

KEELBY NEIGHBOURHOOD PLAN 2022 - 2040



Consultation Statement
July 2022

1 Introduction

This Consultation Statement document has been prepared to support the submission of the Keelby Parish Councils Neighbourhood Plan, prepared for the period 2022 – 2040. The Parish Council Neighbourhood Plan Sub-Group has been committed to undertaking consistent, transparent, effective and inclusive community consultation throughout the development of the Neighbourhood Plan and the associated evidence base.

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a consultation statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan. This Consultation Statement has been prepared to fulfil these legal obligations; section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

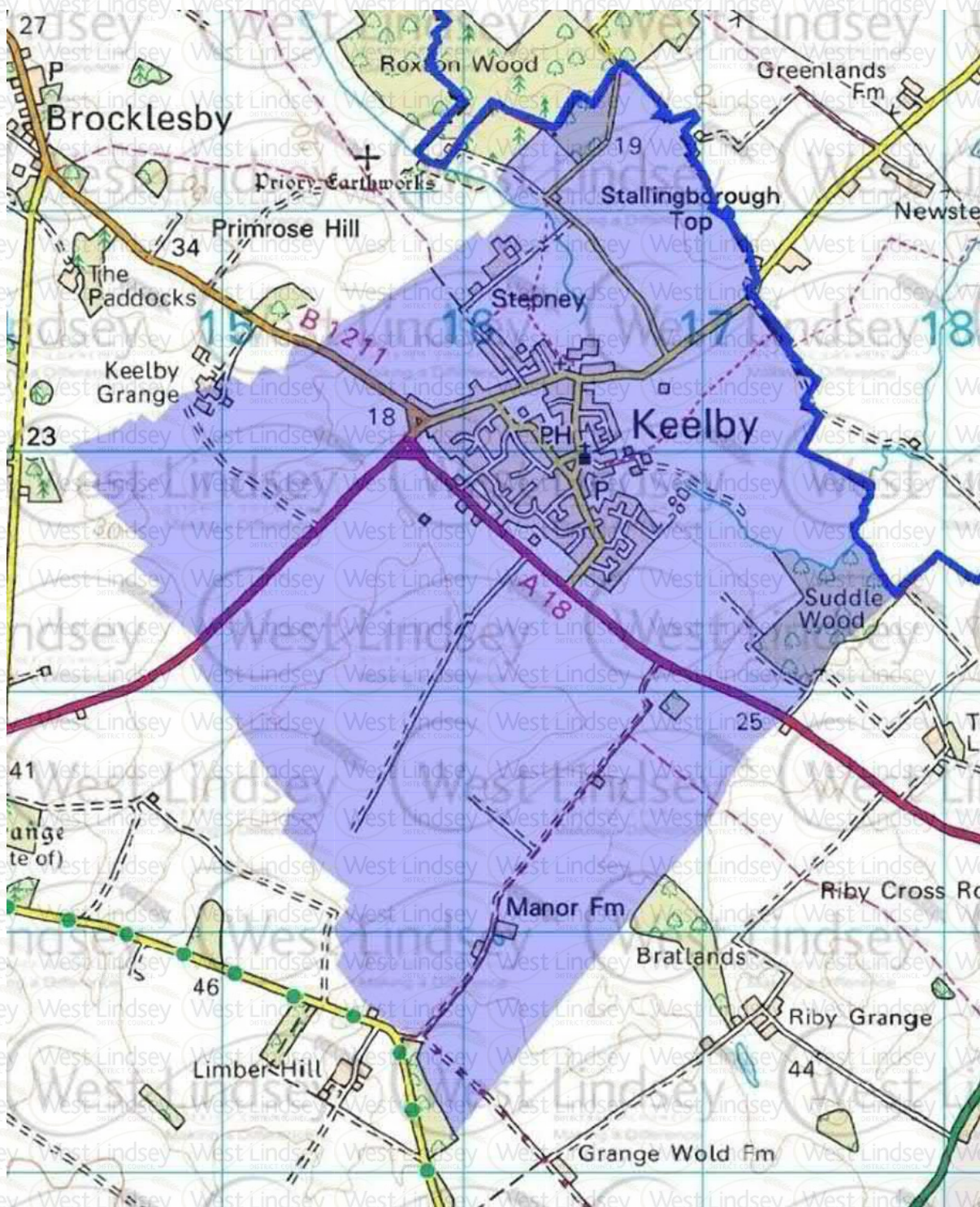
The Pre-submission Draft Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 23rd May 2022 to 3rd July 2022. The principle method of consultation included the following:

- Public Questionnaire
- Leaflet Drop to Houses
- Public Meetings
- PC Website

The Neighbourhood Plan Sub-Group has received direct support from officers at West Lindsey District Council (WLDC) and an independent planning consultant. Regular updates were also given to the Parish Council on the progress of the Plan throughout the process.

2. The Designated Area

This Plan applies to the Parish of Keelby in the West Lindsey District of Lincolnshire. West Lindsey District Council (WLDC), as the local planning authority in accordance with Part 2 of the Neighbourhood Planning Regulations, publicised the application for a designated plan area from Keelby Parish Council during a six- week consultation period. The application (ref. WLDC Keelby Publication of Neighbourhood Planning Area Consultation Statement) was approved by WLDC on 12th December 2016.



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3. Regulation 14 Pre-submission Consultation

This Statement outlines the consultation stages leading to the production of the Keelby neighbourhood Plan; consultation was sought from residents, businesses, stakeholders and statutory consultees. The document provided details of the consultation events and other ways in which residents and stakeholders were able to influence the content of the Neighbourhood Plan. The consultation stages are summarised in the Table 1 below:

Date	Event	Attendance/Comment
7 th Nov 2016	Open Public Consultation Village Hall	?? Initial consultation on designated area and plan development
Nov/Dec 2016	West Lindsey DC formal consultation on the NP Designation	No comments (designation approved on 12 th December 2016)
Jun 2018	Community Questionnaire issued to every household	144 completed and returned (15% response)
10 th Jul 2018	Open Public Consultation Village Hall	?? attendees Mid-term engagement
6 th Jun 2019	Analysis of questionnaire presented to the Parish Council	Early drafts of document worked up by Sub-Group
2020-2022	Development on hold due to Covid pandemic	
Apr 2022	Final draft of plan presented to full PC meeting	Approval to proceed with formal consultation
23 rd May 2022	Formal 6week consultation commences	8 Formal responses received
23 rd May 2022	Formal consultation letter to local business	See Annex A1 for detail of recipients
23 rd May 2022	Formal consultation letter to WLDC recommended consultees	See Annex A2 for detail of recipients
5 th Jun 2022	Consultation with residents Stall at Summer Gala	C400 attendees Approximately 50-60 active engagements
11 th Jun 2022	Open Public Consultation Village Hall	C30 attendees Presentation and open consultation on plan
15 th Jun 2022	Open Public Consultation Village Hall	C30 attendees Presentation and open consultation on plan

Consultation event held
On 11th June 2022



3.1. Material to Support Consultation

The neighbourhood Plan Sub-group issued two key consultation documents to all households in the village, as follows:

Post designation community survey: A questionnaire survey was undertaken and the results summarised and presented to the Parish Council. This was an important element in setting the direction for more detailed work on the Neighbourhood Plan in terms of:

- What residents enjoyed about living in the Parish and what they felt was not so good.
- Whether people wanted to see more housing and, if so, where should it be located and what form it should take.
- Where people felt that development should not occur and how they viewed local landscape, heritage and character, including features that are important.
- Village facilities and amenities and any issues related to traffic.

Figures 1 and 2 below show an example questionnaire:


We would appreciate it if you could take a few minutes to complete this survey to help us understand how you think the village should be developed over the next 15-20 years.

1. What do you enjoy about living in Keelby?

Easy access to the countryside	<input checked="" type="checkbox"/>	Village activities & community groups	<input type="checkbox"/>	Close to work	<input type="checkbox"/>
Village hall	<input checked="" type="checkbox"/>	Public house	<input type="checkbox"/>	Sports facilities	<input type="checkbox"/>
Heritage and history	<input checked="" type="checkbox"/>	Primary school	<input type="checkbox"/>	Play area	<input type="checkbox"/>
Post office/shop	<input checked="" type="checkbox"/>	Rural atmosphere	<input checked="" type="checkbox"/>		
Green open spaces	<input checked="" type="checkbox"/>	Walks	<input checked="" type="checkbox"/>		

2. What type(s) of housing do you feel are needed within the parish?

	Need more	About right	None
Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low cost/affordable/starter homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement housing/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eco friendly housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two storey houses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Three storey houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suitable housing for the disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



6. What would be your greatest concern(s) should further development take place in Keelby?

Change to village atmosphere	<input checked="" type="checkbox"/>	Loss of views/green spaces	<input type="checkbox"/>
Effect on road junctions	<input checked="" type="checkbox"/>	Effect on traffic	<input checked="" type="checkbox"/>
Potential loss of heritage features	<input checked="" type="checkbox"/>	Impact on the natural environment	<input checked="" type="checkbox"/>
Impact on drainage and flooding	<input checked="" type="checkbox"/>	Impact on education services	<input type="checkbox"/>
Effect on parking	<input checked="" type="checkbox"/>		

7. Which of the following services and amenities would you like to see more of in the village?

	Yes	No	Maybe
Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved bus services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rented accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved Broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children's play area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child care/nursery facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extension to existing Cemetery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered care accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Do you think there are changes needed to the following transport issues?

	Yes	No
Less parking on public footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
More public footpaths	<input type="checkbox"/>	<input type="checkbox"/>
More off road parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Speed of vehicles through Keelby	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Apart from existing new developments on Church Lane and Stallingborough Road, where would you prefer to see future development within the Parish?

A number of smaller developments Greenfield (and previously undeveloped)
 Brownfield (and previously developed) Conversion of existing buildings
 Infill developments Larger developments

3a. What areas would you like to remain free from developments?

4. Please list the local features particularly important to you.

5. Please answer the following...

	Yes	No	Don't know
Should areas be developed for renewable energy, including Solar Farms, Wind Turbines and Biomass Burners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you support the growth and expansion of existing local businesses within the Parish?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should we encourage and promote new local business with extra facilities in the parish, e.g. workshops/offices/business units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should we protect our existing community facilities and green spaces like the Village Hall and our recreational grounds, Library, Youth Club and Health Centre?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LESS HIGH traffic
 Improved road maintenance
 Traffic calming

9. Is there an area in the village that you feel should be designated as our conservation area?

Yes No

10. Please answer the following...

	Yes	No	Don't know
Does the Village Hall meet your requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you feel that Keelby would benefit from a new Health Centre?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the sports facility meet your requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the Parish Council operating effectively?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10a. Do you have any additional comments on the above questions? If so, please state them here.

Please make any other comments you have in the space below. Remember, you will have ample opportunity to share your views at future consultation exercises or by asking to help create the Neighbourhood Development Plan.

*40 MPH LIMIT A18 (STONE PIT LANE/KEELBY FORD)
 ROUNDABOUT JUNCTION YARBOROUGH ROAD
 JUNCTION WITH BROCKHOLM ROAD
 GRASS CUTTING REGULARLY ON JUNCTIONS*

Please return your completed survey to the designated Neighbourhood Plan box in the Library or Go Local Village Shop, by Monday 2nd July.

If you wish to follow our progress, you can through attending future consultation events or discussing it with the Parish Council and Neighbourhood Plan Steering Group.

If you would like to find out more information about the Neighbourhood Planning process, then please visit: www.westlindsey.gov.uk/my-services/planning-and-building-neighbourhoods/ or <https://neighbourhoodplanning.org/>

THANK YOU VERY MUCH FOR YOUR TIME.

Notification of Formal Consultation events: A consultation invite leaflet was posted to all households to invite residents to engage in 3 x engagement sessions as follows:

- 5th June – 12noon-5pm, Keelby Gala, Keelby Village Green
- 11th June – 12noon-16.00, Keelby Village Hall (presentations at 12.30 and 14.30)
- 11th June – 18.00-21.00, Keelby Village Hall (presentations at 19.00)

The leaflet also included detail of how to contact the parish Council in order to comment on the Neighbourhood Plan.

Figure 2 below shows a copy of the invite

HAVE YOUR SAY
 Working with Keelby Parish Council, a group of volunteer residents of Keelby parish have developed a comprehensive Neighbourhood Plan for 2022 - 2036 and are now ready to consult with the residents for their thoughts and approval. The plan can then be submitted to West Lindsey DC for their approval and ultimately put forward to a referendum to vote on the plan to come into force as part of the statutory development plan for our area.

KEELBY NEIGHBOURHOOD PLAN 2022 - 2036

Consultation Details are as follows:

Public Consultations:

- Keelby Gala: Sunday 5th June 2022, 12noon - 5pm
- Keelby Village Hall: Saturday 11th June 2022, 12noon - 4pm (Presentations at 12.30pm and 2.30pm)
- Keelby Village Hall: Wednesday 15th June 2022, 6pm - 9pm (Presentations at 6.30pm)

Copies of the Full Neighbourhood Plan are available at:
 Hard Copy: Keelby Library
 Electronic Copies: Keelby Parish Council Website - <http://www.keelbyparish.lincs.gov.uk/>

Comments on the Document can be made as follows:

- In person at the aforementioned Public meetings
- Via email to: Keelby Parish Council @ KSC.NP@lincs.gov.uk
- Via Post to: 3 Dixon Close, Keelby, Lincs, DN41 8JH

"Towards the Future"
Your Chance to Consult

What is a neighbourhood Plan?
 A Neighbourhood Plan is a document, defined by the Localism Act 2011, which has now become an integral part of establishing general planning policies for the development and use of land in local parish areas, and formally introduced two new and important planning local authorities to shape developments in their parishes through the production of their own plan.

Why do we need one?
 A neighbourhood plan is a way in which a community can have its views and objectives taken into account as part of the planning process. This means that when decisions are made on planning applications in the Parish, the views and objectives within the Neighbourhood Plan must be taken into account by West Lindsey District Council.

There is also an important financial benefit to the village. The Community Infrastructure Levy (CIL) allows local councils to collect contributions from infrastructure new developments. Whilst there is a Neighbourhood Plan in place, Town and Parish Councils receive an unapped 25% of the Community Infrastructure Levy compared to a lower capped figure of 10% for those without a Plan. This income, known as Neighbourhood Funding, can be utilised on anything that deals with the extra demands that developments place on the area such as infrastructure, open spaces, school places and community facilities.

Keelby Designated Neighbourhood Plan Area

Village Profile

Keelby is classed as a large village, situated in the north-eastern corner of Lincolnshire (in the district of West Lindsey) and close to both the Humber Bank and the edge of the Lincolnshire Wolds. It is adjacent to the main A18 trunk road - approximately ten miles from Grimsby, ten miles from Lincoln and only a few miles from the Humber. The two closest cities are Hull, reached in about forty minutes by road via the Humber Bridge, and Lincoln, also about forty minutes travelling, reached by road on the A46 or via a local rail service.

What People Expect to Live in Keelby

A 2016 questionnaire published to the village asked residents key questions to support the development of the plan. Key findings included:

- People Expectations - by 2036/2041
- Population: 1,000
- Employment: 500
- Primary School: 100
- Secondary School: 100
- Health Centre: 100
- Community Centre: 100
- Public Transport: 100
- Green Spaces: 100
- Local Shops: 100
- Local Services: 100
- Local Amenities: 100
- Local Facilities: 100
- Local Infrastructure: 100
- Local Transport: 100
- Local Security: 100
- Local Safety: 100
- Local Environment: 100
- Local Quality of Life: 100
- Local Wellbeing: 100
- Local Health: 100
- Local Education: 100
- Local Culture: 100
- Local Heritage: 100
- Local Identity: 100
- Local Character: 100
- Local Distinctiveness: 100
- Local Uniqueness: 100
- Local Interest: 100
- Local Appeal: 100
- Local Attractiveness: 100
- Local Desirability: 100
- Local Value: 100
- Local Investment: 100
- Local Growth: 100
- Local Prosperity: 100
- Local Wealth: 100
- Local Success: 100
- Local Achievement: 100
- Local Excellence: 100
- Local Prestige: 100
- Local Reputation: 100
- Local Status: 100
- Local Influence: 100
- Local Power: 100
- Local Authority: 100
- Local Control: 100
- Local Influence: 100
- Local Power: 100
- Local Authority: 100
- Local Control: 100

3.2. Those Consulted

The Parish Council were most keen to ensure that residents were consulted on the plan, so 2 house drops were done, the first in June 2018 to seek views of the parish to help formulate the detail of the plan, and the second in May 2022 to invite residents to open meetings to present the plan.

Further to this, personal letters were sent to all local businesses inviting them to consultation events in June 2022. Similar invites were also emailed to a list of external consultees provided by West Lindsey District Council; see Appendix A for consultation lists.

3.3. Outcomes of the Consultation

The initial questionnaire was completed and returned by 144 households, which represents a 15% return. Following analysis of the responses, the outcomes were used to influence the drafting of the Neighbourhood Plan. Over the period of June 2018 and December 2019, the Sub-Group, with the support from West Lindsey District Council, developed the detail of the plan. Regular reports were presented to the full Parish Council by the chair of the Sub-Group.

In January 2020, the work of the Neighbourhood Plan Sub-Group was halted by the COVID pandemic. Work recommenced on the plan in late 2021, and final draft of the pre-consultation plan was approved by the Parish Council on 5th April 2022. As a result of this, the formal consultation period was planned in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The 6 week formal consultation period commenced on 23rd May 2022 and concluded on 3rd July 2022.

During the consultation period, over 100 residents engaged with the Parish Council to discuss the plan; a summary of this engagement is as follows:

- Keelby Gala Stall – c50-60 engagements
- Open consultation, 11th June, Keelby Village Hall – c30 attendees
- Open consultation, 11th June, Keelby Village Hall – c27 attendees

One formal (written) response was submitted by a resident. No responses from local businesses were received.

As a result of the formal consultation with external parties, 7 responses were received as follows:

- National Highways – No Changes Required
- Historic England – Advice Only
- Greater Lincolnshire Nature Partnership – Rewording to be considered
- North East Lindsey Drainage Board – Rewording to be considered
- Environmental Agency – Reword to be considered
- National Grid – No Changes Required
- WLDC - Consideration of Changes required

Full details of the responses can be found at Appendix B.

As a direct result of consultation, a revised draft of the Neighbourhood Plan was presented to the Parish Council for final approval before submission to West Lindsey for the next stage of the consultation process.

Appendix A – Local and Statutory Consultees

Local Business and Organisations

Local MP Sir Edward Leigh	Harvest Pet Products Ltd
County Councillor	SE Large-Taylor
District Councillor	Roxton Building Services
SPAR	Martin Gibb Builders
Go Local	JM Building Services
Skizzers	Parkinson Plumbing and Heating
Magic Wok	Autosparks
Kings Head	Keelby Primary Academy
Chip Inn and Bono Pizza	Rascals Pre-school
Nags Head	Ladybirds Pre-School
Lilly's Tea Room	Keelby Sports Association
Leya & Buster Candles	Keelby United FC
Lincolnshire Co-Op	Keelby Cricket Club
Hair Lounge Hairdressers	Keelby Bowls Club
S.H.Somerscales Ltd – Timber Merchants	Keelby Tennis Club
Keelby Motor Engineers	Yarborough Estate
Motorhome Tow-Bars & Tow-Cars	

Neighbouring Councils

Great Limber PC
Stallingborough PC
Ulceby PC
Immingham Town Council
Healing PC
Laceby PC
Riby PC
Caistor Town Council
Brocklesby Parish Meeting

Statutory Consultees

West Lindsey District Council	Northern Powergrid	Amenities Societies
Central Lincolnshire Planning Team	Western Power	Ancholme IDB & District of Scunthorpe and Gainsborough
Central Lincs. Local Plan Unit	Severn Trent	Ancient Monument Society
LCC Development Planning	Witham First District Internal Drainage Board	Anglian Water
LCC Highways and Flood Team	Witham Third District Internal Drainage Board	Atkins
LCC Archaeology	Upper Witham Internal Drainage Board	Bassetlaw District Council
LCC Education and Cultural Services (children's	Shire Group of Internal Drainage Boards	British Gliding Association

services)		
LCC Countryside Access	Scunthorpe and Gainsborough Water Management Board	Caistor Civic Society
LCC PROW team	Ancholme IDB	Canal and River Trust
LCC Libraries and Heritage	Internal Drainage Board	Civil Aviation Authority
LCC Public Health	Inland Waterways Association	Council for British Architecture
Health Authority	Campaign for Real Ale	Defence Infrastructure Organisation
LCC Minerals and Waste	Canal and River Trust	Department for Digital, Culture, Media & Sport (Payphones)
LCC Economy and Place	Community Lincs	Department of Trade and Industry
LCC Highways and Planning Team	Country Landowners and Business Association	East Lindsey District Council
LCC	CPRE Lincs	Environment Agency
Bassetlaw DC	Forestry Commission	Everything Everywhere Limited
City of Lincoln Council	Heritage Lincolnshire	Fisher German - Government Pipelines and Storage Systems
Acis	Joint Committee of the National Amenity Societies	Forestry Commission
Ingham PC	Land Access Recreation Association	Gardens Trust
Marton and Gate Burton PC	Lincolnshire Community Land Trust	Georgian Group
Saxilby with Ingelby PC	Lincolnshire Wildlife Trust	Health and Safety Explosives Inspectorate
Brattleby PC	National Farmers Union	HSE Hazardous Substances Consent
Torksey PC	National Trust	HSE (Planning advice team - Buxton)
Scampton PC	Sport England	Health Authority (Primary Care Contacting Team)
The Coal Authority	Planning Central Sport England	Highways England
Department of Housing, Planning and Local Government	Tetlow King Planning	Historic England
Homes England	The Theatres Trust	Historic England
Regulator of Social Housing	The Victorian Society	Historic Parks and Gardens English Heritage
Natural England	The Woodland Trust	Humber International Airport
Environment Agency	West Lincolnshire Community Safety Partnership	Joint Radio Company

Historic England	Lincolnshire Agricultural Society	JPU
Historic England East Midlands ePlanning	Lincolnshire Gardens Trust	LCC Archaeology
Network Rail	Ramblers Association	LCC Children's Services (education)
Highways	Lincolnshire Bat Group	LCC Highways
Highways England	Lincolnshire Bird Club	LCC Minerals and Waste
Marine management Organisation	LCC Children's services	LCC PROW team
Three	The Gardens Trust	Lincoln City Council
Vodafone	National Federation of Gypsy Liaison Groups	Lincoln City Council planning
Everything Everywhere Limited	Lincolnshire Rural Housing Association	Lincolnshire Bat Group
O2	Rail Future (Lincolnshire Branch)	Lincolnshire County Council
Orange	University of Lincoln	Lincolnshire Fire and Rescue
T-Mobile	SUSTRANS	Lincolnshire Historic Buildings
Lincs Partnership NHS Foundation Trust	Fire and Rescue	Lincolnshire Police Liaison Officer
NHS	Police	Lincolnshire Wildlife Trust
NHS Property	HSE (Planning advice team-Buxton)	Lincolnshire Wolds Officer
National Grid	HSE Land Use Planning Advice	Met Office
Anglian Water	HSE Local Plans	MOD safeguarding
Severn Trent	RSPB	MOD (wind turbines/farms)
Ancient Monument Society	Barton Willmore	MOD safeguarding zones
Inland Waterways Association	Gladman Developments Ltd	National Grid
CAA Aerodromes and Air Traffic Standards	Lincolnshire Chamber of Commerce and Industry	NATS safeguarding
Campaign for Real Ale	Economic Development Lincolnshire County Council	Natural England
Canal and River Trust	RAF Scampton	Network Rail
Civil Aviation Authority	Society for Lincolnshire History and Archaeology	Network Rail
Community Lincs	Ed Dade All Things Neighbourhood Planning	Newark and Sherwood District Council
Country Landowners and Business Association	Chave Planning	Newark IDB
CPRE Lincs	Planning Resource Planning Magazine Update	North Kesteven District Council
Forestry Commission	Savills	North Lincolnshire Council planning

Greater Lincolnshire LEP	Acis	North Lincs Education
Greater Lincolnshire Nature Partnership	Savills (Globalberry)	NHS North Lincolnshire CCG
Greater Lincolnshire Local Enterprise Partnership	Diocese of Lincoln	OFCOM (windfarms)
Heritage Lincolnshire	Church Commissioners for England	Office of Rail Regulation
English Heritage (inc Historic Parks and Gardens)	Commercial Boat Operators Association (CBOA)	Ramblers
Witham First District Internal Drainage Board	Home Builders Federation	Ramblers
Witham Third District Internal Drainage Board	Lincolnshire Cooperative Society	Robin Hood Airport
Upper Witham Internal Drainage Board	Stagecoach East Midlands	Robin Hood Airport
Scunthorpe and Gainsborough Water Management Board	Crown Estate Office	RSPB
Trent Valley Internal Drainage Board	Disability Lincs	Severn Trent
Joint Committee of the National Amenity Societies	Dial a Ride	Shire Group of Internal Drainage
Shire Group of Internal Drainage	University of Lincoln	SPAB Society for Protection of Ancient Buildings
Land Access Recreation Association	SUSTRANS	Sport England
Lincolnshire Community Land Trust	Church Commissioners for England	Tealby Society
Lincolnshire Historic Buildings Joint Committee	Crown Estate Office	Trent Valley Gliding Club
Lincolnshire Research Observatory	Lincolnshire Fire and Rescue	Trent Valley IDB
Lincolnshire Wildlife Trust	Lincolnshire Police	Twentieth Century Society
Lincolnshire Wolds Countryside Service	Disability Lincs	Upper Witham Internal Drainage Board
Marine Management Organisation	Dial a Ride	Victorian Society
National Farmers Union	Atkins	Western Power Distribution (formerly Central Networks)
National Trust	Council for British Architecture	Wickenby Airfield
Society for Protection of Ancient Buildings	Government pipelines and storage systems - Fishergerman	Witham Third District Internal Drainage Board
Sport England	Health and Safety Explosives Inspectorate	Amenities Societies
Tetlow King Planning	HSE (Planning advice team-Buxton)	Ancholme IDB & District of Scunthorpe and Gainsborough
The Georgian Group	HSE(hazardous substances consent)	Ancient Monument Society
The Theatres Trust	JPU	Anglian Water

The Victorian Society	Joint Radio Company	Atkins
The Woodland Trust	Met Office	Bassetlaw District Council
West Lincolnshire Community Safety Partnership	NATS safeguarding	British Gliding Association
Lincolnshire Agricultural Society	North Lincs Education	Caistor Civic Society
Lincolnshire Gardens Trust	OFCOM (windfarms)	Canal and River Trust
Ramblers Association	Office of Rail Regulation	Civil Aviation Authority
British Gliding Association	East Midlands Airport (and Robin Hood Airport)	Council for British Architecture
Lincolnshire Bat Group	RSPB	Defence Infrastructure Organisation
Trent Valley Gliding Club	Twentieth Century Society	Department for Digital, Culture, Media & Sport (Payphones)
Lincolnshire Bird Club	Wickenby Airfield	Department of Trade and Industry
Amenities Societies	Barton Willmore	East Lindsey District Council
Department of Trade and Industry	Gladman Developments Ltd	Environment Agency
Historic England	Lincolnshire Chamber of Commerce and Industry	Everything Everywhere Limited
LCC Children's services	Economic Development Lincolnshire County Council	Fisher German - Government Pipelines and Storage Systems
Western Power Distribution	RAF Scampton	Forestry Commission
The Gardens Trust	Society for Lincolnshire History and Archaeology	Gardens Trust
The Gypsy Council	Ed Dade All Things Neighbourhood Planning	Georgian Group
National Federation of Gypsy Liaison Groups	Chave Planning	Health and Safety Explosives Inspectorate
Diocese of Lincoln	Northern Powergrid	HSE Hazardous Substances Consent
Defence Infrastructure Organisation	MP Sir Edward Leigh	HSE (Planning advice team - Buxton)
MOD safeguarding	Cllr Richard Butroid	Health Authority (Primary Care Contacting Team)
MOD (wind turbines/farms)	Cllr Tracey Coulson	Highways England
Home Builders Federation	Willingham by Stow Surgery	Historic England
Lincolnshire Cooperative Society	The Ingham Practice	Historic England
Lincolnshire Rural Housing Association	The Glebe Practice, Saxilby	Historic Parks and Gardens English Heritage
Rail Future (Lincolnshire Branch)	Trent Valley Practice, Saxilby	Humberside International Airport

Stagecoach East Midlands	Sturton by Stow Primary School	Joint Radio Company
Williams Garage	Queen Elizabeth's Grammar School	JPU
Tillbridge Tastery	William Farr	LCC Archaeology
Cross Keys	The Gainsborough Academy	LCC Children's Services (education)
The Plough	Lincoln Christ's Hospital School	LCC Highways
Sturton General Store	The Minster Scool, Lincoln	LCC Minerals and Waste
Lincolnshire Co-op	Sturton by Stow Youth Club	LCC PROW team
Bransby Horses	Sturton Village Hall Committee	Lincoln City Council
Limestone Farming	Sturton and Stow Agricultural and Horticultural Association	Lincoln City Council planning
Butler Teknik	St Mary's PCC	Lincolnshire Bat Group
Obam Stairlifts	Methodist Church	Lincolnshire County Council
Timmins Contracting	St Edith's, Coates	Lincolnshire Fire and Rescue
LID Group	Bradshaws	Lincolnshire Historic Buildings
North Kesteven District Council	SPAB Society for Protection of Ancient Buildings	Lincolnshire Police Liaison Officer
North Lincolnshire Council planning	Sport England	Lincolnshire Wildlife Trust
North Lincs Education	Tealby Society	Lincolnshire Wolds Officer
NHS North Lincolnshire CCG	Trent Valley Gliding Club	Met Office
OFCOM (windfarms)	Trent Valley IDB	MOD safeguarding
Office of Rail Regulation	Twentieth Century Society	MOD (wind turbines/farms)
Ramblers	Upper Witham Internal Drainage Board	MOD safeguarding zones
Ramblers	Victorian Society	National Grid
Robin Hood Airport	Western Power Distribution (formerly Central Networks)	NATS safeguarding
Robin Hood Airport	Wickenby Airfield	Natural England
RSPB	Witham Third District Internal Drainage Board	Network Rail
Severn Trent	Newark and Sherwood District Council	Network Rail
Shire Group of Internal Drainage	Newark IDB	

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Appendix B1 – Statutory Consultees Responses

REGULATION 14 PRE-SUBMISSION CONSULTATION – STATUTORY AUTHORITIES E MAIL RESPONSES			
DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
	Organisations acknowledged receipt	Acknowledgements received from: All responses were acknowledged and senders thanked.	Noted. No suggested amendments to the Plan
26/05/2022	Organisations asked for a direct link to the electronic copy of the plan	Requests received from: Cameron Farrell - Route Manager, National Highways Yorkshire North East	Noted. No suggested amendments to the Plan
23/05/2022	Project Officer (Publications) Historic England	Thank you for your e-mail. Please note that I do not work in the Midlands region and therefore do not deal with these consultations. I have forwarded your e-mail to e-midlands@historicengland.org.uk. Please could you send all future consultation to that e-mail address.	Noted. No suggested amendments to the Plan
30/06/2022	Midlands Operations Directorate National Highways	Thank you for consulting National Highways (formally Highways England) on the Keelby draft Neighbourhood Plan. National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In responding to Local Plan consultations, we have regard to DfT Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. We have considered the contents of the draft Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination. If I can be of any further assistance on this matter, please do not hesitate in contacting me.	Noted. No suggested amendments to the Plan

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
07/06/2022	Business Officer Historic England	<p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p>https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>	Noted. No suggested amendments to the Plan

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
20/06/2022	Policy Officer Greater Lincolnshire Nature partnership	<p>Thank you for consulting the Greater Lincolnshire Nature Partnership on the development of your Neighbourhood Plan. The GLNP is a partnership of 49 organisations working together to achieve more for nature. This response is based on the joint values and positions as agreed by our members. Each of these organisations may respond individually with additional comments.</p> <p>The GLNP feel that it is important for all stakeholders to be involved in the planning process, as such we are keen to work closely with Local Authorities and communities to prepare local policy which achieves mutual benefits for nature and society while meeting the multiple objectives required by national policy and legislation.</p> <p>Below are the key points that we feel should be considered in the development of your Neighbourhood Plan:</p> <p>Sustainability Development must done in a sustainable way. Paragraph 7 of the NPPF states that the purpose of the planning system is to “contribute to the achievement of sustainable development”. This includes an environmental objective which requires planning to “protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (NPPF, Paragraph 8c).</p> <p>Biodiversity and Geodiversity Biodiversity losses in Greater Lincolnshire have been huge and still continue. It is important that this is reversed, therefore development should not only avoid harming the existing natural environment, but also contribute to net gains in biodiversity.</p> <p>Existing valuable sites and species must be protected and seen as part of an ecological network. Therefore the impacts beyond the development must be considered, along with identifying opportunities for enhancement including by connecting sites and habitats.</p> <p>Geodiversity is the variety of rocks, minerals, soils and landscapes together with natural processes which form them. Our geodiversity provides resources needed to sustain our way of life. The value of this is not well recognised within the planning system currently. The particular geodiversity resources of Greater Lincolnshire need to be recognised, protected and enhanced.</p> <p>Paragraph 174d of the NPPF calls for plans to protect and enhance biodiversity and geodiversity by “...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;” while paragraph 175 states that Plans should “...take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”</p>	Noted. References to the NPPF have been amended to reflect the latest updated NPPF in 2021.

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		<p>Paragraph 179 of the NPPF calls for plans to protect and enhance biodiversity and geodiversity and that they should:</p> <p>“a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation, and</p> <p>b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”</p> <p>Policy LP21 of the Central Lincolnshire Local Plan states that “all development should:</p> <ul style="list-style-type: none"> • protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; • minimise impacts on biodiversity and geodiversity; and • seek to deliver a net gain in biodiversity and geodiversity” <p>Neighbourhood plans should reflect national and local policy regarding the protection and enhancement of the natural environment including net gains for biodiversity, the enhancement of ecological networks and protection of Geodiversity.</p> <p>In specific regard to the Neighbourhood Plan, the 2021 revision of the NPPF strengthened the environmental objective of sustainable planning (Paragraph 8c) removing “contribute” to requiring Local Planning Policy to “protect and enhance our ...natural environment” as such <i>“where possible”</i> should be removed from Planning Policy 5 to read <i>“All new development should seek to preserve, and where possible, enhance the natural environment”</i>.</p> <p>Green Infrastructure</p> <p>It is important that the planning system recognises the concept of natural capital and the wider benefits that the natural environment has for society. These multiple benefits can be delivered by integrating biodiverse green infrastructure into both existing and new development. Green infrastructure could:</p> <ul style="list-style-type: none"> • Form part of a Sustainable Urban Drainage scheme of a new development; • Form cycle ways and be part of a sustainable traffic scheme; • Develop green routes for pollution absorption contributing to health agendas; • Enhance local landscapes and distinctiveness, therefore improving the tourism offer; • Increase property values and help with future investment potential. <p>Paragraph 20d of the NPPF states that strategic policies should make sufficient provision for “conservation and enhancement of the natural... environment, including landscapes and green infrastructure” while paragraph 34 requires plans to “set out the contributions expected from development” including “infrastructure (such as that needed for education, health, transport, flood and water management, green and digital</p>	

REGULATION 14 PRE-SUBMISSION CONSULTATION – STATUTORY AUTHORTIES E MAIL RESPONSES

DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		<p>infrastructure).”</p> <p>Furthermore paragraph 92c makes it clear that, along with other community services, planning policies should “aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles...through the provision of safe and accessible green infrastructure...”</p> <p>Policy LP20 of the Central Lincolnshire Local Plan states that “Development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design from the outset. Where new green infrastructure is proposed, the design should maximise the delivery of ecosystem services and support healthy and active lifestyles” and is expected to “make contributions proportionate to their scale towards the establishment, enhancement and on-going management of green infrastructure.”</p> <p>Neighbourhood plans should recognise the importance of green infrastructure and the multiple benefits it provides for society, it should reflect national and local policy. Green infrastructure strategy should seek to help planning meet mutual objectives for nature and society.</p> <p>Climate change</p> <p>The effects of climate change are already being felt and are likely to become worse. The protection, enhancement and management of the natural environment is a crucial part adapting to these effects. Healthy ecological networks rich with biodiverse habitats are also important for climate change mitigation, absorbing greenhouse gasses and offsetting any carbon that cannot be reduced. This is a key aspect of meeting national and local net zero targets by 2050.</p> <p>Paragraph 8c of the NPPF states that the environmental objective for sustainable development includes “mitigating and adapting to climate change, including moving to a low carbon economy” while paragraph 20d calls for strategic policies to make sufficient provision for and planning measures to “address climate change mitigation and adaptation”. Paragraph 153 goes into more detail highlighting the requirement for Plans to “take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures” it goes on to state that policies should “support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts”.</p> <p>Policy LP18 of the Central Lincolnshire Local Plan states that “Development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards...reducing demand, resource efficiency, [sustainable] energy production and carbon offsetting.”</p> <p>Neighbourhood plans should recognise the role of the natural environment in fulfilling requirements for the mitigation of and adaptation to climate change. This should include both relevant opportunities for offsetting emissions and the use of green infrastructure to reduce the impacts of climate change. The susceptibility to the effects of climate change of any habitats used must be considered to ensure long term effectiveness.</p>	

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE																		
		<p>Data and evidence Credible data is central to ensuring effective local planning and policy making. The below table includes environmental data for the parishes included in this Neighbourhood Plan.</p> <p>Further detail, if required, is available by contacting the GLNP at info@glnp.org.uk.</p> <table border="1" data-bbox="862 432 1503 679"> <tr> <td>Priority Habitat</td> <td>5.9 ha</td> </tr> <tr> <td>Ancient Woodlands</td> <td>0</td> </tr> <tr> <td>Local Wildlife Sites</td> <td>2</td> </tr> <tr> <td>Local Geological Sites</td> <td>0</td> </tr> <tr> <td>Local Nature Reserves</td> <td>0</td> </tr> <tr> <td>National Nature Reserves</td> <td>0</td> </tr> <tr> <td>SSSI</td> <td>0</td> </tr> <tr> <td>Protected Species</td> <td>16</td> </tr> <tr> <td>Priority Species</td> <td>28</td> </tr> </table> <p>Thank you again for consulting the Greater Lincolnshire Nature Partnership on the Keelby Neighbourhood Plan, if you have any questions or require any further detail on the information above, please do not hesitate to contact us. The GLNP is keen to work closely with stakeholders to ensure planning policy provides mutual benefits for society and nature.</p>	Priority Habitat	5.9 ha	Ancient Woodlands	0	Local Wildlife Sites	2	Local Geological Sites	0	Local Nature Reserves	0	National Nature Reserves	0	SSSI	0	Protected Species	16	Priority Species	28	
Priority Habitat	5.9 ha																				
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SSSI	0																				
Protected Species	16																				
Priority Species	28																				
29/06/2022	Sustainable Places – Planning Adviser, Lincolnshire & Northamptonshire Environment Agency	<p>Thank you for consulting us on the Keelby draft neighbourhood plan.</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p>Environmental constraints <u>Flood risk</u> Your Plan includes areas which are located in flood zone 3. In accordance with the National Planning Policy Framework (NPPF) paragraphs 161-167, we remind you that the sequential and/or exception test should be undertaken if the Plan is proposing development or promoting growth to ensure development is directed to the areas of lowest flood risk. The application of the sequential test should be informed by the Local Planning Authority’s Strategic Flood Risk Assessment (SFRA). It is important that your Plan also considers whether the flood risk issues associated with any proposed development can be safely managed to ensure development can come forward. Without this understanding your Plan is unlikely to be compliant with the NPPF.</p>	Noted. Policy 2b has been revised to include a reference in the criteria to avoid areas at a high risk of flooding (in accordance with the Environment Agency flood zones).																		

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		<p>The Lead Local Flood Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your Plan area. The Surface Water Management Plan will contain commendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance.</p> <p>To the north of the Plan boundary there is an area of flood zone 3 where the main river, East Halton and Skitter Beck in undefended. Whilst we support Planning Policy 2b: New Residential Development (section 2.b) where it states: <i>"New residential development should take account of any flood risk issues and incorporate appropriate design and management solutions, where appropriate."</i></p> <p>We would advise that this policy be strengthened to avoid development within the floodplain altogether and to steer new development to areas with the lowest probability of flooding. This would reduce future flood risk within the village.</p> <p><u>Environmental permitting</u> Any development proposed within 20 metres of a main river may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency if works or structures are proposed in, under, over or near a main river (including where the river is in a culvert), on or near a flood defence on a main river, in the flood plain of a main river, on or near a sea defence. This was formally called a Flood Defence Consent. Some activities are now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details are available from: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</p> <p><u>Environment and the countryside (section 4.8)</u> The Environment Agency do not currently have any projects planned for the area. However, it would be worth noting that Caddle Beck, North Beck Drain and New Beck Drain are classed as chalk streams and as such are a priority habitat. We would recommend the Plan references these priority habitats within section 4.8.</p> <p>You can find more information about Lincolnshire chalk streams through the Lincolnshire Chalk Streams Project website: https://lincolnshirechalkstreams.org/</p> <p><u>Source protection zones/aquifers</u> Your Plan includes areas which are located on a Principal aquifer and Source Protection Zones. These should be considered within your Plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p> <p><u>General opportunities</u> Drawing up a neighbourhood plan is an opportunity to think about improving the local environment. You may want to consider new green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to water quality and to local waterways.</p>	

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		<p>Your Plan may want to consider opportunities for biodiversity net gain in relation to the chalk streams previously mentioned.</p> <p>Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.</p>	
30/06/2022	Head of Technical & Engineering Services North East Lindsey Drainage Board	<p>Thank you for the opportunity to comment on the above Neighbourhood Plan. Keelby Parish is partly within North East Lindsey Drainage Board area. The Board maintained North Beck/Caddle Beck flows from the village, Board Byelaw consent is required for any works within 9m of the top of the bank.</p> <p>Groundwater is a known issue in the area and must be taken it account and included in the plan.</p> <p>The Board supports West Lindsey District Council Planning Policies in general.</p> <p>Below are general Board comments for Neighbourhood Plans.</p> <ul style="list-style-type: none"> • It is suggested that the Neighbourhood Plan should support the idea of sustainable drainage and that any proposed development should be in accordance with Local, National and Regional Flood Risk assessments and Management plans. • No new development should be allowed to be built within flood plain. The 'Flood Maps' on the Environment Agency website provides information on areas at risk. Also risk from surface water flooding should also be considered, information can also be found on the Environment Agency website. • Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures within any watercourse within the District. This is independent of the Planning Process. • Outside the District (within Lincolnshire) under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991, the prior written consent of the Lead Local Flood Authority (Lincolnshire County Council) is required for any proposed works or structures in any watercourse outside those designated main rivers and Internal Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board. <p>Through the planning process the Board will continue to comment on the individual planning applications, as and when they are submitted. Many of the proposed areas for development have been subject to multi-agency discussions including this Board with regard to flood risk and surface water discharge.</p> <p>An extract of the Board's District is attached for your information.</p>	<p>Noted. Policy 2b has been revised to include a reference in the criteria to avoid areas at a high risk of flooding (in accordance with the Environment Agency flood zones).</p> <p>Policy 2a also identifies the need for appropriate drainage infrastructure to be delivered as part of any new development.</p>

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE		
		<p>Avison Young Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ</p> <p>National Grid National Grid House Warwick Technology Park Gallows Hill Warwick, CV34 6DA</p> <p>If you require any further information in respect of this letter, then please contact us.</p>			
01/07/2022	West Lindsey District Council	<p align="center">Planning Policy 1: Retain Village Character</p> <table border="1" data-bbox="533 691 1832 1094"> <tr> <td data-bbox="533 691 622 1094">1.</td> <td data-bbox="622 691 1832 1094"> <p>The NP would benefit from having a character assessment undertaken. This would provide guidance and examples to help make informed decisions on developments in respect of design and surroundings. For examples please go to NP webpage below and view Corringham, Lea, and Scotton character assessments.</p> <p>https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseycontrol/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseylindsey</p> </td> </tr> </table>	1.	<p>The NP would benefit from having a character assessment undertaken. This would provide guidance and examples to help make informed decisions on developments in respect of design and surroundings. For examples please go to NP webpage below and view Corringham, Lea, and Scotton character assessments.</p> <p>https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseycontrol/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseylindsey</p>	<p>The Neighbourhood Plan has been amended to align with the emerging Local Plan review and the most up to date NPPF. The Neighbourhood Plan working group feel that there is not the need for a specific character assessment at this time. The Plan focuses more about the design of new developments and identifies a criteria led approach to the proposed development site referenced in Policy 2a. Policy 3 also includes a general design criteria based on local principles.</p> <p>It is agreed that density is a difficult</p>
1.	<p>The NP would benefit from having a character assessment undertaken. This would provide guidance and examples to help make informed decisions on developments in respect of design and surroundings. For examples please go to NP webpage below and view Corringham, Lea, and Scotton character assessments.</p> <p>https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseycontrol/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindseylindsey</p>				

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		<p>1 a) What is meant by safeguard? Can have several meanings. Perhaps better to refer to relevant CLLP policy or reworked on lines of local green space policies given in many NPs eg Scotton’s page 46 and Appendix 1. https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Scotton%20Neighbourhood%20Plan%20Referendum%20Version%2020192036.pdf</p> <p>Refer to CLLP map in Appendix 3.</p> <p>The last paragraph of page 8 refers to open spaces not shown on CLLP review map for Keelby– Appendix 3. 4 of these sites including the village green were shown on previous CLLP map for Keelby. It is explained that these sites are not shown on Appendix 3 map as already protected by other legislation. Do you want the NP to show these sites and indeed any others identified and protect them with a NP local green space policy?</p> <p>Where is Map XX? Which sites? Are these additional to those shown in Appendix 3. Are they those mentioned above or others?</p>	<p>issue. Where relevant references to density have been amended to be more general about the wider density of a particular area.</p> <p>Where relevant all other changes have been made to the Plan including updating references to planning policy and providing new maps to make the proposed designations clearer. The Non-designated Heritage Assets and Important Paths have also been updated with a text description and a corresponding Map.</p>
		<p>1 b) Welcome the identification of non-designated heritage assets. All heritage assets need to be shown on a map. A schedule giving background/justification for each non-designated heritage asset needs to be included in the appendix or as a separate supporting document.</p> <p>Policy needs to be reworked. See Sturton by Stow and Stow NP for example of policy, map, and supporting document page 48, figure 4 and supporting document c). https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/sturton-stow-stow-neighbourhood-plan</p>	
		<p>1 d) Mention is made of important views but these need to be justified and shown on a map. See Sturton by Stow and Stow NP page 59 and supporting document d).</p>	
		<p>1 e) Is this needed? Keelby is some distance from other settlements. Is there a threat of coalescence?</p>	

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
		Planning Policy 2a: Land at Church Lane, Keelby (Site WLKEE/003)	
		1 a) Where is the evidence available to support smaller homes? Best if specified percentage required.	
		1 d) What is lower density? Best to specify actual density required. Need to be mindful that NPPF requires the efficient and effective use of land.	
		1 e) What are nearby residential developments? Could these be already occupied new homes on same site. Need to be mindful that permitted developments rights may enable existing properties to raise their heights. Where is the justification for limiting heights? No character assessment available to base this argument on.	
		1 f) Does this apply to whole of site or part of. Although principle supported could make development uneconomic.	
		Planning Policy 2b: New Residential Development	
		2 a) Would help if policy could specify numbers/percentages required. Also need evidence to justify this requirement.	
		Planning Policy 3 – Local Residential Design Principles	
		Intro Policy applies to all development in Keelby so includes that on allocated site with design code. Is that right? Need to ensure no conflict/overlap with policies.	
		Intro Development should positively contribute to local identity character but no guidance or examples given in NP to help decision makers here. NP needs a supporting Character Assessment to advise such decisions.	
		a) What is low density? Need to specify acceptable density rate eg dwellings per hectare. Need to be aware that NPPF requires the efficient and effective use of land.	

REGULATION 14 PRE-SUBMISSION CONSULTATION – STATUTORY AUTHORTIES E MAIL RESPONSES				
DATE	FROM	COMMENT/CORRECTIONS		RESPONSE
		2	Need to be mindful that permitted developments rights may enable existing properties to raise their heights.	
		3	Need to align with standards given in CLLP review. Is it reasonable to ask 1 bed property to have 2 spaces?	
Planning Policy 4: Business and Service Development				
		2	There has been interest to create mixed-use development on the south west side of the A18. The NP provides an opportunity for such a proposal or similar to be allocated land in the NP.	
		5	Not a policy.	
Planning Policy 5: Environment and Countryside				
		1 a	On pages 26,27 reference is made to several recognised features that are considered as 'locally valued landscapes, footpaths and views'. These appear to be shown in Appendix 8. These need to be mapped. Are these the "green spaces" referred to in the policy. Most NPs prefer to cover landscape, footpaths, and views individually and have separate chapters, maps and policies for each. For footpaths example see Sturton by Stow and Stow NP page 82.	
		1 c	Need to identify views and vistas. Show them on a map and provide schedule with details justifying their identification. See Sturton by Stow and Stow NP example page 59 and supporting document d).	
		1 d	Need to show on map Roxton Wood and Suddle Wood.	
Planning Policy 6: Roads and Transport				
		1	The NP can only apply to redevelopment of roads in the NP area.	
		3	Would it be worth showing proximity of National Cycle Route 1 to Keelby on a map?	

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DATE	FROM	COMMENT/CORRECTIONS	RESPONSE		
		<p style="text-align: center;">6.7. Planning Objective 7 – Community Amenities, Facilities and Recreation</p>			
		<table border="1"> <tr> <td></td> <td>This section identifies a list of amenities and facilities in the village. A policy is needed to protect these facilities when appropriate and to show them on a map. See Scotton NP for example page 54.</td> </tr> </table>		This section identifies a list of amenities and facilities in the village. A policy is needed to protect these facilities when appropriate and to show them on a map. See Scotton NP for example page 54.	
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Appendix B2 – Residents’ Responses

REGULATION 14 PRE-SUBMISSION CONSULTATION – RESIDENTS’ E MAIL RESPONSES			
DATE	FROM	COMMENT/CORRECTIONS	RESPONSE
26/05/2022	Residents asked for a direct link to the electronic copy of the plan	Requests received from: Mr Ian Clark	Noted. No suggested amendments to the Plan
05/06/2022	Resident	<p>1. At the end of the walkway, after Mulberry Close, at Ward Court, there has been either a black Volkswagen Beetle or a black Vauxhall Corsa parked constantly on the grass verge opposite the sides of the garages. No cars are kept in these garages. This is leaving the grass very marked and also there is a drain just at the entrance to the house these cars park near and the grass and earth are being compacted on top of it with all the movement, so if there is a lot of rain the water won't get into this drain. Similarly at The Limes, as cars cannot be parked at the houses, there is a parking area for vehicles but it is now overflowing with some cars parking on the grass and/or half on the pavement. These numbers are liable to increase.</p> <p>2. While I was walking my dog around 8.10am on my usual route coming from the Kings Head pub and walking passed the Spar, I heard a lorry coming from behind and turned to look and it was a lorry with a yellow cab with (I think it was) 'Les Martin' on it with an attached long bed trailer full of massive tree trunks. As it came to the junction with Riby Road, it signalled left which I could hardly believe as it tried to get through the narrow road which had cars parked outside their cottages. It's difficult enough for a bus to get through there and this lorry was trying to turn into it!</p> <p>The driver got so far then had to reverse a bit and the last I saw of him was when he got out of his cab to have a look at what he could do. This was at a time when the school children were waiting for their bus which comes round that corner so I have no idea if he managed to get through or if he reversed and went up Riby Road. I would like to know why on earth a lorry that size was coming into the village, passing the primary school and trying to get through narrow streets to deliver this load. I know roads will be getting busier as the ports nearby will be loading and unloading goods on to and off lorries more than ever, so if the driver was taking a short cut to somewhere or following a Sat Nav, it was a very dangerous thing to do.</p> <p>NOTE - Why is there a weight restriction for lorries along Yarborough Road? It is a wide and straight road out of the village so should be reasonably safe but this is sending large vehicles through the village's narrower streets past our primary school thus causing even more safety issues. If it's because of the children's play area, surely you could reduce the speed to 20 or put in speed bumps along that section. You need to seriously look at the flow of all kinds of traffic through the village.</p> <p>3. Having looked at the Neighbourhood Plan, which is very good, I noted that the Parish Council is going to be conducting a road traffic and parking survey so I would like to comment on a few things regarding new and existing housing.</p> <ul style="list-style-type: none"> The garages at most houses in Keelby are not being used as garages as they are not big enough for modern cars, so 	Noted. The Neighbourhood plan provides a design code for the proposed development site of Church Lane and aligns with the Central Lincolnshire Local Plan parking standards. These standards do not acknowledge a garage as a parking space.

private cars and works vehicles are being parked in driveways, on lawns, on grass verges and half on pavements. This is not nice to see in a lovely village as the grass is being ruined and compacted and people (eg parents with prams, children and postal workers etc) sometimes have to walk off the pavements on to the roads to get past them so safety is an issue here.

- Concerning people's driveways, I see now that a lot of residents are erecting fences or gates adjoining the front wall of their houses which cuts down the use of their driveways by a half to two thirds so possibly one or two cars could be parked at their houses and any more are parked on the grass verge or half on the pavement. These verges are not their property and putting cars there all the time makes the area just look like a giant car park. I have even noticed one resident who never parks his car on his drive although he has room for one but probably no room for walking. If he took out some of his flowers at either side, he might have more room.
- As far as new housing developments are concerned, this could happen there as well so apart from a driveway at each house, it should maybe be considered having extra parking areas within the developments for visitors or extra cars to park. Youngsters grow into adults and if they can't afford their own homes and stay with their parents longer, they will need transport and somewhere to park their cars. No one wants excess cars parked all over the pavements etc as this could be a serious safety issue and you have to consider emergency vehicles requiring access to all areas.
- Where are the exit and entry roads for the 100 housing development on Church Lane? The roads around St Bartholomew's Church to the Co-op are not very wide and lots of house owners park on one side of the street. More traffic in this area is going to be a bit of a nightmare for all residents especially when lorries start to come and go for the new housing.

4. Trees at the side of roads in Keelby, eg Riby Road, Caddle Road and others. I e mailed Lincolnshire County Council about these as they are growing far too wide and high, which is affecting light getting through and they could impact telephone lines crossing the roads. Bad weather always increases foliage and branches falling from these trees and it will only be a matter of time before larger branches break off and hit a vehicle or a person. They leave a lot of mess in the gutters and in very rainy weather, this could clog the drains and cause flooding issues. I am waiting for a reply to my e mail.

Trees and hedges in residents' gardens. I contacted West Lindsey Council about some of these but only got a reply that the Council has no powers to deal with problems and that residents had to look after these themselves. Some people have huge trees, eg leylandi and deciduous trees and have not tried to trim them for many years. Some neighbours can't grow anything in their gardens as these trees keep the sun out. Check out those on Victoria Road, Manor Street, some in front, side and back gardens on Caddle Road and there are probably more elsewhere. It would be nice if residents could be encouraged to do more garden work and give some thought to their neighbours. Some people don't like to speak to their neighbours about issues, as they don't want to be thought of as troublemakers.

My husband and I have only been living in the village since 2017 and love it but even we have seen a difference with the increase in vehicle ownership and drivers speeding especially along Riby Road and the majority of people speeding do live in the village. We did think when Riby Road was being re-surfaced not so long ago that speed bumps were being put in but this didn't happen. Drivers always seem to be in a hurry but hopefully it will not take an accident to make them aware that village life should be at a slower pace.