

Coleby Parish Neighbourhood Plan Consultation Statement

Evidence Documents 25-42

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 7 of the Consultation Statement.

Bookmarks are available (labelled in accordance with Table 7) 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.

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

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

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

27

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

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

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

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

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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="checkbox"/>	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" value="56"/>	98.25%	56
2	No	<input type="text" value="1"/>	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" value="46"/>	83.64%	46
2	No	<input type="text" value="9"/>	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	

	updated 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 development. Little consideration 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" value="49"/>	90.74%	49
2	No	<input type="text" value="5"/>	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	<p>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.</p> <p>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.</p>
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" value="85.96"/>	85.96%	49
2	No	<input type="text" value="14.04"/>	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" value="83.93%"/>	83.93%	47
2	No	<input type="text" value="16.07%"/>	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?

			Response Percent	Response Total
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?

			Response Percent	Response Total
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 affect 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

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

			Response Percent	Response Total
1	Yes	<input type="text" value="46"/>	91.07%	51
2	No	<input type="text" value="5"/>	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" value="40"/>	86.79%	46
2	No	<input type="text" value="6"/>	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

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

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
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Lincoln
LN5 0AE

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
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LN5 0AE

01522 813707

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:

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

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.

Statutory Consultation on Coleby Parish Draft Neighbourhood Plan**36**7 messages

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

--

David O'Connor
Chair of Coleby Neighbourhood Planning Working Group

Reminder re: Statutory Consultation on Coleby Parish Draft Neighbourhood Plan

2 messages

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

11 April 2017 at 00:37

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> 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:

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

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 13th March to 24th 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"> The plan is generally well presented with good use of images, diagrams and maps and this is commended. It is recommended that paragraph numbering is added to the plan as this will make general use and referencing easier for plan users. 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? 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.
Introduction	<ul style="list-style-type: none"> 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. 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. 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.
Coleby Parish	<ul style="list-style-type: none"> This section provides a useful and interesting introduction to the 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 7th being "Hamlets" and the 8th being "Countryside". The wording of this paragraph should be reworded to account for this change when the CLLP is adopted. In the bullet under Education, it is recommended that Higher National Certificate is included in full rather than HNC.
Key Issues	<ul style="list-style-type: none"> This is all clearly presented and is relevant to the development of the plan.
Vision and Objectives	<ul style="list-style-type: none"> The Vision is supported in principle. The Objectives are supported in principle. In the first row of Table 1 it quotes the Vision, but this omits the word

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"> • The use of the table in Appendix 5 to demonstrate the linkages between the Objectives is a useful way to demonstrate these relationships.
<p>Policy 1: Appropriate Location for Development</p>	<ul style="list-style-type: none"> • 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. • 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. • 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. • 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. • 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. • 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.
<p>Figure 7</p>	<ul style="list-style-type: none"> • 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

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>
<p>Policy 1 supporting text</p>	<ul style="list-style-type: none"> • 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. • 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.
<p>Policy 2: Housing</p>	<ul style="list-style-type: none"> • 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. • Coleby is misspelt in bullet a). • 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. • 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. • 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. • 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? • 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. • 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

Section/Policy	Comments
	<p>not considered that there is any conflict.</p> <ul style="list-style-type: none"> 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.
Policy 2 supporting text	<ul style="list-style-type: none"> In the paragraph preceding the policy in the second sentence the word “village” appears where it should presumably be “Parish”. 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.
Policy 3: Design and Character of Development	<ul style="list-style-type: none"> 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. In the second bullet point should it not refer to “space between buildings”? In the fourth bullet point “the” appears to be missing before “views and vistas”. 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.
Policy 4: Local Green Space	<ul style="list-style-type: none"> 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”.
Policy 5: Access to the Countryside	<ul style="list-style-type: none"> 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. 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

Section/Policy	Comments
	on them?
Policy 6: Community Facilities	<ul style="list-style-type: none"> 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.
Appendix 1 – Glossary of Neighbourhood Planning Terms	<ul style="list-style-type: none"> 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. It may be beneficial to note in the opening sentence that other glossaries exist, e.g. in the NPPF. AONB – there is no AONB near to Coleby and as such this is not necessary to include. 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.
Appendix 7	<ul style="list-style-type: none"> 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.

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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



Local Green Spaces

January 2017

Legend

 Local Green Space

- 1 Far Lane Cemetery
- 2 All Saints Church
- 3 Coronation Crescent Greens
- 4 Tempest Green
- 5 Blind Land Green
- 6 Lowfield Cemetery
- 7 Dovecote Greens



50 0 50 100 150 200 m



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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



Community Facilities

January 2017

Legend

- Community Facility
- 1 Village Hall
- 2 Far Lane Cemetery
- 6 Tempest Arm
- 4 All Saints Church
- 5 The Bell Inn
- 3 Primary School
- 7 Lowfield Cemetery



50 0 50 100 150 200 250 m



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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.

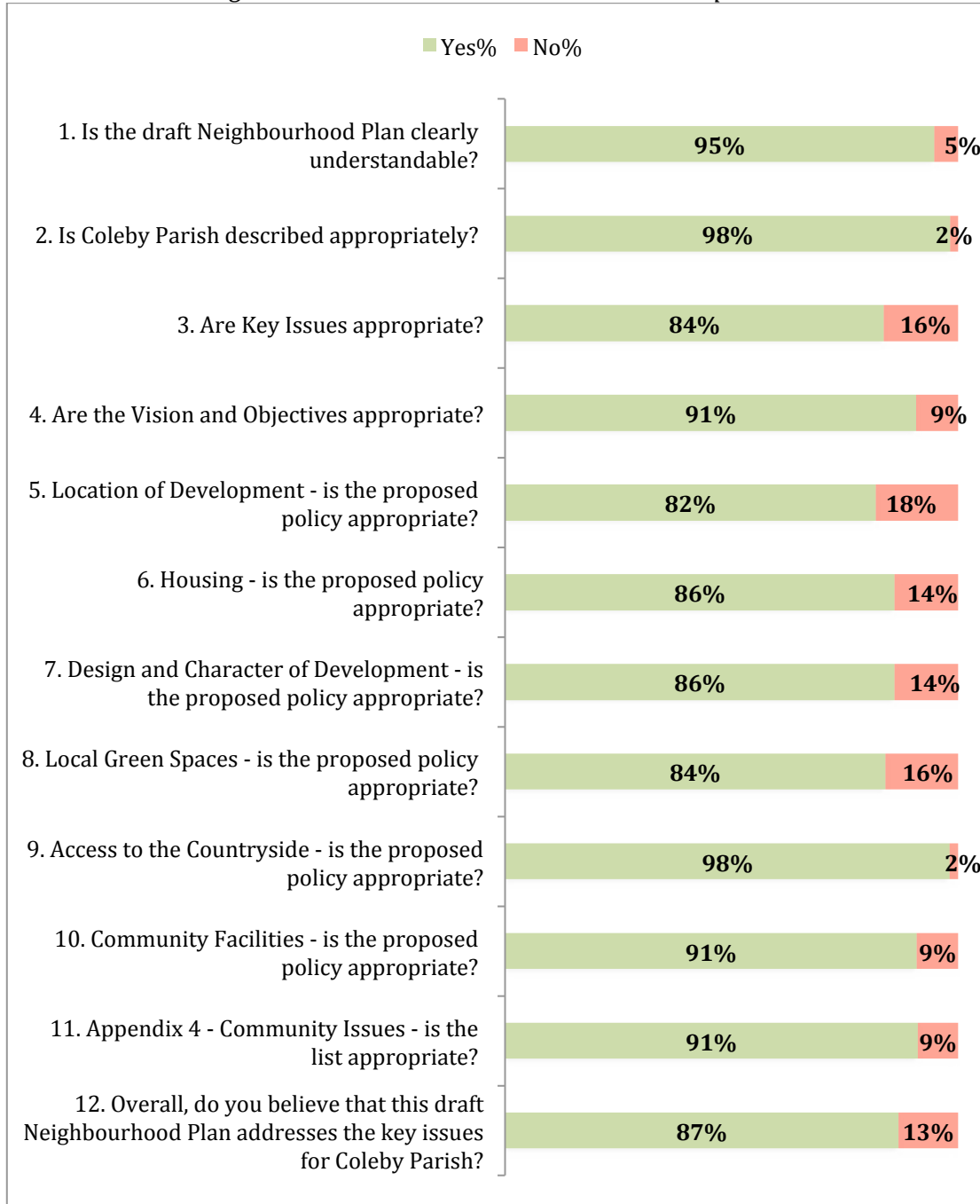
In other words, for Question 8 on Location of Development (which has the widest confidence interval of any question) we can be 95% confident that between 72.67% and 91.34% of Parish residents support that policy. That is a high level of support.

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

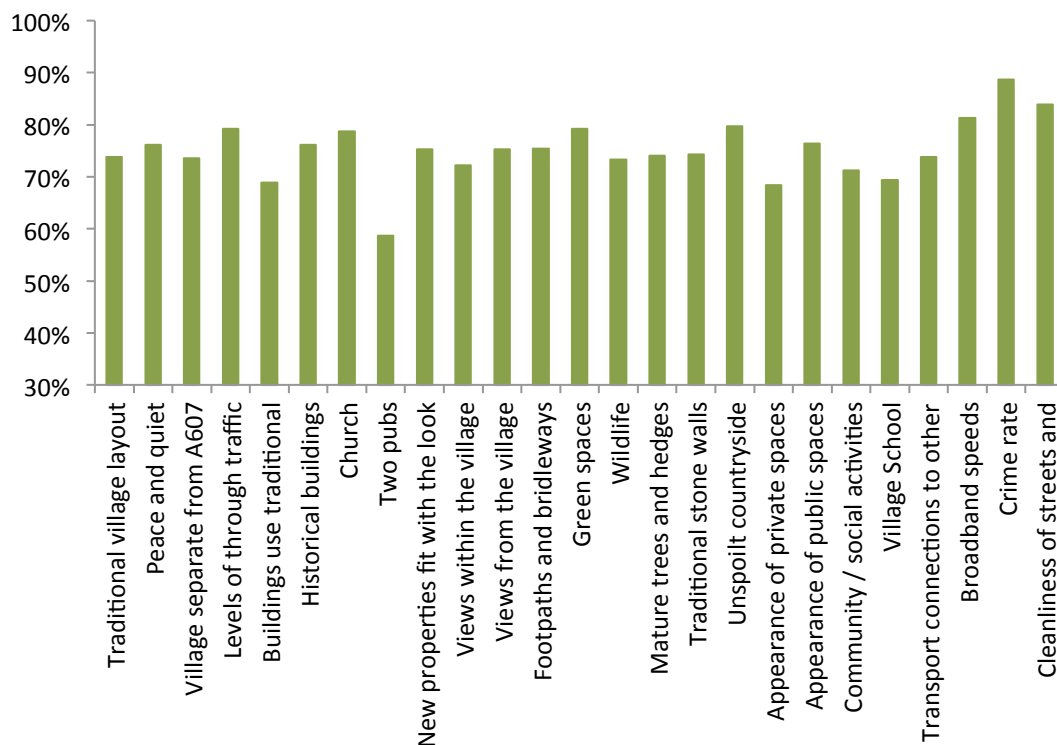
Key issues

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 th being "Hamlets" and the 8 th	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
		<p>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.</p>	<p>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.</p>	
NKDC18	Policy 1: Appropriate Location for Development	<p>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.</p>	Agreed	Amend as recommended by NKDC
NKDC19	Policy 1: Appropriate Location for Development	<p>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.</p>	<p>Amend to say <i>“as agreed in consultation with the Internal Drainage Board”</i></p> <p>(Follows advice from Lincolnshire County Council.)</p>	Amend as recommended by the Working Group
NKDC20	Policy 1: Appropriate	<p>In the last sentence of the policy it refers to “the housing needs of the</p>	<p>We agree that the wording could be made clearer and recommend a change</p>	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
		<p>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>	<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	<p>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>	<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	<p>In the second bullet point in the second list in the policy it says “as described in the bullet point above” which is about as long as the two</p>	<p>In light of the proposed action re comment NKDC28 no further action is required</p>	-

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		<p>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.</p>		
NKDC30	Policy 2: Housing	<p>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?</p>	<p>Neither the NPPF nor the CLLP appear to define or provide examples of local services in this context.</p> <p>Therefore we recommend using wording within paragraph 70 of the NPPF <i>“loss of valued facilities and services”</i></p> <p>We believe this is consistent with NPPF paragraph 75.</p>	Amend as recommended by the Working Group
NKDC31	Policy 2: Housing	<p>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.</p>	Agreed	Amend as recommended by NKDC

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
NKDC32	Policy 2: Housing	<p>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.</p>	-	-
NKDC33	Policy 2: Housing	<p>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</p>	Agreed	-
NKDC34	Policy 2 supporting text	<p>In the paragraph preceding the policy in the second sentence the word “village” appears where it should presumably be “Parish”.</p>	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 “ <i>shown in Figure 11</i> ” to the existing wording and add a new sentence. “ <i>Development resulting in any unacceptable impact on existing footpaths and rights of way will not be</i>	Amend as recommended by the Working Group

Comment ref	Section/Policy	Comments	Working Group	Recommendation to Parish Council
		<p>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?</p>	<p><i>supported."</i></p>	
NKDC43	Policy 6: Community Facilities	<p>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.</p>	<p>Agreed</p>	<p>Amend as recommended by NKDC</p>
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>	<p>Amend as recommended by Working Group</p>

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
Residents8	<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>	<p>Amend as recommended by the Working Group</p>
Residents9	<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>	<p>-</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.	The purpose of a Neighbourhood Plan is to give the neighbourhood a local say in shaping heir community. The Neighbourhood Plan dos not seek to stop development but to manage development up to the 10% increase permitted (required) by the CLLP.	No change
Residents22	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	These are community issues to be addressed outside of planning controls. These examples are not specifically in Appendix 4 (Community Issues) but can be considered by the Parish	-

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 t0 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"> 1. Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement 2. Brownfield sites at the edge of a settlement, in appropriate locations 3. Greenfield sites at the edge of a settlement, in appropriate locations <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.	Please see Residents 37 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. The Neighbourhood Plan also provides for additional development if there is clear local community support.	No change
Residents39	In order to satisfy the need for low income/elderly housing as identified it may be necessary to build on 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
		Issue, not a planning issue. See Residents 22.	

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	<p>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>	<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"> 1. Retain the proposal as is 2. Delete the whole policy 3. Modify the policy to remove the Bell at Coleby from the list of identified community facilities. <p>These options would have been discussed with the proprietor but he has declined to engage with the Working Group.</p>	<p>The Parish Council decides which option it wishes to pursue</p>

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	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.	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	<p>The Environment Agency wrote to say they had no comments</p>	-	-
Statutory4	<p>Network Rail emailed to say they had no comments</p>	-	-

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	<p>Good Work - there are a few minor spelling/grammatical errors which I assume will be corrected before final issue. Since this was issued I attended the Conservation Area consultation meeting in the village hall - I was astonished to see that the initial appraisal, to which I had no objection, was unilaterally modified by NKDC to exclude Maple House & 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.</p> <p>If, as I suspect, there is an ulterior motive here - it should not be allowed to stand without the Parish Council raising a strong objection.</p>	NKDC have indicated that they will be including Threave House within their final recommended Conservation Area boundary (see main report)	-
Residents111	Thanks for everyone who helped produce this comprehensive document.	-	-
Residents112	No	-	-
Residents113	A very good document to help Coleby grapple with future development demands.	-	-
Residents114	Happy with the Plan - well done!	-	-
Residents115	I believe the Plan will help to protect the unique nature of the village and safeguard it from inappropriate development,	-	-
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	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>Nevertheless, we recommend incorporating a simple summary of response rates and confidence intervals in the Plan and more cross references to the consultation statement.</p>	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	-	-

Stakeholder group	Stakeholder comment	Working Group Comment	Draft recommendation
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
	DECLARATIONS OF INTEREST: None	
	<p>PRESENT 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)</p> <p>APOLOGIES: None</p>	
15.44	<p>PUBLIC FORUM 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.</p>	<p>SMS</p> <p>SMS/Cllr Shaw</p>
15.45	<p>APPROVAL OF MINUTES OF PARISH COUNCIL MEETING 7th March 2017 Cllr Playford requested approval of the Minutes. These were approved by all councillors present. Cllr Playford signed the Minutes as a true record.</p>	
15.46	<p>CLERKS REPORTS</p> <p>a) Agenda sent to all on Parish Mailing List and placed on the notice board and website.</p> <p>b) Neighbourhood Plan: 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.</p> <p>The Parish Council unanimously Resolved to:</p> <p>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.</p> <p>ii) Modify the CPNP to align with the Central Lincolnshire Local Plan that was adopted on the 24th April 2017</p> <p>iii) Note the strong support for the CPNP from residents and that</p>	

COLEBY PARISH COUNCIL MEETING

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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 Apendices 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>c) Coleby Conservation Area Appraisal and Management Plan: See David O'Connor's comments in 15.46 b) above.</p> <p>d) Parish Council Audit:</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>e) Parish Council Insurance: 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>f) Parish Councillor Profiles and Responsibilities: 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>g) Street Lighting: 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>h) Grasscutting:</p>	<p>DCllr Overton</p>
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COLEBY PARISH COUNCIL MEETING

Held at The Village Hall Coleby on Wednesday 10th May 2017 at 7.15pm

MINUTES

	<p>Councillors resolved to maintain grasscutting by their contractors and to accept a reduced grant from Lincolnshire County Council of £83.96</p> <p>i) Pot Holes: 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>j) Best Kept Village:</p> <ul style="list-style-type: none"> i) Clean up date to be changed to 10th 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>k) Trees Dovecote Lane: 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 style="text-align: center;">Cllr Oxby</p> <p style="text-align: center;">SMS</p> <p style="text-align: center;">DCllr Overton</p> <p style="text-align: center;">SMS</p>
15.47	<p>PLANNING:</p> <ul style="list-style-type: none"> 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. 	
15.48	<p>POLICE MATTERS:</p> <ul style="list-style-type: none"> a) Police Report: No crime recorded since last meeting <p>B0 NHW Report - nothing for Coleby. Vehicle crime in Waddington and Bracebridge. Less on scams.</p>	
15.49	<p>COUNTY AND DISTRICT COUNCILLORS REPORTS</p> <p>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.</p> <p>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.</p> <p>District Councillor Overton confirmed the adoption of the Central Lincolnshire Local Plan on the 24th 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>	

COLEBY PARISH COUNCIL MEETING

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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>	
<p>15.50</p>	<p><u>CEMETERIES</u> a) Lowfields: Fallen tree removed b) Far Lane: Needs tidying. This will be done as part of village clean up.</p>	
<p>15.51</p>	<p><u>FINANCIAL MATTERS</u> 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 02.05.17Co-operative Bank £13862.66 and Nottingham BS £386.66</p>	
<p>15.52</p>	<p><u>REPORTS FROM VILLAGE ORGANISATIONS</u> a) Church: 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>	

