpaths are maintained.	Policy 5 seeks to do this	-
Residents79	There are a limited number of footpaths around Coleby - especially circular paths. The neighbourhood plan should actively seek to increase the number and quality of footpaths within the parish.	<p>Draft Policy 5 refers to <i>"improvements to footpath surfaces and signage will be sought in connection with new development for appropriate uses where feasible"</i></p> <p>Increasing the number and quality of footpaths would be a Community</p>	No change

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
		<p data-bbox="1133 209 1464 240">Issue, not a planning issue.</p> <p data-bbox="1133 276 1346 304">See Residents 22.</p>	

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

Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
Residents80	One of the valuable assets of the village	-	-
Residents81	Good but a shop would be excellent	-	-
Residents82	It is un-important for a small village to have two pubs, but very important that it has a pub.	-	-
Residents83	It is important to retain the good community facilities we have and to build on them. It is noted that there is very little for young folk in the village. Younger residents need to get more involved. The older generation are well served.	These are covered by the CPNP and Community Issues in Appendix 4 of the CPNP	-
Residents84	Don't understand the pub. To use something of a cliché 'The Pub is the Hub'. A thriving pub could provide shopping facilities / post office facilities. Coleby doesn't necessarily need 2 pubs - which the original question asked - and may affected its importance scoring in Fig 6 page 10.	-	-
Residents85	I envisage some difficulties in getting some of the proposed facilities to see sense.	-	-
Residents86	Car boots have been highlighted, valuable fund raiser for village hall. Community use of the hall includes coffee morning/library which is much needed focal point for many people. Film nights are also filling this need. Need to provide netball/basketball hoop in addition to existing play equipment for younger people.	We can modify the description of facilities to include these activities	Amend as recommended by the Working Group
Residents87	The village playing field should be included with the village hall	This comment refers to Community Facilities. Current proposals are for the Village Hall to be classed as a Community Facility (Policy 6) with the playing fields part of the area of separation covered by Policy 3.  We are also aware that the Playing Fields and Recreation Area are owned by the Village Hall Committee	No change



Stakeholder group	Stakeholder comment	Working Group	Recommendations to Parish Council
		<p>constituted as a trust for the benefit of the village as a whole.</p> <p>The Working Group discussed this with our consultants as part of developing the Plan and was advised to adopt the position set out in the draft Neighbourhood Plan.</p>	
Businesses1	The proprietor of the Bell at Coleby entered into extensive email correspondence with a Parish Councillor expressing strong disagreement with the proposal to identify the Bell at Coleby as a Community Facility.	<p>It is clear from the NPPF paragraph 70 and other sources that public houses are community facilities.</p> <p>The CLLP (Policy LP16) states, <i>“In most instances, the loss of an existing community facility will not be supported.”</i></p> <p>The CPNP merely seeks to identify what we consider to be Community Facilities for clarity. We understand this does not make our list exhaustive.</p> <p>We believe there are 3 options:</p> <ol style="list-style-type: none"> <li>1. Retain the proposal as is</li> <li>2. Delete the whole policy</li> <li>3. Modify the policy to remove the Bell at Coleby from the list of identified community facilities.</li> </ol> <p>These options would have been discussed with the proprietor but he has declined to engage with the Working Group.</p>	The Parish Council decides which option it wishes to pursue

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

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

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

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
Residents93	This is a good plan which covers many aspects in a sensible manner	-	-
Residents94	A very well prepared plan that will serve the community well	-	-
Residents95	The only thing is the need for a better broadband signal.	-	-
Residents96	<p>There are 3 key issues which could fall within community which are important and not adequately covered they include:</p> <ol style="list-style-type: none"> <li>1. Access to Healthcare Services;</li> <li>2. Local development of Public Protection Services; and</li> <li>3. Development of a community transport scheme working with other cliff villages.</li> </ol>	Please see Residents22 in Q3	-
Residents97	Well done to all for their efforts in formulating this plan. A lot of hard work and a good job well done.	-	-
Residents98	It is too strict on the future development in Coleby and ignores where demand for low cost/elderly housing will be located. It includes areas for Local Green Spaces that do not fulfill the required criteria.	Please see Residents Residents42 (Q6) and LGS1 (Q10)	-
Residents99	Please see comments above. The proposed plan is overly quantitative and falls short on qualitative criteria. The importance of restricting development to protect the character of the village should be considered alongside the cost to the village of losing the school or having inadequate opportunities for new or downsizing residents to stay within the parish.	Consultation commenced with a workshop that identified (qualitatively) various factors that people valued about Coleby. That information was developed into the residents' survey that produced quantitative information to help develop the Plan. Virtually every question in the residents survey and the 'Regulation 14' consultation allowed for qualitative comments – all of which have been reviewed and considered by the Working Group and a parish workshop etc.	No change

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
		<p>NKDC responses commented favourably on our evidence.</p> <p>Please see Residents42 re affordable and smaller housing</p>	
Residents100	<p>Much work has obviously gone into the production of this admirable Draft Plan and the residents of Coleby have also been closely involved, It is noted however from the introduction on page 4 that when it is adopted it will act as a 'guide' only for future development. This means that NKDC can simply ignore the views of the residents of Coleby and its Parish Council whenever it wishes to suit other interested parties. This is evidenced by its recent decision to give planning consent for the construction of houses in Dovecote Lane, against the objections from Coleby Parish Council and also against its own policies and the promise given to residents when Coleby became a Conservation Village, that any future development would take place only within its boundary as defined at that time. Although, when adopted, this Plan will not give us the ultimate voice in decisions on future development, the NKDC should at least give us assurances that future planning applications which deviate from its aims will be more rigorously tested and that the views of our Parish Council will be taken more seriously than presently seems to be the case. Otherwise what is the point of having the Plan in the first place?</p>	<p>When adopted, the Neighbourhood Plan will become part of the Local Development Framework and part of NKDC's own policies.</p>	
Statutory3	The Environment Agency wrote to say they had no comments	-	-
Statutory4	Network Rail emailed to say they had no comments	-	-

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

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

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
Residents110	Good Work - there are a few minor spelling/grammatical errors which I assume will be corrected before final issue. Since this was issued I attended the Conservation Area consultation meeting in the village hall - I was astonished to see that the initial appraisal, to which I had no objection, was unilaterally modified by NKDC to exclude Maple House & Threave House - this is ridiculous and is counter to the intent of Conservation Areas which are intended to encompass Grade 1, Grade 2 & heritage/sensitive buildings, If this means the odd non-sensitive buildings are included so be it; but to exclude a sensitive building in order to exclude one non-sensitive building is plainly wrong. If, as I suspect, there is an ulterior motive here - it should not be allowed to stand without the Parish Council raising a strong objection.	NKDC have indicated that they will be including Threave House within their final recommended Conservation Area boundary (see main report)	-
Residents111	Thanks for everyone who helped produce this comprehensive document.	-	-
Residents112	No	-	-
Residents113	A very good document to help Coleby grapple with future development demands.	-	-
Residents114	Happy with the Plan - well done!	-	-
Residents115	I believe the Plan will help to protect the unique nature of the village and safeguard it from inappropriate development,	-	-
Residents116	It's a shame NKDC didn't engage with us on the conservation area review during this process so that we could have fully considered the issues and implications.	-	-
Residents117	Well developed plan and good levels of engagement but needs some expansion around the broader community issues identified above - hope this helps	-	-
Residents118	No thank you . We feel that the committee have done an excellent job. Thank you.	-	-
Residents119	Expensive way of approving the construction of one house.	The CPNP covers much more than this	-

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
Residents120	On page 18 there is one approved planning permission missing (which I am sure happened after this was written and has been noted) which is for 1 dwelling at Grange Farm, Coleby Heath which needs adding into the numbers. Otherwise, an excellent piece of work, very clear, concise and easy to understand. Thank you very much to the NP team, as this is a massive amount of work undertaken by you all.	Whilst within the Parish, The consent referred to is too far from the developed footprint of the village to count against the permitted development target (which is based on the developed footprint)	No change
Residents121	Relating to key issues. It should be made clear how many people in the village responded to this survey and percentages given as a total of the population rather than a total of the respondents. This could alter the perceived importance of issues and is a factor that should not be ignored. Likewise, when the results for this survey are published it should make clear how many people responded to it so that the results can be seen in context.	Response rates were mailed out on 17 September to the Coleby circulation list and sent out by post to all Parish dwellings. There was a presentation including response rates (106 residents from 351 qualifying) and confidence intervals (typically $\pm 7\%$ ) presented at a workshop and additional drop-in session in November 2016. That presentation was also provided on the web in supporting evidence. We must submit a formal consultation statement as part of our submission documents for NKDC that will contain very detailed information on all consultation undertaken.  Nevertheless, we recommend incorporating a simple summary of response rates and confidence intervals in the Plan and more cross references to the consultation statement.	Amend as recommended by the Working Group
Residents122	A good draft Neighbourhood Plan	-	-
Statutory5	Highways England wrote to say they had no comments on our draft Neighbourhood Plan	-	-

<b>Stakeholder group</b>	<b>Stakeholder comment</b>	<b>Working Group Comment</b>	<b>Draft recommendation</b>
Business2	Extra MSA Group wrote to say they supported the Neighbourhood Plan	-	-



# COLEBY PARISH COUNCIL MEETING

Held at The Village Hall Coleby on Wednesday 10th May 2017 at 7.15pm

## MINUTES

		ACTION
	<b>DECLARATIONS OF INTEREST:</b> None	
	<b>PRESENT</b> Cllr Karen Playford (Chairman) Cllr Alan Vivian (Vice Chairman), Cllr Jo Shaw (Vice Chairman), Cllr Graham Brown, Cllr Jamie Cartwright, Cllr Long, Cllr Huw Davies, County Councillor Ron Oxby, District Councillors Marianne Overton and Cat Mills, Sue Makinson-Sanders (Clerk) <b>APOLOGIES:</b> None	
15.44	<b>PUBLIC FORUM</b> Barry Earnshaw had been asked by his neighbour if the Parish Council would like him to cut the ivy on the trees on Rectory Road as this will ultimately kill the trees. Peter Stones works in horticulture and will do this for free. Cllrs agreed that the offer should be accepted with thanks and enquired whether this might extend to the trees on Dovecote Lane. Cllr Long suggested that the Parish Council should offer to pay the cost of the additional tree work. Cllrs resolved to pay for the work on Dovecote Lane trees if Mr Stones can do it. Ownership of the trees and insurance to be checked by the Clerk. Clerk to email Barry Earnshaw. Welcome Pack for new residents to be updated and request made for email contact details for new residents.	SMS  SMS/Cllr Shaw
15.45	<b>APPROVAL OF MINUTES OF PARISH COUNCIL MEETING 7th March 2017</b> Cllr Playford requested approval of the Minutes. These were approved by all councillors present. Cllr Playford signed the Minutes as a true record.	
15.46	<b>CLERKS REPORTS</b> a) <b>Agenda</b> sent to all on Parish Mailing List and placed on the notice board and website. b) <b>Neighbourhood Plan:</b> David O'Connor updated the Parish Council on the present position and referred to the Report from the Neighbourhood Plan Working Group prepared for the meeting. NKDC have agreed following representation to amend the proposed changes to the Conservation Area to include the properties on the north side of Dovecote Lane. The Plan is on schedule to be submitted to NKDC at the end of May. Councillors were requested to consider amendments to the Coleby Parish Neighbourhood Plan (CPNP) in light of the survey and comments from NKDC. The Parish Council unanimously Resolved to: i) Modify the CPNP to refer to NKDC's review of the Coleby Conservation Area and to subsequently modify the CPNP to reflect the revised adopted Coleby Conservation Area when that is available. ii) Modify the CPNP to align with the Central Lincolnshire Local Plan that was adopted on the 24 <sup>th</sup> April 2017 iii) Note the strong support for the CPNP from residents and that	

## COLEBY PARISH COUNCIL MEETING

Held at The Village Hall Coleby on Wednesday 10th May 2017 at 7.15pm

### MINUTES

	<p>the results are statistically valid</p> <p>iv) Make no changes to the proposed CPNP relating to Local Green Spaces in relation to Dovecote Green in light of comments received</p> <p>v) Make no changes to the proposed CPNP relating to Community Facilities in light of comments received regarding the Bell at Coleby</p> <p>vi) Agree the proposed changes to the CPNP as recommended in Appendices 2 and 3 of the Report</p> <p>vii) Agreed the next steps to be taken by the Neighbourhood Plan Working Group as set out in the report</p> <p>Viii) Agreed to delegate authority to the Parish Clerk (in consultation with Councillors) to agree any final consequential amendments to the CPNP and to formally submit the CPNP to North Kesteven District Council.</p> <p>David O'Connor thanked all on the working group and Marianne O'Connor for their work on the CPNP.</p> <p>Cllr Playford expressed thanks from the Parish Council to David O'Connor for all his efforts and hard work in getting the Plan to this stage.</p> <p><b>c) Coleby Conservation Area Appraisal and Management Plan:</b> See David O'Connor's comments in 15.46 b) above.</p> <p><b>d) Parish Council Audit:</b></p> <p>i) Cllr Playford proposed and Cllr Brown seconded the approval of the Annual Governance Statement. Councillors resolved to approve the statement.</p> <p>ii) Cllr Long proposed and Cllr Vivian seconded the proposed to approve the Accounting Statements in the Annual Audit Return. Councillors resolved to approve the Accounting Statement.</p> <p>iii) Councillors resolved to remove Cllr Davies and Cllr Brown from the signatories on the Cooperative Bank Account and to add Cllr Playford (Chairman) and Cllr Shaw (Vice Chairman) as signatories on the account</p> <p><b>e) Parish Council Insurance:</b> Councillors resolved to renew the insurance with Community Lincs Insurance Services on a 5 year long term undertaking at a premium of £396.14</p> <p><b>f) Parish Councillor Profiles and Responsibilities:</b> Councillors are preparing profiles and the matter is to be carried forward to the next meeting. Councillors confirmed they will continue with the responsibilities as set out on the noticeboard. Cllr Cartwright will take over Cllr Warnes' responsibilities.</p> <p><b>g) Street Lighting:</b> Complaints raised re position and brightness of new street light on Rectory Road outside Mill House and the new lamp above the post box. Cllr Overton will take this up with NKDC. It is possible to get these dimmed.</p> <p><b>h) Grasscutting:</b></p>	
		DCllr Overton

## COLEBY PARISH COUNCIL MEETING

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	<p>Councillors resolved to maintain grasscutting by their contractors and to accept a reduced grant from Lincolnshire County Council of £83.96</p> <p><b>i) Pot Holes:</b> The Pot Hole on High Street outside the Manor is dangerous and a health and safety hazard, Despite being reported several times it has not yet been repaired. Cllr Oxby will take the matter up with Highways.</p> <p><b>j) Best Kept Village:</b> i) Clean up date to be changed to 10<sup>th</sup> June 2017 ii) Cllr Playford thanked Barry Devonald, Norman Groom and John Counsell for the excellent repair job on the benches. iii) Enquiries have been made regarding replacement “BKV” plaques and quotes are awaited.</p> <p><b>k) Trees Dovecote Lane:</b> Requests received to trim trees on north side as they are causing damage to vehicles using the lane. Cllr Overton offered to look into this as Parish Council advised the council would trim when funds available. Cllr Playford would like to see the Sale Boards removed. Clerk to contact Agents</p>	<p>Cllr Oxby</p> <p>SMS</p> <p>DCllr Overton</p> <p>SMS</p>
15.47	<p><b>PLANNING:</b> a) Tree Works Maple House Blind Lane Coleby - pending decision b) The Clerk advised of the new electronic system for receiving planning applications. Councillors will monitor this to see if paper copies are needed.</p>	
15.48	<p><b>POLICE MATTERS:</b> a) Police Report: No crime recorded since last meeting B0 NHW Report - nothing for Coleby. Vehicle crime in Waddington and Bracebridge. Less on scams.</p>	
15.49	<p><b>COUNTY AND DISTRICT COUNCILLORS REPORTS</b> Cllr Playford congratulated Cllr Oxby on his election. County Councillor Ron Oxby outlined the County Councils responsibilities - disposal of waste collected by the District Council, infrastructure such as roads bridges, major projects. District Councillor Overton confirmed her election as District Councillor. Cllr Brighton stepped down as leader of the council and as a councillor so there will be a by election. Cllr Wright is now head of the North Kesteven District Council. She will continue to ensure that the voices of the Cliff Villages are heard. The County Council is responsible for pot holes and these should be reported. Trees are a big issue in the area. District Councillor Overton confirmed the adoption of the Central Lincolnshire Local Plan on the 24<sup>th</sup> April 2017. All future planning applications will be considered against this. Coleby is a category 6 village so any development over and above the 10% required will need the residents approval. If residents want larger development they can petition for this. David O'Connor confirmed that the</p>	

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	<p>CPNP includes provision and a method for that if there is community support. There is a shortfall in funding for infrastructure and additional pressure on our services. District Councillor Cat Mills reported on fly tipping and the increase in that. This should be reported online. Clerk to email details of problems. D Cllr Overton confirmed that Hill Holt Wood are still employed to identify waste fly tipped and D Cllr Mills confirmed that where possible action would be taken to prosecute. The importance of Cluster Meetings was stressed and a secretary is needed to get this off the ground. We will no longer be charged for dog bin collections.</p>	
15.50	<p><b><u>CEMETERIES</u></b>  a) Lowfields: Fallen tree removed  b) Far Lane: Needs tidying. This will be done as part of village clean up.</p>	
15.51	<p><b><u>FINANCIAL MATTERS</u></b>  Councillors resolved to approve the following:  a) Payments to be made:  i. Open Plan Consultants Re Neighbourhood Plan £2986.25  ii. CPRE Best Kept Village £9.00  iii. Coleby Village Hall - £20.00 (PC Meeting May 2017)  iv. Insurance: £396.14  v. Clerks Salary £ (May/June 2017)  vi. Autela Payroll Services £22.50  vii. Anglian Water £3.00 pm Lowfields Cemetery  viii. Anglian Water £15.91 Qtr Far Lane Cemetery  ix. Grasscutting March £125.62  x. NKDC Printing Neighbourhood Plans and Surveys £378.00  xi. Marcus Hopton Tree Work Lowfields Cemetery £80.00  xii. David O'Connor Reimburse Printing Neighbourhood Plan £88.54  xiii. Clerk's Expenses £61.83  xiv. Cllr K Playford reimburse dog waste bags £8.10  b) Payments received:  i. Annual Precept £8257.92  c) Balances 02.05.17 Co-operative Bank £13862.66 and Nottingham BS £386.66</p>	
15.52	<p><b><u>REPORTS FROM VILLAGE ORGANISATIONS</u></b>  a) <b>Church:</b> Cllr Long reported that faculty applications had been approved in principle for the heating and the Memorial Garden and notices are on the church noticeboard. The Quinquennial Inspection report is due mid May and the main item is probably going to be the south aisle roof. The new Rector is expecting a baby.. Congratulations to her and her family. A new carpet has been installed with the Archdeacon's permission.</p>	

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	<p>b) <b>Village Hall:</b> The car boot season has got off to a good start. Thanks to all involved. The external terrace has been extended and the football pitch relocated. The central heating is now installed and running with the controls locked to avoid tampering. If this needs to be changed contact Dean West the new letting secretary and caretaker. Renee Howard has retired after several decades. There is a family BBQ on the 25<sup>th</sup> June and a dedication of 2 benches and tables in Memory of Graham Warnes will take place at that event. The Downhill Challenge will take place next year on the 10<sup>th</sup> June and plans are already well in progress. The hall is being redecorated and there will be new blinds.</p> <p>c) <b>Coleby School:</b> A full report was provided by the school. Copy available.</p>	
15.43	<p><b><u>CORRESPONDENCE</u></b></p> <p>a) Cereals Event dates 14<sup>th</sup> and 15<sup>th</sup> June. Road changes will be now received. Residents to be emailed and the notices placed on the noticeboard and website.</p> <p>b) Anglian Water notified change of business name to Wave.</p> <p>c) NKDC notified of their NK Plan for 2017-2020 and leaflets are available.</p> <p>d) An update on procedures from Lincolnshire County Council Highways will be posted on the noticeboard and emailed to residents</p>	<p>SMS</p> <p>SMS</p>
	<p><b><u>DATE OF NEXT MEETING</u></b></p> <p>Tuesday 4<sup>th</sup> July 2017 at 7.30pm</p>	

Minutes accepted.....

Signed.....(Chairman)