



**SAXILBY**  
**WITH INGLEBY**

**Neighbourhood Development Plan**

# Consultation Statement

## Saxilby with Ingleby Neighbourhood Plan

**2016-2036**



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# What is the Saxilby with Ingleby Neighbourhood Plan?

1. The Saxilby with Ingleby Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The NDP establishes a vision for the future of the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
2. This NDP is a new type of planning document prepared by Saxilby with Ingleby Neighbourhood Plan Steering Group on behalf of the Parish Council and local residents. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by:
  - 2.1. Planners at West Lindsey District Council in assessing planning applications; and
  - 2.2. By developers and applicants as they prepare planning applications to submit to West Lindsey District Council.
3. Planning applications must be decided in accordance with the West Lindsey Local Plan 2006 and the Proposed Submission Central Local Plan 2016.
4. Because the Neighbourhood Plan carries this much influence in planning decisions, the Saxilby with Ingleby NDP will be examined by an independent examiner who will check that it has been prepared in accordance with the Basic Conditions that are set out below:
  - 4.1. The draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
  - 4.2. The draft NDP must contribute to the achievement of sustainable development;
  - 4.3. The draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case West Lindsey District Council's Local Plan 2006 and the Proposed Submission Central Lincolnshire Local Plan 2016; and,
  - 4.4. The draft NDP must meet the relevant EU obligations.
5. Following a successful examination, the NDP must go to public referendum (which is organised by West Lindsey District Council) and be approved by a simple majority of votes (i.e. over 50% of those voting in a local referendum).
6. The NDP has been prepared by the Saxilby with Ingleby Neighbourhood Plan Steering Group which is comprised of representatives from the Parish Council and local residents across the Plan Area. It covers the whole Parish of Saxilby with Ingleby and is intended to cover the period of 2016-2036.

# What is the Consultation Statement?

7. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
  - 7.1. Details of the persons and bodies who were consulted about the proposed NDP;
  - 7.2. Explain how they were consulted;
  - 7.3. Summarise the main issues and concerns raised by the persons consulted; and
  - 7.4. Describe how these issues and concerns have been considered and, where relevant have been addressed in the proposed NDP.
8. Provided in this statement therefore is an overview and description of the consultation that was undertaken on the Saxilby with Ingleby Draft Neighbourhood Plan that covered the period from the 4<sup>th</sup> May 2016 until 16<sup>th</sup> June 2016.
9. The document titled 'Summary of Consultation' sets out in chronological order the consultation events that have led to the production of the Saxilby with Ingleby Draft NDP that was consulted on over the period outlined above.
10. The consultation activities undertaken before the production of the Draft NDP led to the production of the Development Management Policies contained within the Plan that aim to control and promote sustainable development in the village over the next 20 year period.

# Methodology

11. This section of the Consultation Statement outlines the approach taken by the Steering Group to consult on the Draft Neighbourhood Plan. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and provided with opportunities to provide their views and comments.

## Website

12. During the consultation period of the 4th May 2016 until the 16th June 2016, the Saxilby with Ingleby draft NDP was advertised and available for download along with all the supporting documents on the website. The link to the website is [www.saxilbyplan.co.uk/consultation-draft-neighbourhood-plan](http://www.saxilbyplan.co.uk/consultation-draft-neighbourhood-plan)

13. Various methods on how to comment on the Draft Plan were detailed on the website to encourage as many responses as possible. Snapshots of the website at this stage can be found in Appendix A of this document.

14. All documents were also placed on West Lindsey District Councils website. The link to the West Lindsey District Council Neighbourhood Plan website is [www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/neighbourhood-plans-being-prepared-in-west-lindsey/saxilby-with-ingleby-neighbourhood-plan](http://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/neighbourhood-plans-being-prepared-in-west-lindsey/saxilby-with-ingleby-neighbourhood-plan)

## Contacting Interested Bodies and Individuals

15. On the 5<sup>th</sup> May 2016 an email was sent to all statutory bodies as supplied by West Lindsey District Council and a list of these statutory bodies is available in Appendix B. The email informed the statutory bodies of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Neighbourhood Plan Steering Group and West Lindsey district Council believe will be affected by the Neighbourhood Plan for Saxilby with Ingleby, such as: neighbouring parish councils and county councils, key bodies such as English Heritage, Natural England and the Environment Agency, and also local business owners as well as those people who have expressed an interest in being informed on the progression of the Plan. A list of those contacted can be seen in Appendix B of this document, minus interested individuals and businesses whose details need to remain confidential due to data protection.

16. This email notified recipients of the Neighbourhood Plan's availability on the NDP website and highlighted several methods available to submit comments on the Draft Plan. The contents of the email sent can be seen below in Appendix C of this document.

## Documents

17. In addition to the digital copies of documents found on the Neighbourhood Plan website and West Lindsey District Councils website, hard copies of the Draft Plan and key supporting documents were also placed at important community facilities in the parish such as the St Andrew's Community Centre, Library, Village Hall and the Post Office and were available to view throughout the consultation period.

18. Documents were also available online on the NDP website and via Facebook, along with a comments form. Completed forms could be left in a box at each of the venues or electronic versions were available for completion and submission either by email, by post or in person.

## Consultation Event

19. As part of the Regulation 14 consultation, an event was held at Saxilby Village Hall on Friday 13th May 2016 from 4pm - 7pm. The event was promoted in the local area with posters on the village notice boards and in local shops, as well as on the Facebook and website pages. Banners advertising the event were also sited around the village.



20. The event had a number of display boards presenting each of the draft policies contained within the Plan, as well as copies of the draft Plan. Attendees were invited to make comments on the policies and draft Plan either by writing their comments on post-it notes and sticking them on the display boards under the relevant policy or by completing a response form.

21. There were 33 Attendees, with 10 comments being made in relation to the draft Plan on post-it notes and the completed comments forms were also fed into the process.

22. A further event was held at the St Andrew's Community Centre on Tuesday 24th May between 10am-12noon, where a similar format was used. 1 attendee attended this event, with no comments made.

23. A further consultation event was held at Oaklands (which consists of retirement and sheltered accommodation), at their weekly Tuesday coffee morning. An over view of the NDP process and the Plan was given and each of the draft policy themes was discussed as a group. 12 people attended this event. The comments made were fed into the process.

## Posters

24. The Consultation event, along with the consultation period in general was advertised throughout key points in the village through the use of posters. A copy of this poster can be found in Appendix D of this document.

25. The Consultation Period on the draft Plan was also advertised in the Foss Focus the village magazine that is delivered to subscribing households in the area and available at local shops.

# Draft Plan Comments

## Responses

26. This section of the Consultation Statement contains the responses and comments received on the Draft NDP throughout the Consultation period running from the 4th May 2016 until 16th June 2016 from both local residents and those interested bodies/parties who were contacted.

### Key:

**P** = Paper survey response (5 responses received)

**E** = Email response (15 responses received)

**QxCx** = May 13<sup>th</sup> Regulation 14 draft plan consultation event (10 comments received)

**Table 1: Comments received and responses**

Question	Yes	No	Comments	Change the Plan Yes/No?	Change the plan? Reason
<b>Question 1: Do you agree with the Community Vision for Saxilby with Ingleby contained in the Draft NDP?</b>	P1 ✓		<b>Q1C1</b> (May 13 <sup>th</sup> event) Having surveyed the Plan I must say the work gone into the Neighbourhood Plan must be applauded and the village should be behind the organisers of the Plan.	NO	
	P2 ✓				
	P3 ✓				
	P4 ✓		<b>P1</b> Be sure not to confuse rural and rural character (i.e. artificially rural)		
	P5 ✓		<b>E4</b> Particularly in retaining its rural character and so avoiding 'urban sprawl' with housing development on greenfield land in inappropriate locations on the edge of the current development boundary.		
	E4 ✓				
	E5 ✓				
	E10 ✓		<b>E10 (AE Williamson &amp; Sons)</b> The community vision for Saxilby with Ingleby reflects the three dimensions of sustainable development enshrined in the National Planning Policy Framework which is to be welcomed.		

**Question 2: Do you agree with the Community Objectives for Saxilby contained in the Draft NDP?**

E10 ✓  
 P1 ✓  
 P2 ✓  
 P3 ✓  
 P4 ✓  
 P5 ✓  
 E4 ✓  
 E5 ✓  
 E7 ✓

**E3** In the section 'Community Objectives' I note that there is a recognition of the vital part that employment sites play within a community.  
*"To retain existing and support new employment opportunities in the village, particularly at Saxilby and Ingleby Business Parks".*

This is of course welcomed, and I hope I can provide my thoughts as to how we can work together and to provide a quantum of employment land that will support economic growth, investment, and creation of new job opportunity's right up until 2036 as required.

**E4** Sound and sensible. However, one particular aspect of the transport infrastructure which must be addressed is the inadequate car parking at the railway station. During the period of the emerging Central Lincolnshire Local Plan, there will be undoubtedly a significant increase in the number of residents from neighbouring villages using rail services particularly to Lincoln. Serious negotiation with LCC Highways and Network Rail would be necessary to provide access to land, via a relocated level crossing adjacent to No 14 Sykes Lane and the realignment of Hardwick Lane, on the western side of the station for an overflow car park.

**E7 (County Council)** These are supported but could also refer to the health and wellbeing of residents.

**E10 (A E Williamson & Sons)** The community objectives are sensible; however, they could be better related to the list of community projects included at Appendix A. For example, an objective to encourage the enhancement and improvement of community facilities and amenities could be included.

**E13 (Leverton Farms)** acknowledge that the criteria provided in policy 2 of the Plan are relevant to ensuring that

YES In response to comment E4 this will be reflected in the aspirations section of the plan

YES In response to comment E7 health and Wellbeing will be included in the Objectives in the plan.

YES In response to comment E10 this will be reflected in the Objectives of the plan.

NO In response to comment E13 we would like to keep the word adhere to in the policy as it is much stronger



the design responds to its context and the development is environmentally sustainable by sympathetically responding to the natural environment, existing street character and sustainable accessibility to services and facilities to minimise car use. However, we suggest that the use of the word “adhere” in criterion a) is too strong and “respond to” or “reference” may be preferable. Developments should have their own identity and the desire to maximise sustainability through, for 2 example, solar gain and south facing principal elevations may mean that a layout can still respond to existing character through referencing and detail but not adhere to it.

With regards to criterion g) we suggest that, whilst landscaping can assist in minimising the visual impact of car parking, there also needs to be a balance with other important aspects such as the parking being close to the use it serves (to discourage informal car parking close to the use) and surveillance (again to ensure the parking is used and not avoided in preference for informal parking).

than respond or reference. The reason for this is that, in the past, new developments have not been designed well. We feel that this should not be the case in the future. We would like refer this to the examiner to make the final decision on whether this is changed or not.

YES In response to E13 we agree to change part g of the policy.

Question 3: Do you agree with Policy 1: Housing Mix of the Draft Saxilby with Ingleby NDP?	P1	P2	P3	P4	P5	
<b>P5</b> We need more disabled suitable properties	✓	✓	✓	✓	✓	In response to comments P5 and E7, the needs of disabled residents and accessibility standards should be reflected within policy 1. Therefore the policy will be updated and changed to reflect this.
<b>E4</b> Sadly, this issue will be decided by the size of the allocated site and national policies.						
<b>E7 (County Council)</b> Linking this Policy to the changing demographics is supported taking in to account the needs of an ageing population supporting social equality and inclusion. The Policy does not reference the community desire for single and two storey dwellings in Para 31. A reference to a proportion of properties being built to higher accessibility standards would reinforce meeting the needs of older people.	✓	✓	✓	✓	✓	
<b>E10 (AE Williamson &amp; Sons)</b> The proposed mix is generally in accordance with the principles of sustainable development, however, care needs to be taken when considering the mix of unit types for new development sites to ensure that the community demographic does not become imbalanced. For example, it is important to maintain a good stock of family housing to allow new						

families to settle in the community bringing with them new social and economic benefits and adding to the vibrancy of the community.

**E13 (Leverton Farms Ltd)** supports the objective of policy 1 of the draft Neighbourhood Plan in relation to the expectation that all major applications will be expected to deliver a range of housing from smaller starter units to larger dwellings. They also support the assertion that a mix of tenures and house types should be provided, but only where it is evidenced by need and viable to do so. A mix of house and tenure types is required to meet the role of social sustainability within the National Planning Policy Framework but delivery of housing is dependent on developers not being overburdened by demands for the provision of affordable housing when need cannot be evidenced and it compromises the ability for the developer to provide other necessary infrastructure and receive a reasonable return on investment. Major residential sites, are by their very nature, commonly subject to significant early “opening up costs” and infrastructure delivery such as the upgrading of sewers or the existing highway and this needs to be recognised in development plan policy.

**E14 (Lindums)** The National Planning Policy Framework (NPPF) is very clear when it states in paragraph 184 that “Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan”. In the same paragraph the NPPF elaborates on this point highlighting that “Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them”. In this instance, it is clear that Policy 1 of the Neighbourhood Plan (NP) has attempted to accord with the emerging Plan, containing similar objectives to emerging Policy LP10 in the Central Lincolnshire Local Plan. Both seek to ensure a mix of housing tenures, types and sizes to create balanced communities, and as such align in most aspects. They differ, however, in some key areas notably in relation to housing needs, and the NP specifically requests that “housing mix on the scheme should reflect the current needs of the village and reflect the identified needs of the village in the most up to date Housing Needs Assessment.”

YES

In response to E14 we will update the policy to include the Strategic Housing Market Assessment as well as the recently undertaken Saxilby Affordable Housing Needs Assessment.

The emerging Local Plan, however, specifically requires developments to meet the needs of the housing market area, as set out within the Strategic Housing Market Assessment (SHMA). To specifically limit developments to meeting local housing need would therefore be contrary to this policy, which looks at housing need in a broader, more holistic sense. NPPG does, however, allow for NP's to identify specific local needs that may be relevant to a neighbourhood, and it is noted that the NP Group have recently commissioned a needs assessment. This Housing Needs Survey, undertaken by Community Links, does not appear sufficiently robust enough to guide new development, and certainly does not give sufficient information to guide housing mix in the locality. As such, there is a conflict here between the emerging Local Plan and the NP.

It is our view that housing development needs to be guided by the Housing Market, set within the wider context established by the SHMA. It is therefore our intention to bring forward development within the restrictions of the Planning System imposed by the emerging Local Plan and the Outline Planning Permission.

Question 4: Do you agree with Policy 2: Design of New Developments of the Draft Saxilby with Ingleby NDP?			
P1	✓		
P2	✓	Q4C1 (May 13 <sup>th</sup> event) "Appropriate Mix" "Suitably Sized" "Appropriately Located" are very vague terms. Suitably sized = very small. Appropriately located = within existing boundary.	
P3	✓	Q4C2 (May 13 <sup>th</sup> event) Your hard work is apparent. It is appreciated.	
P4	✓	E4 However, good access to public transport and village shops is questionable in relation to the Church Lane site with a large proportion of dwellings for older residents!	
P5	✓	E7 (County Council) LCC welcomes the reference to Building for Life 12. The policy wording could mention environments that facilitate people leading healthy lifestyles that are accessible to all - people with physical disabilities, sensory impairments and poor mental health; including dementia friendly environments. Point 2d could specifically	In response to comment E7 this will be reflected and the plan will be changed to mention environments that facilitate people leading healthy lifestyles.
E4	✓		YES
E5	✓		
E10	✓		
E13	✓		

mention modes of active travel (walking and cycling) as well as public transport.

**E10 (A E Williamson & Sons)** The design criteria set out are policy supported, although the paragraph numbering may need to be adjusted.

YES

In response to E10 this will be updated and changed.

In respect of point 'g. integrate car parking with in the landscaping', it is not particularly clear what this intends to deliver and perhaps should be reworded, if it is intended to avoid developments being car dominated.

**E13 (Leverton Farms Ltd).** agrees that, as per policy 4, affordable housing should be offered to people in need with a local connection, prioritising Saxilby with Ingleby first.

<b>Question 5: Do you agree with Policy 3: Comprehensive Development of Land at Church Lane of the Draft Saxilby with Ingleby NDP?</b>	P1	✓	E4	✓	<p><b>Q5C1</b> (May 13<sup>th</sup> event) Over 50's area should have mobility scooter parking provision like 'Lace' at The Ship.</p> <p><b>P2</b> Consider adding proposal for mobility scooter parking and charging for the over 50's village similar to Lace development at the ship.</p> <p><b>E4</b> Although the site has now received outline approval on appeal, the village opposed this development in overwhelming numbers. I believe, most strongly, that any further large scale development must avoid the northern sector of our village. Indeed, further long term growth should be considered on the western side of the railway station. I have long voiced this proposal with both the land owner and the planners pointing out that such development would have a less profound and damaging impact on the setting and character of the village. Moreover, surface and foul water disposal would be a more straightforward process due to the close proximity of the Hardwick Drain and the sewage treatment plant. Future housing development on this site would also improve public transport connectivity and be closer to many shopping and social facilities.</p> <p><b>E5</b> Need to amend para. i) "strengthen" to read "strengthening"</p>
	P2	✓	E10	✓	
	P3	✓			
	P4	✓			
	E5	✓			
			YES	In response to comment Q5C1 and P2 this will be updated and added.	
			NO	In response to comment E4 these are really good comments however, the sites to the West of the village has not been taken into consideration as the over whelming response from local residents was that they do not wish to see any more housing development.	
			YES	In response to comment E5 the plan will be updated.	

**E7 (County Council)** The term "objectively assessed need" (in point d) is used in Government policies to refer to the total housing requirement, not just affordable housing needs.

Proposed pedestrian and cycle links are welcomed to encourage active travel. The Policy requires a developer contribution for primary health care. This needs to be secured by the Lincolnshire West Clinical Commissioning Group (CCG), which should be consulted on what this would deliver. It should be recognised that 230 dwellings (550 residents) alone might not have a significant effect on GP capacity but the cumulative effect of further new developments may do.

YES

In response to comment E7 'objectively assessed need' will be removed from the policy.

**E10 (AE Williamson and Sons)** As set out /see Table 2 below – E10] we do not agree with the policy as it stands and consider that it should be extended to include our client's site under a new paragraph which reflects that inclusion of the land on the north side of Church Lane: -

NO

In response to comment E10 the neighbourhood plan steering group have held extensive consultation with the community and it has been evident that the community does not support the development of more houses in the settlement and therefore if the neighbourhood plan was to include the land to the north of Church Lane the community would not support this and the plan would fail at referendum. Also within the Proposed Submission Central Lincolnshire Local Plan this site has not been included or assessed for future development. Therefore the NDP Steering Group will not at this stage look to amend the plan and consider this site for development.

The NDP Steering Group have spoken to the Business Manager at the school and it's not at capacity at the moment.

- a. Is a logical completion of the northern built up part of the settlement now that outline permission has been granted on the land to the south;
- b. Can create a planned and defensible boundary along the northern edge of the settlement;
- c. Can provide small scale opportunity for employment development in accordance with Policy 8, and a suitable buffer to the existing animal feed supply business;
- d. To provide for an opportunity to bring forward a sensitive, sustainable development to assist in meeting housing requirements; and
- e. Provide an extensive area of land which potentially could be used as a relocation site for the primary school with suitable drop off and pick up facilities (in accordance with Appendix A), along with a new area of open space (in accordance with Policy 14), which could include allotments (in accordance with Appendix A), to mirror the open spaces proposed on Figure 8 Site 2: Designated Green Space Sykes Lane Ridge and Furrow.

<p>In respect of paragraph e) while the local context and character may be one and two-storey development, not allowing the scheme to include some larger buildings is considered to be over prescriptive, it may stifle the principles of good urban design, and result in a potentially monotonous development with no focal point buildings. The wording should be amended to refer to "predominantly" 1 or 2 storey and remove "only".</p>	<p>YES</p>	<p>The point regarding the 1 and 2 storey properties the group agrees to change this.</p>
<p><b>E14 (Lindums)</b> Firstly and most importantly we do not believe the policy is necessary in its current form as the Church Lane scheme is already has planning permission. The approval notice is subject to a number of planning conditions, and these planning conditions restrict what can be developed on the site and ensure that further detailed planning applications are subject to District Council approval. We therefore question the necessity of Policy 3 given the majority of the criteria included within it essentially repeat the conditions included in the outline approval.</p>	<p>NO</p>	<p>In response to E14 we do not agree with the comments made. The NDP group believe this policy is necessary as the community have worked extremely hard over the past few years to ensure if we have to have this development (as determined at appeal) we want to ensure it is built in accordance with the appeal decision and that the applicant does not put in applications to remove conditions and or change elements of the scheme that is not then reflective of the appeal decision. Also what if the applicant does not build on the site and the permission expires? This NDP is for a 20 year period and therefore the community needs to ensure that this development goes ahead in accordance with the outline planning application and ensure it can influence the reserved matters applications. We would like to leave the policy in and respectfully allow the examiner to make the final decision. As a community we feel that this policy is extremely important.</p>
<p>One exception to this point is criteria E) of Policy 3 which dictates that the development should only include 1 or 2 storey dwellings. We are very concerned that this restrictive element of the policy is unjustified with no detail or explanation on why such a restriction is sought. It is worth noting that Lindum Homes are unlikely to pursue any 3 storey dwellings on the site, but we could not rule out the potential for 2 ½ storey development. We do not consider that such development would be harmful and any such proposals would still need to go through the rigorous Reserved Matters application process. As a consequence of this, if the District Planning Authority considered development over 2 storeys to be inappropriate it would not gain approval.</p>		
<p>Specifically, I have outlined in detail below our issues with each of the detailed criteria: -</p> <p>a) The scheme delivers up to 230 dwellings on the whole site as shown on Proposal Map 1 – This is covered by Condition 6 so this point is not required</p> <p>b) All new homes are of a size, type and tenure to meet the identified local requirement for the area – As mentioned</p>		

earlier, there is a conflict here between this element of the Policy and Policy LP10 of the emerging Local Plan. There is no robust, up to date assessment to allow compliance with this policy.

c) The scheme shows how it has contributed to the delivery of housing to meet local needs as outlined in Policy 1 – See above point.

d) The affordable housing is of size and tenure to meet the objectively assessed need, as identified in the most up to date affordable housing needs assessment – The delivery of affordable housing is constantly evolving, and delivery needs to be linked to the registered providers and what they can realistically deliver. It cannot be overly restricted, otherwise there is a risk it will not be delivered.

The scheme is for 1 and 2 storey dwellings only – As above, we consider this element of the policy unduly restrictive. Consideration of scale is a key design consideration informed by context and design policies within the emerging NP and Local Plan. There appears to be no reason to unduly restrict scale.

f) The development provides a financial contribution in respect of primary health care in Saxilby – This is already a requirement of the Section 106 agreement.

g) The Open Space should be suitably located on the site where it can be easily assessed by foot and meets

the open space requirements of the area – The location of the main area of open space has always formed a key element of the Masterplan for the site, with the aim of linking the new space with that already present on Westcroft Drive. This also forms part of the drainage considerations for the site and needs to be delivered early, and therefore already forms part of our first reserved matters application now submitted. As such, we do not consider it can be guided by this policy given the emerging nature of the Plan.

h) The existing hedgerows on the outer boundary are retained and strengthened and the trees and hedgerows within the site's boundary are to be retained where possible. This point is Covered by Condition 9 so is not required

i) A comprehensive Landscaping scheme is submitted for the site that includes the strengthening of and infilling of gaps in the existing hedge bounding the site alongside Church Lane and along its Western Boundary. Landscaping

is a Reserved Matter and will be considered as part of each application is they come forward, and the remainder is covered by Condition 9. This point is therefore not required.

j) A Residential Travel Plan is submitted with the application – This point is covered by Condition 15 so is not required.

k) Crossover Points are provided on the northern Junction with Church Lane which will provide a pedestrian link to the existing footway on the opposite side of Church Lane. This point is covered by Condition 7 and so is not required.

l) Crossover points at the junction of Rutherglen Park and St Botolph's Gate. This point is covered by Condition 7 and so is not required.

m) A scheme is developed showing a comprehensive proposal, to improve existing public footpath and cycle links from the development site to the village centre. This point is covered by Condition 7 and so is not required.

The above analysis shows clearly that many of the elements of Policies 1 and 3 are not necessary and are already covered by both the existing Outline Planning Permission, as well as Emerging Local Plan policy. There are, therefore, some conflicts here which will need further assessment by the NP team.

<p><b>Question 6: Do you agree with Policy 4: Allocation of Affordable Housing of the Draft Saxilby with Ingleby NDP?</b></p> <p>Yes</p> <p>No</p> <p>If no please explain why?</p>	<p>P1 ✓</p> <p>P2 ✓</p> <p>P3 ✓</p> <p>P4 ✓</p> <p>E4 ✓</p> <p>E5 ✓</p>	<p>P5 ✓</p> <p>E10 ✓</p>	<p><b>P5</b> We need more affordable properties not just huge houses for rich people.</p> <p><b>E4</b> Yes with reservations. The long time taken to find residents for the social housing built a few years ago on an 'exception' site in Church Lane to meet an alleged 'housing need in Saxilby' resulted in offers to people residing as far away as Nottingham and Sheffield with no connection to Saxilby!</p> <p><b>E5</b> Suggest amend wording of "Saxilby" to read "Saxilby with Ingleby</p> <p><b>E10 (AE Williamson &amp; Sons)</b> This policy may prove to be over prescriptive, especially if starter homes are included within the definition of affordable housing. It may be more appropriate to focus the local connection criteria on those units which fall under the current definition of affordable housing thereby excluding starter homes.</p>	<p>In response to comment P5 this is reflected in Policy 1.</p> <p>In response to comment E4 we agree with your comments and this is why this has been included in the Plan to allow the affordable housing to be used for local people first.</p> <p>YES</p> <p>In response to comment E5 this will be changed.</p>
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<p><b>Question 7: Do you agree with Policy 5: Protecting the Historic Environment of the Draft Saxilby with Ingleby NDP?</b></p> <p>P1 ✓ P2 ✓ P3 ✓ P4 ✓ P5 ✓ E4 ✓ E5 ✓</p>	<p><b>E4</b> Fully supported without the need for further comment.</p> <p><b>E7 (County Council)</b> Whilst there is a good description of archaeological remains, there are a few gaps, misunderstandings and mis-spellings in the text, as follows:</p> <ul style="list-style-type: none"> <li>• The 'Domesday' tax returns are spelt as 'Doomsday' (p.6 and 15)</li> <li>• In para. 42 'SHINE' has no status other than to alert farmers who apply for Countryside stewardship that these areas meet certain criteria, and is not a formal designation.</li> <li>• Para. 46: mis-spelling of Ingleby (there are other examples later in the Plan as well).</li> <li>• In para. 49 the A57 is mis-spelt as "A17".</li> <li>• There are known finds of Neolithic stone axes indicating a prehistoric presence.</li> <li>• The moated grange at Sykes Farm is not mentioned.</li> </ul> <p>Although 'keeping the character of Saxilby as a village' was very important to 73% of residents, more could be done to describe its character and how the Neighbourhood Plan would preserve or enhance it. Although there is a character assessment of the village itself there is nothing to demonstrate the character of the 9 character areas. For instance photos of characteristic elements of these areas would show what is meant. You could also consider producing a 'Local List' of what the community thinks are important historic assets, rather than just a list of Listed Buildings.</p> <p>You could also refer to the following sources:</p> <ul style="list-style-type: none"> <li>• Village Design Guides – there are plenty on the web</li> <li>• Other Neighbourhood Plans: Sothorn is an excellent recent example on built heritage and character</li> <li>• The Historic Landscape Characterisation</li> <li>• Historic England (formerly English Heritage) produce guidance on the role of the historic environment in neighbourhood planning</li> <li>• The Saxilby and District History Group referred to under Tourism (para. 82)</li> </ul>	<p>YES</p>	<p>In response to comment E7 we agree to these changes and a Character Assessment will also be included in the NDP.</p>
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**E13 Leverton Farms Ltd.** notes the intent of policy 5 in terms of protecting the historic environment and acknowledges that there a number of designated and non-designated heritage assets within the parish. However, they query whether a policy should require heritage assets to be “fully incorporated into the development proposal concerned.” They respectfully suggest alternative wording is employed similar to that within the National Planning Policy Framework:- “When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

YES

In response to comment E13 we agree to change this.

**Question 8: Do you agree with Policy 6: Retail Provision of the Draft Saxilby with Ingleby NDP?**

P1 ✓  
P2 ✓  
P3 ✓  
P4 ✓  
E4 ✓  
E5 ✓

**E4** Yes but the usual adage in relation to any small business applies; namely 'use it or lose it'.

**E7 (County Council) LCC** Public Health would question the need for more A5 hot food takeaways with 4 already for 4,000 residents. In order to help people make healthy lifestyle choices it is important to avoid an over concentration of such and other specific uses such as betting shops.

YES

In response to comment E7 the community supports all local facilities in Saxilby which includes hot foot takeaways. The market will dictate to what uses take preference in the village centre of Saxilby. We feel that we are unable to restrict or specify that no more hot food takeaways can be located in the village centre. We agree to the other changes proposed.

Under point 2 c) the text should read "exacerbate".

The key to Figure 4 could state the scope of the A1, A3 etc. Use Classes, although this is stated in the text on the next page.

<p><b>Question 9: Do you agree with Policy 7: Enterprise Park of the Draft Saxilby with Ingleby NDP?</b></p>	<p>P1 ✓ P2 ✓ P3 ✓ P4 ✓ E4 ✓ E5 ✓</p>	<p><b>Q9C1</b> (May 13<sup>th</sup> event) This should use “requirement” rather than “encourage” and “must” instead of “should”</p> <p><b>P1</b> The actual nature of the proposals can not be visualised by the layman. I might agree if I understood.</p> <p><b>P3</b> <u>But</u> (e) this is important and should be a requirement rather than “encouraged” and must rather than “should”.</p> <p><b>P5</b> We need more retail, but not just the Co-op, they have the monopoly in the village.</p> <p><b>E4</b> The derelict site opposite the dwellings on Lincoln Road will hopefully be redeveloped soon. This is an awful visual blight on approach to the village along the A57.</p> <p><b>E5</b> Page 20 para. 64 amend “recongised” to read “recognised”, page 21 para. 70 amend “favor” to read “favour”, page 21 para 71 amend to read “... comments were made: There’s the need for superfast broadband ...”</p> <p><b>E7 (County Council)</b> Point 2 b) has the only reference in the Neighbourhood Plan to the A57 as a trunk road. It was de-trunked in September 2003 and is now a Principal Road.</p> <p><b>E3</b> The inclusion of the proposed allocated employment site in ‘Proposal Map 3: Employment Map’ is welcomed as it reflects our aspirations for this part of the Enterprise Park and the Riverside development.</p> <p>However, it is important to note that the Neighbourhood Plan period extends to 2036. The Riverside development, as noted earlier in my letter, and referenced within paragraph 62 of the supporting text of the draft Neighbourhood Plan, is popular and many of the units have already been pre-sold. It is anticipated that the whole site would be built and occupied by the end of 2018. Therefore, once this has been developed, the Neighbourhood Plan has no provision for future employment land coming forward over the remaining 18 years of the plan period.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>	<p>In response to comment Q9C1 we agree to these changes.</p> <p>In response to comment P3 we agree to the these changes</p> <p>In response to comment E5 we agree to these changes.</p> <p>The plan will be changed in-line with comments from E7.</p> <p>We agree to the changes suggested in E3 part 2a (highlighted in Red).</p>
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It is considered that the wording of draft Policy 7: Enterprise Park, is insufficiently flexible to allow for further land to be made available immediately adjacent to the existing employment site once the allocation is developed. It is therefore suggested that draft Policy 7 is amended as follows:

**Policy 7: Enterprise Park**

1. Proposals for new B1/B2/B8 employment developments and/or redevelopment of the Enterprise Park will be supported provided the proposed development is of a scale that respects the character of the area and/or neighbouring land uses.
2. Uses will only be supported where they meet all the following criteria:
  - a. development is located within *or immediately adjacent* to the existing site, as identified on the Proposal Map 3 and
  - b. the development makes the necessary junction improvements to the Skellingthorpe Road/A57 trunk road; and
  - c. the proposals include a landscaping and screening along the A57 boundary and within the Business Park to minimise the visual impact on the village and residential properties on the opposite side of the A57; and
  - d. The scheme contributes to the regeneration of the Industrial Park; and
  - e. Facilities for walking and cycling wherever possible should be encouraged and links to the village and the existing and proposed cycle routes should be provided.

Question 10: Do you agree with Policy 8: Small scale Business Development of the Draft Saxilby with Ingleby NDP? P1 ✓ P2 ✓ P3 ✓

**E4** Yes, fully supported as you would expect from the operator of a small scale and successful business that has been operating in the village for over 25 years.

**E7 (County Council)** Policies to generate local employment are welcomed given the positive health and

P4 ✓ wellbeing benefits on people of being in work. Policy 8 and the proposed boost to local employment from the nearby enterprise and business parks are commendable.

P5 ✓

E4 ✓

E5 ✓

**Question 11: Do you agree with Policy 9: Protecting Community Facilities of the Draft Saxilby with Ingleby NDP?**

P1 ✓

P2 ✓

P3 ✓

P4 ✓

P5 ✓

E4 ✓

E5 ✓

**E4** Yes, with the exception of the Parish Council operating a cafe and bar in the Community Centre! This is a huge financial burden on the parish as a whole and is an inappropriate and commercial task being borne by the Council. Moreover, the village would be better served by a weekly visit from the LCC Traveling Library and so reduce operating issues facing the Parish Council. Furthermore, the increased use of mobile internet facilities, particularly by children, has negated the need for computer suites for public use in libraries.

**E13 Leverton Farms Ltd.** suggest that policy 9 in relation to community facilities could include similar positive wording to policy 14 in relation to the provision of new and enhanced facilities as well as protection of existing facilities. Larger developments have the ability to provide such facilities and other infrastructure to the benefit of the community and sustainability as a whole. With reduced funding opportunities and the inability for smaller developments to contribute financially to facilities, very few of the projects listed in Appendix A of the Plan can be delivered. The solution is to proactively look at comprehensively developed proposals that include contributions towards or the provision directly of such projects.

YES

The Plan will be changed in-line with the comments from E13.

**Question 12: Do you agree with Policy 10: Tourism Development of the Draft Saxilby with Ingleby NDP?**

P1 ✓

P2 ✓

P3 ✓

P4 ✓

**E4** Yes. The Fossdyke moorings have further potential for tourism and village trade.

**E10 Canal & River Trust** We would comment that the tourism development supported by Policy 10 could also further assist in making Saxilby a desirable location for boaters to stop in order to use services and facilities in the village and thus contribute to the local economy. Any

P5 ✓ proposals for new moorings should be discussed with the Trust at an early stage.

E4 ✓  
E5 ✓

<p><b>Question 13: Do you agree with Policy 11: Minimising the Impacts of Development on the Natural Environment of the Draft Saxilby with Ingleby NDP?</b></p>	<p>P1 ✓ P2 ✓ P3 ✓ P4 ✓ P5 ✓ E4 ✓ E5 ✓</p>	<p><b>Q13C1</b> (May 13<sup>th</sup> event) Planting of developments should be native species with wildlife value.</p> <p><b>P2</b> All planting should be of native plants with wildlife value. Green/open spaces missed, Sykes Lane field/field Church Rd/Mill Lane junction, Highfield Rd/Willow Close.</p> <p><b>Q13C2</b> (May 13<sup>th</sup> event) Green/open spaces missed: Sykes Lane, Church Road/Mill Lane Field, Highfield Rd/Willow Close.</p> <p><b>P5</b> Carbon footprint, we need accountability for our environment.</p> <p><b>E4</b> Yes. However, I disagree with including the area between the railway platform and West Bank. Refer back to my response to Question 5 for my reasons. Moreover, the goods shed, sidings and loop line were located on the eastern side of the railway and not as shown on page 28 of the draft document.</p>	<p>YES</p> <p>YES</p> <p>NO</p>	<p>Q13C1 and P2 comments will be included in the Plan.</p> <p>The spaces will be investigated and where possible included in the Plan.</p> <p>In response to E4 the image referred to is extracted from the Local Plan and shows the SNCIs in the parish.</p>
<p><b>Question 14: Do you agree with Policy 12: Green Infrastructure of the Draft Saxilby with Ingleby NDP?</b></p>	<p>P1 ✓ P2 ✓ P3 ✓ P4 ✓ P5 ✓ E4 ✓ E5 ✓</p>	<p><b>E4</b> Yes with the exception that reference to 'Former Sidings, Saxilby Railway Station' which requires correction as to the location shown on Figure 5 or be deleted in total.</p> <p><b>E7 (County Council)</b> Policies on the natural environment and providing a connected green and blue (Canal) infrastructure network are supported.</p>		

✓  
E7 ✓

**Question 15: Do you agree with Policy 13: Development along the Fossdyke Canal of the Draft Saxilby with Ingleby NDP?**

**P5** A beauty spot, needs regular upkeep

**E4** Fully support the objectives of this policy to develop and enhance Site 1, the area of scrub between the railway and the moorings. Huge potential here including a small marina.

**E10 Canal & River Trust** Policy 13 is a specific policy aimed at development along the Fossdyke Canal and the Trust supports the inclusion of this policy within the Plan. The policy recognises the wide-ranging value of the canal as a wildlife habitat, recreational resource and heritage asset and offers support for appropriate development which can contribute positively towards the character of the canal corridor and improve public access to it. The Trust supports this approach and would be happy to discuss proposals which sought to enhance access to the canal or to establish waterside walkways and paths.

P1 ✓  
P2 ✓  
P3 ✓  
P4 ✓  
P5 ✓  
E4 ✓  
E5 ✓  
E10 ✓

**Question 16: Do you agree with Policy 14: Open Spaces, Sports Facilities and Recreation Facilities of the Draft Saxilby with Ingleby NDP?**

**E4** Providing sports facilities are not administered by the Parish Council apart from grounds maintenance.

**E7 (County Council)** This Policy is supported. It is noted, however, the resident survey suggested that the existing facilities and play areas are under used at present. It is important to establish why this might be and seek solutions.

In response to comment E7 further consultation has been undertaken with the Steering Group to establish why the facilities are under used. The outcome of this consultation was that the facilities are under used as they require updating. This will therefore form part of the aspirations within the plan.

P1 ✓  
P2 ✓  
P3 ✓  
P4 ✓  
P5 ✓  
E4 ✓  
E5 ✓  
E7 ✓

**Question 17: Do you agree with Policy 15: Existing and New Non Vehicular Routes of**

**E5** Need to amend page 32 Site 3 "32anada" to read "Canada", page 34 para. 95 "Ingelby" to read "Ingleby"

**E7 (County Council)** This specific policy and frequent

YES In response to comment E5 we agree to the changes.

YES In response to comment E7 this will be included in

the Draft Saxilby with Ingleby NDP?	P3 ✓ P4 ✓ P5 ✓ E5 ✓ E7 ✓	mention of further development of paths and cycle routes to facilitate active travel are welcome.	the aspirations of the plan.
<b>Question 18: Do you agree with Policy 16: Traffic and Movement around the Village of the Draft Saxilby with Ingleby NDP?</b>	P1 ✓ P5 ✓ E5 ✓ E4 ✓	<p><b>Q18C1</b> (May 13<sup>th</sup> event) More measures to discourage 'rat run' behaviour on near by small lanes.</p> <p><b>P1</b> Much more emphasis should be made on discouraging rat run usage on contiguous lanes and rural/agricultural lanes.</p> <p><b>Q18C2</b> (May 13<sup>th</sup> event) Consideration for effect of increased traffic on feeder roads affecting safety of driveways joining these roads.</p>	<p>YES</p> <p>In response to comment Q18C1 and P1 we will include this in the community aspirations section as a project.</p>
		<p><b>Q18C3</b> (May 13<sup>th</sup> event) Page 16 paragraph 49 typo? A47 A57.</p> <p><b>P5</b> We need one-way through parts to make it a safer place.</p> <p><b>E4</b> However, I would strongly oppose any proposal to introduce a 'one way system' in the village.</p> <p><b>E5</b> This is currently a very important issue for the village and potentially an even more important issue for the future with more residential development and increasing numbers of older people. The wording in this Policy is fine as far as it goes but, in my view, needs a much more proactive statement adding to it such as "The Parish Council will seek ways to alleviate traffic congestion along the High Street and implement measures to benefit consumers, local businesses and commuters. This will include maximising the availability of current off-street parking space (reconfiguration of the Village Hall, railway station and other</p>	<p>YES</p> <p>In response to comment Q18c3 we agree to this change.</p> <p>YES</p> <p>In response to comment E5 we agree to include all these within the community projects section of the document.</p>



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car parks?), the identification of additional parking spaces (at each end of the High Street - Fire Station site and possibilities on land at the junction of Highfield Road / High Street and also the old stables yard?), reducing on-street parking to a minimum to aid smooth two-way traffic flow, exploring the merits and feasibility of a 20mph speed limit (between Fire Station and the Co-op?), the development of more age and disability-friendly environments including a new pedestrian crossing (near Fish and Chip shop?), parking spaces for the disabled, pavements and kerbs to assist those with mobility scooters or other mobility aids to move safely and be able to more easily access local businesses, services, amenities and public transport including trains.”

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## Table 2: Further Respondent Comments

Consultee	Paragraph	Comment	Change the Plan Yes/No?		Change the plan? Reason
			YES	YES	
E1	Paragraph 75	Doesn't include Beauty Therapy, can it possibly be added	YES	YES	Yes this can be included.
SG meeting	Appendix A	Term skate park outdated change to wheeled park	YES	YES	Yes this can be changed.
E2	P.8	The plan is detailed and set out in a clear and sequential format. As a Saxilby resident I found myself agreeing with its arguments and proposals. It is an 'easy read' but the detail in it speaks of many hours of analysis and discussion in the creation of the document. The comments below are my thoughts on how what I found to be minor niggles could be smoothed out.	YES	YES	Yes this can be changed.
	Community Vision:	Last sentence could read 'The parish will <i>continue to be</i> an area ...'. The current wording suggests it isn't now.			
	P.12 Policy 3 i)	Should read 'strengthening'?			
	P15 para. 44:	'South Ingleby is the former home of a complex on the NW of the site <i>are</i> large mounds...'			
	para. 47:	'River Till at Oder. The Fosdyke...'			
	P19 para.58 A1:	Is there a difference between undertakers and funeral directors or is there duplication?			
	P21 para.71:	'...the following comments were made: there is a need for Superfast...'			
	P24 Policy 9	'Only in exceptional circumstances will the replacement community facility be permitted...'			
	P25 para. 76:	delete 'enough' 'canal <i>and river</i> network via Torksey Lock.'			
	para. 77:	'...conveniences, a sluice room, a shower room <i>and a water</i>			

*point* for the use of boaters'

Currently no figure 1 before figure 2

Policy 10:  
2 b) *visitor* moorings

P27 para. 85  
'in the plan includes: no need for the hyphen

para. 87:  
Westcroft Drive first sentence does not need commas

para. 87:  
Footpath to Broadholme; 'A footpath reached from the A57 road bridge *leads to* Broadholme...'

P30 Policy 14  
para. 2  
does not need two 'other thans'

P32 Table 6  
Site 3  
'32anada goose' should read 'Canada goose'

P34 para. 95  
'There is a need for additional parking'  
Ingleby spelt incorrectly

P36 para. 101:  
'ever' should read 'every'.

Please remember these are just my thoughts. I am no authority on these things and I most certainly do not want to offend any of the people who have put so much time and effort into what is an excellent document.

### **E3 Stirlin Developments**

Firstly, I just wanted to say how fantastic it is that you have managed to engage with the local community and get to the real issues that affect the people of Saxilby and Ingleby. I've often seen the comments and concerns of local residents being disregarded after other consultation events but it's clear that you and your colleagues have been incredibly busy over the past few months, meeting with residents and developing the NDP. I would also like to compliment you on the NDP website which is really well presented and informative.

Having read the draft plan I thought it would be beneficial to provide you with my personal observations, as well as a formal

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response to the policy, which I hope will help you and your team as you continue to develop the plan.

The draft NDP feels balanced, and doesn't just present the negatives of development, which is of course critical to the process. It includes the positive influences that development provides as part of the investment, such as jobs, infrastructure improvements, and improved amenities, all of which of course support and assist to grow the local economy, in a sustainable manner and provides reasons for the area to flourish and prosper.

I would also like to highlight paragraph 64 within the draft NDP which quotes the draft Central Lincolnshire Plan;

*"In the Proposed Submission Central Lincolnshire Local Plan 2016 it recognises the Saxilby Enterprise Park as an established employment site that performs an important role in the local economy and offers potential for intensification and/or renewal. The draft NDP supports the expansion and redevelopment of the Enterprise Park for the following uses B1/B2 and B8. It is recognised by local residents that the expansion and redevelopment of the site will increase local employment opportunities in the Parish, and this plays an important role in creating a sustainable community".*

I completely agree that SEP has played, and continues to play, an important role within the local economy. My 'Facts and Figures' document (see Appendix A) makes fantastic reading as it confirms that when businesses invest in a commercial property growth is soon to follow. On average for every employee that the business employees when moving into their new facility, they go on to employ one more. So in effect there are now twice the amount of employees working for the businesses and collect a wage for their families.

### **Future Development**

#### **Saxilby Enterprise Park –**

Given my in-depth knowledge of SEP, I can confirm that further development opportunities are very limited, be it new

build, or redevelopment. More than half of the site is owned by four businesses; SG Haulage, Lindum, P S Simpson, and Orderwise, who have all maximised their premises and have no intention to sell and go elsewhere. There is also no 'virgin' plots remaining and limited opportunity for 'in fill' development or redevelopment. I therefore can't see how this site can provide any significant future employment growth supporting your aspirations of sustainability.

#### **Riverside Enterprise Park –**

You will note by the number of units 'under offer' within our sales brochure that we are having huge 'off plan' success at REP, with £1.4m of confirmed sales. I have also enclosed the proposed masterplan for the site, see Appendix C, showing our vision for the remainder of this brownfield site and we will be looking to develop the remaining phases quickly given the strong demand for the first phase.

The location is proving to be in real demand with its businesses and their owners understanding the real benefit of the sites location, and prominence from the A57. The transportation links to the A46 and A1 provide efficient means to service the development by suppliers and clients alike.

We will be submitting a planning application before the end of July 2016 for the second phase at REP which includes a number of light industrial and hybrid office/workshop units. We have 3 of these units 'under offer' already and we have had a number of positive discussions with West Lindsey District Council about leasing them as units for start-up businesses.

By our estimates we will have developed and sold all of the proposed units on the 6-acre site by the end of 2018. As previously discussed this would leave an area of the site, some 4.64 acres, undeveloped and since our last conversation we have investigated the possibility of developing this area of land in more detail.

The area of land that is in our ownership isn't particularly developable due to its shape, as the depth of the plot is only twenty or so meters, and therefore offers limited design opportunity. There are also some difficulties associated with

the current level of the land which would require infill material and therefore costly deep pile foundations. We have also been making slow progress in our discussions with Network Rail, who also own an area of land which falls within the 'Proposed Employment Site' in the NDP, with very little being achieved over the past 12 months or so.

I could go on, but it's true to say there are question marks over the ability to develop this land currently, and therefore I feel the need to promote a far more sensible option, Birchwood Farm, which is located to the rear of REP and directly opposite SEP [see Appendix E].

#### **Birchwood Farm –**

This 20-acre parcel of land is now 'under option' within a joint venture company of which Stirlin Developments and Castle Square Developments share ownership. CSD are an established, and very successful commercial development company, operating from Scampton, and also partner with me at Riverside Enterprise Park. Together we strongly believe that this site, supported with strong investment, would provide employment opportunity for many years to come.

The site is seen as a logical area for expansion as it would complete the 'quadrant' of the enterprise zone which would include Allens Business Park, SEP and REP. We have carried out a development appraisal on the site and produced an initial masterplan, see Appendix E, which we issued to you for comment prior to it being presented at the consultation event on 24<sup>th</sup> May 2016. We are now making preparations for a formal presentation to the Parish Council on the 6<sup>th</sup> July 2016 as advised.

The site is also proportionate with the quantum of development required to support the infrastructure investment and highways improvements such as a proposed foot/cycle path. Your plan has highlighted just how the keen Saxilby residents are to see this investment implemented;

*"To preserve and enhance our public footpaths and connections within the village" – 'Community Objectives'*

*"Facilities for walking and cycling wherever possible should be*

*encouraged and links to the village and the existing and proposed cycle routes should be provided” – ‘Community Consultancy Policy 7 Enterprise Park’*

We couldn't agree more, and if successful in achieving our aim of allocation for this parcel of land, then we would all be making a key contribution to the local community.

I hope all of the above goes some way in assisting you and your colleagues in preparing the final plan. Seeing how proactive you and your colleagues have been over the past few months as well as the strong support from the Parish Council and local residents is one of the main reasons we continue to look at developing employment sites and investing in Saxilby.

I would be grateful if you could acknowledge receipt of this letter by post or email and if you would like to discuss any of my observations and comments I would be more than happy to meet again with you and your team.

<b>E6 Highways England</b>	YES	The comment regarding the A57 Trunk Road has been changed.
<p>Highways England welcomes the opportunity to comment on the Saxilby with Ingleby Neighbourhood Plan which covers the period 2016-2036 and is located within the county of Lincolnshire, in the West Lindsey District. It is noted that the plan provides a vision for the future of the village and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>It is the role of Highways England to maintain the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Saxilby with Ingleby Neighbourhood Plan, Highways England's principal interest in the area is in safeguarding the operation of the A46 which routes 3 miles to the south east of the Plan area.</p> <p>Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Saxilby with Ingleby is required to be in conformity with the Central Lincolnshire Local Plan (CLLP). Highways England notes that Saxilby is considered as a large village within the CLLP and that a single development site at</p>		

Church Lane to accommodate 230 dwellings has been allocated.

This is reflected within the Neighbourhood Plan which also states that the site has outline planning permission. Highways England welcomes that Policy 3: *Comprehensive Development of Land at Church Lane* of the Neighbourhood Plan sets out sustainable transport measures to be incorporated as part of the development of Church Lane including pedestrian and cycle links, whilst a Residential Travel Plan is to be submitted with the application.

It is noted that reference is made to the '*A57 trunk' road* in Policy 7: *Enterprise Park* on page 21 of the Neighbourhood Plan. Highways England would advise that the A57 is not a trunk road and therefore suggests that this wording should be amended in the document.

Highways England has no further comments to provide and trusts that the above is useful in the progression of the Saxilby with Ingleby Neighbourhood Plan.

**E7  
Lincolnshire  
County  
Council**

The following representations by Lincolnshire County Council (LCC) are the combined comments from all relevant services in the organisation. Most of them are submitted by Strategic Planning, Public Health and the Historic Environment Manager. Unless specified below LCC broadly supports the Community Vision and Objectives, and the Policies set out in the Neighbourhood Plan, but do not have specific comments on each detailed topic. The comments below are intended to be constructive in the context of that support *[comments are included below or in the table above where appropriate]*

**Para. 8: Community Infrastructure Levy (CIL)**

The aim of using CIL to fund community aspirations is broadly supported, and the Parish Council is directed to the Central Lincolnshire Infrastructure Delivery Plan and asked to liaise with West Lindsey District Council when it comes to the distribution of any CIL revenue. Such liaison should enable delivery of infrastructure for the benefit of both the Parish and the wider District and area. Please correct your text to state that it is West Lindsey District Council who will introduce CIL in their area, not the Central Lincolnshire Joint Planning Unit.

As you may be aware, however, CIL does not apply

YES Update wording in Plan relating to CIL.



retrospectively to planning permissions already granted before it is adopted. Your Neighbourhood Plan does not allocate any new housing sites beyond those with planning permission, so unfortunately the scope for CIL revenue is likely to be small. The Parish Council may need to consider other sources of funding as well.

Appendix 1

There are commendable Community Projects listed that would be of significant benefit to the health and wellbeing of residents: e.g. cycle hire, community woodland, allotments (perhaps community growing space and community orchards too – to give access to healthy food) that could also be mentioned with the Plan policies.

Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Thank you for consulting the Canal & River Trust on the draft Saxilby with Ingleby Neighbourhood Plan.

The Canal & River Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.

The Trust has a range of charitable objects including:

- To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment;
- To protect and conserve objects and buildings of heritage interest;
- To further the conservation, protection and improvement of the natural environment of inland waterways; and
- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

YES Plan to be updated as per suggestion of E7.

YES We agree and wish to include the reference to moorings/green spaces adjacent to the waterway. This will be included in Appendix A of the Plan.

**E8 Natural England**

**E9 Canal and River Trust**

The Trust is owner/operator of the Fossdyke Navigation, which runs through the Plan area, and we note that the Plan acknowledges the importance of the canal in shaping the historic character of the locality (paragraph 47). The value of the canal as a leisure, recreation and tourist resource is highlighted in the Tourism section of the Plan, as is the partnership working with the Trust to secure the enhancement and maintenance of the Bridge Street moorings.

We note the proposed designation of a canal-side nature reserve as a Green Space in addition to the Local Green Spaces currently being proposed in the Central Lincolnshire Local Plan. This site appears to be an appropriate location to establish a nature reserve/green space and could help to further enhance the character, appearance and biodiversity interest of the waterway, as well as encourage people to make greater use of the waterway as a recreational resource. The Trust therefore supports its inclusion within the Plan. There may be scope for this designation to tie in with the Trust's adoption scheme, where community groups 'adopt' a stretch of waterway and work in partnership with the Trust to look after and enhance a stretch of local waterway. More information on adoption schemes can be found on the Trust's website at <https://canalrivertrust.org.uk/volunteer/ways-to-volunteer/adopt-a-canal> and we would be happy to discuss this site in more detail with the Parish Council and look at the scope for an adoption here.

We would suggest that it would also be appropriate under the Community Projects listed in Appendix A of the Plan to include reference to working in partnership with the Trust to improve the moorings/green spaces adjacent to the waterway. Potentially this might be included under Facilities & Amenities or Bridge St Conservation Area or Groups/Activities. It may be worth including reference to the potential for considering the adoption of a stretch of waterway under our adoption scheme highlighted above, as a progression from the work already underway, and as an opportunity to help deliver community aspirations in relation to protecting and enhancing the canal and improving access to it.

We hope that these comments will be of assistance to you,

and would be happy to discuss any matters relating to the canal in more detail if you require any further information. Please feel free to contact me direct in the first instance.

**E10**

Strutt & Parker LLP act on behalf of A.E Williamson & Sons, the owner of land on the north side of Church Lane, Saxilby, shown edged red on the attached plan (Drawing No: 2016-810-MP01).

**1. Introduction**

We are writing to the Town Council to set out our comments and objections to the Draft Saxilby with Ingleby Neighbourhood Plan (DSINP) in so far as it affects their land interests.

Our principal concerns are that the DSINP includes a development site on the south side of Church Lane shown on Proposals Map 1 and referred to in Policy 3, but has failed to take the opportunity to include our client's land to the north of Church Lane. We appreciate that the allocated site now has outline planning permission but consider that the plan has not given sufficient consideration to the potential that our client's land has to meet the plan's objectives.

Paragraph 10 of the National Planning Policy Framework (NPPF) states that:

*"Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."*

We consider that the recent appeal decision has changed the local circumstances for the northern side of Saxilby and that the inclusion of our client's land would represent a significant opportunity to achieve sustainable development over the plan period, 2016-2036.

At paragraphs 25, 26 & 27 the Neighbourhood Plan explains that the site at Church Lane was allocated because it had been granted outline permission on appeal, and that a decision was awaited on another site.

Paragraph 16 of the NPPF states that the application of the

NO

The Neighbourhood Plan Steering Group have taken these comments on board however, throughout the consultation on the Neighbourhood Plan it has been evident that the community does not support further large scale development at present. It has been proposed that the effects of the existing permission on Church Lane for 200 plus dwellings should be built first and then in the review of the neighbourhood plan this could then be considered. At present the NDP Steering Group feel that due to the strength of feeling from local residents about more development in the parish that if the land was to be included in the neighbourhood plan the community would not support the plan and the plan would fail at the public referendum stage.

presumption will have implications for neighbourhood planning in that neighbourhoods should:

*“develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development  
plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”.*

Furthermore, paragraph 184 confirms that:

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

Paragraph 17 of the NPPF sets out the 12 Core Planning Principles, the first of which is that planning should:

*“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...They should provide a practical framework within which decisions on planning application can be made with a high degree of predictability and efficiency;...”*

Point two refers to not simply being about scrutiny, but being a creative exercise to improve places for people. The other points refer to “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the

*country needs...promote mixed use development...actively manage patterns of growth...focus significant development in locations which are or can be made sustainable...*

In our opinion, the Draft Neighbourhood Plan has missed the opportunity for future planning decisions to be genuinely “planned” and rather than seeking to identify suitable sites and allocating them to meet the realistic growth requirements of the community over the plan period, leaves a considerable degree of uncertainty about the type and location of development which may come forward over the plan period, 2016-2036. Having regard to the above, it is considered that to meet the national planning policy guidance set out above, the draft plan should be more proactive and ambitious rather than leaving the communities development to be determined through the appeal process.

Our representations therefore proposes that Policy 3 and Proposals Map 1 should be reworded to include our client’s site under a second section and reflect that: -

- a. The site is a logical completion of the northern built up part of the settlement now that outline permission has been granted on the land to the south;
- b. Can create a planned and defensible boundary along the northern edge of the settlement;

To provide small scale opportunity for employment development and a suitable buffer to the existing animal feed supply business;

To provide for an opportunity to bring forward a sensitive, sustainable development to assist in meeting housing requirements; and

Provide an extensive area of land which potentially could be used as a relocation site for the primary school with suitable drop off and pick up facilities, along with a new area of open space, which could include allotments, to mirror the open spaces proposed on Figure 8 Site 2: Designated Green Space Sykes Lane Ridge and Furrow.

As will be noted from submitted indicative Master Plan, the site is located on the northern side of Church Lane on the northern

edge of Saxilby. It comprises an area of approximately 12.5 ha, although the eastern half shown as the development area is approximately 6 ha which as a low density development could deliver in the region of 96 dwellings and an enterprise centre.

The current local plan, is the West Lindsey Local Plan (First Review), which was adopted on 19<sup>th</sup> June 2006 and 'saved' under the regulations until 18th June 2009 pending the preparation of a replacement Local Plan.

The West Lindsey Local Plan will eventually be replaced by the Central Lincolnshire Local Plan. The Central Lincolnshire Local Plan Team is preparing a new single Local Plan that will replace the current Local Plans of the City of Lincoln, West Lindsey, and North Kesteven District Councils. The Proposed Submission Local Plan is ready to be submitted to the Planning Inspectorate for consideration as part of the examination process which is likely to be late summer/autumn 2016.

As it stands, the emerging plan carries moderate weight but should not be taken too literally until the Inspector has examined it. Saxilby is proposed to be included as a large village where development on appropriate unallocated sites at the edge of the settlement of up to 1ha / 25 dwellings may then be permitted exceptionally. However, the planning authority is still required under paragraph 47 of the National Planning Policy Framework (NPPF) to boost significantly the supply of housing and demonstrate a five year supply of specific deliverable sites. At the recent Church Lane Appeal, the Inspector concluded that 3.5 years appeared to be the best case scenario, but supply could be a low as 2.9 years. In the absence of a demonstrable five housing land supply, as set out at paragraph 49 of the NPPF, there is a presumption in favour of sustainable development.

Part of the site (the eastern portion) was put forward for allocation through the SHELAA (2015). However, the site was rejected on the grounds of it being an illogical extension to the village, being surrounded on three sides by fields; and separated by a field from the village. These circumstances

have changed, as the field which separated the site is that which was recently granted planning permission on appeal and is now included as an allocation in the DSINP. Otherwise, the site scored relatively well, with no major constraints to development and being reasonably well located for access to the village centre and services. Education considerations were also a concern with school capacity and proximity, however, the site does offer the opportunity for the relocation of the primary school which could represent a significant community benefit.

#### Recommendations

As set out above we recommend that Policy 3 is extended to include our client's land on the northern side of Church Lane outlined in red on the enclosed indicative master plan as an extension of the comprehensive development at Church Lane.

The plan should not be reliant on a single allocation for the plan period 2016 to 2036, and our client's site would make a logical extension to the settlement being able to provide a mixed use development including a range of house types to meet local needs, an enterprise centre, open space, allotments and possibly relocation site for the Primary School with drop off and pick up space.

I trust that these comments are helpful and the Parish Council will be able to amend the Neighbourhood Plan for the reasons set out as it progresses to the next stages. We would also be grateful to be kept advised of the Parish Council's response on these comments and objections, and further progress on the Neighbourhood Plan.

The neighbourhood plan group have taken these comments on board and agree to include the suggested aspirations and projects.

YES

I would like to share some of my personal views of the NDP Plan, which are mainly aspirations and projects:

- Drainage is a big issue for the village and voiced by many residents as a concern. Developers do not address the issues, but tend to be very dismissive of the problem. An independent drainage report for the parish including sewerage and surface water would reassure the community of the current issue and would insure they are address in a proper way by any developer.
- Health concerns: We need a current report of what the current issues are regarding the shortage of GPs and the effect for the parish and future residents. NHS England are denying any issues and not consulting with the local surgery and therefore misleading planners when decisions are made.
- Education-a report to capture the current situation of the capacity of the local school would help inform residents of the current situation.
- Highways: Either a meeting with highways or an independent report is needed regarding the A57/Mill Lane junction capacity and safety as once again the views of Highways do not support local views.
- Street furniture: Benches, flower planters, notice boards etc need to be good quality enhancing the character of the village.
- Empowering the community such as the Gardening Club to plant the tubs and a small group to look after the Fossdyke Canal Site would help to maintain the appearance of the village.
- Wildlife on the Fossdyke Canal would enhance the area and attract families. A plan to incorporate nesting boxes for waterfowl and animals would encourage the to this area.
- Circular walks/cycle paths around the Parish for families to enjoy the rural aspect of village life.
- Bike hire plus maps would also ensure information about bridle paths and cycle paths are given.



Robert Doughty Consultancy on behalf of Mr Hotchkin

Following a review of the Draft Plan it appeared that Mr Hotchkin's land has been included as a Proposed Designated Green Space in Table 6. The Draft Plan is, however, unclear, as Figure 8 that is intended to identify Site 2 uses green colouring overlaid onto aerial photography where the dominant colour is green.

There is no clear definition of the land areas other than a grid reference with no mapping to confirm the land identified.

It appears that both of these parcels of land belong to Mr Hotchkin. The field referred to as SK882760 is Mr Hotchkin's land, but the correct grid reference for this field is SK887760. The cited grid reference relates to another field west of Sykes Lane.

Further confusion is caused by the fact that Site 2 appears to be two divorced parcels of land that have no physical relationship with one another. In other words, they are two separate sites.

Furthermore, the Planning Practice Guidance states,

"A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan."

No attempt has been made to identify to Mr Hotchkin that there is an intention to seek to designate land he owns. Your undated letter makes no reference to the fact that you believe Mr Hotchkin to be affected as a landowner by the proposals in the Neighbourhood Plan. He has had no approach from any representative prior to the letter advising him of the consultation.

In response to the comments received the letter states that 'Mr Hotchkin (the landowner) objects to the proposed designation of his land as a Local Green Space, as he has consistently promoted the land on Sykes Lane/Church Lane for residential development in the Central Lincolnshire Local Plan. He also finds the proposed designation unjustified.'

The specific proposal to which Mr Doughty refers states - 'Very little remains of the evidence of the medieval ridge and furrow farming system which once surrounded both communities of Saxilby and Ingleby. There are now only these two fields. SK882758 is accessed over the railway crossing by a track leading to the former Hardwick Ferry via Hardwick Wood Farm. SK887760 is a large field, with the ridge and furrow showing prominently. Whilst the ridge and furrow continues along Church Lane, we consider that a strip running alongside Church Lane could be retained for future development.'

Paragraph 92 of the Saxilby-with-Ingleby Draft Neighbourhood Plan states that the National Planning Policy Framework (the NPPF) grants Neighbourhood Plans powers to designate certain areas as Local Green Spaces. Such designation gives these spaces the same protection as green belt policy. The Green Infrastructure Project Proposal identified several areas that meet the eligibility criteria in the NPPF.

Paragraph 76 of the NPPF states – 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and

Mr Hotchkin objects to the proposed designation of his land as a Local Green Space, as he has consistently promoted the land on Sykes Lane/Church Lane for residential development in the Central Lincolnshire Local Plan. He also finds the proposed designation unjustified.

Paragraph 90 of the Draft Plan indicates that the National Planning Policy Framework (the NPPF) affords powers to designate certain areas as Local Green Spaces and that these will have the same protection as green belt policy.

It does not, however, explain that the NPPF sets out criteria for the consideration of land as Local Green Space designation. It is clear from the NPPS that any proposed designation should only be considered after careful and full justification.

Paragraph 76 of the NPPF states,

“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services...”

Paragraph 77 states,

“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its

*complement investment in sufficient homes, jobs and other essential services.’*

In the case of field SK887760, the field to the east (SK890761) has already been granted outline planning permission for the development of 221 dwellings. Additionally, a letter was received by the Neighbourhood Plan Steering Group during the consultation period from Strutt & Parker LLP acting on behalf of A E Williamson & Sons indicating that they wish to add field SK886762 situated to the north of Church Lane and Sykes Lane to land for proposed development.

This would leave the proposed green space surrounded by housing.

Paragraph 77 of the NPPF states – ‘The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonable close proximity to the community it serves;
- where the green area is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area is local in character and is not an extensive tract of land.’

Additionally, Natural England’s Accessible Natural Greenspace Standards (ANGSt) define the likely size of suitable Local Green Space and its distance from the local community.  
*All Local Green Spaces should normally be located within 2km(1.25miles) of the community it serves and a site of 2ha (5acres) or less should be located within 300m(or 5minutes’walk) of the community it serves.*

wildlife; and

- where the green area concerned is local in character and is not an extensive tract of land.”

The justification put forward as part of the Draft Plan for its three sites in addition to those proposed in the emerging Central Lincolnshire Local Plan is limited to paragraphs 90 and 91, which simply explain the policy background, and the table of proposed sites.

There is no supporting evidence to explain why these additional three parcels of land are promoted as green spaces as opposed to any other land in the village. It is also not clear whether the Neighbourhood Plan wishes to include the three sites put forward as part of the Central Lincolnshire Local Plan, which may not be included in the final version.

There is a supporting Character Assessment in the evidence base, but this does not identify Mr Hotchkin’s land as playing any particular role, other than a mention of the ridge and furrow characteristic,

“Past Rutherglen Park, there has been no development. Church Lane, leading to Sykes Lane, winds past an ancient ‘ridge and furrow’ field, and still retains the character of a country road. Around the Church, it is lined with several early 20th century cottages, and gives access to the late 20th century developments of Westcroft Drive, Canon Cook Close and St Botolphs Gate.”

This assessment is on the basis that there is no development on Church Lane and makes no reference to the grant of planning permission for 230 dwellings that is recognised in the Draft Plan. Be that as it may, it does not comment on any land that might or might not meet the criteria set out in the NPPF for Local Green Spaces.

The basis for the designation of the three potential sites in Table 6 indicates that sites 1 and 3 are proposed on the basis of nature conservation. The text for Site 2 refers to ridge and furrow and it is presumed this means the proposed designation is considered to be historically significant.

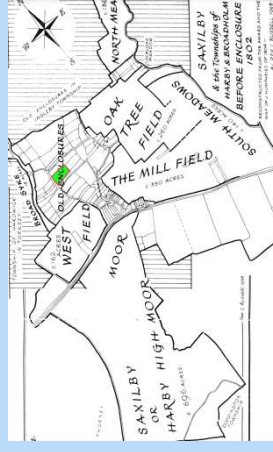
*A site of over 20ha (50acres) would be considered to be “an extensive tract of land” and, therefore, not suitable for designation as a Local Green Space.*

I would consider that this green space meets all the criteria as outlined above.

- The space is situated next to the village Health Centre. An ancient bridleway connecting Hardwick and St Botolph’s Church runs alongside this site (Public Footpath no Saxi/208/1).

The site is an excellent example of medieval ridge and furrow, and is the only large example of its type within the area. As more and more land is being lost to development or subject to intensive farming methods, this site has considerable historical significance. The position of the site within the medieval village is shown on the map below –

- The site measures 10.9 acres, and is therefore not considered an extensive tract of land.



The land forms part of a larger farming operation, but is less valuable agricultural land. It has, therefore, been left as grassland and forms part of the Countryside Stewardship programme that will end in the near future. Its role in the character of the area is the same as any other land and there are not clear reasons why it should be the subject of a Local Green Space designation other than to serve as a control mechanism to prevent future development proposals on it.

The Planning Practice Guidance states, "Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities". The Draft Plan does not demonstrate that the land is of particular importance to the community save for the fact it is ridge and furrow, yet this characteristic is not one that needs to have special protection and the absence of public access only adds to the conclusion that there is no basis for protection of the land by way of a Local Green Space designation.

We conclude that there is insufficient justification for the proposed designation of Site 2, which is incorrectly identified in the Draft Plan any case.

## E13

**JHWalter–Leverton Farms Ltd** notes that the Neighbourhood Plan reports that there is no clear consensus on how much housing should be developed within the Parish over the next 15 years. They respectfully suggest that well-planned, sustainable, major housing development adjoining the existing built-up area can deliver the much needed housing, comprehensively planned with the required infrastructure, public open space and landscaping and with the ability to offer the desired enhanced services and facilities such as a cemetery extension. In contrast, development within the built-up area will result in piecemeal proposals that, having to accord with current national government guidance, will not provide affordable housing or contributions to infrastructure and have a high potential of adversely affecting the character and grain of existing residential areas.

**Historic England** Your Neighbourhood Plan falls within the boundary of Saxilby, Bridge Street Conservation Area and includes a number of designated heritage assets including 9 Listed Buildings; and 1 Scheduled Monument. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they are enjoyed by future generations of the area and make sure it is in line with national planning policy. We have the following detailed comments to make regarding your plan:- Saxilby Bridge Street conservation area was judged to be “at risk” in the 2015 conservation areas survey, for reasons of severe dilapidation and loss of detail. Local planning authorities have statutory powers to address such problems, including section 215 Notices, which can be used to tidy up dilapidated buildings. It may be worth approaching West Lindsey District Council to discuss having a conservation area management plan written which would set out a strategy for addressing these issues with a view to removing the conservation area from the Historic England Heritage at Risk register. It would also be worth looking at the feasibility of using a 106 agreement from the Church Lane housing allocation to underwrite such works. The historic buildings conservation officer at West Lindsey is the best placed person to assist you in the development of your Neighbourhood Plan They can help you to consider how the strategy might address the area’s heritage assets. We would also recommend that you speak to the staff at Lincolnshire County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage.

Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan. Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is


relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

# Appendix A: Snapshot of the Neighbourhood Plan Website

## Consultation on Draft Plan

We are consulting on our Draft Neighbourhood Development Plan covering the Parish of Saxilby with Ingleby. To view the Draft Plan as well as all of our supporting documents please click [here](#) go to our resources page.

The consultation starts at 5:00pm on the 4th May 2016 and runs until 5:00pm on the 16th June 2016.



[Click here to read the Draft Plan](#)

We are keen to hear your views on the draft Plan. You can do this by:

1. Using the document titled Draft Plan Consultation Response Form
2. By e-mail to [assistant@saxilbyparishcouncil.co.uk](mailto:assistant@saxilbyparishcouncil.co.uk) or
3. By post to Neighbourhood Plan Administrator, Saxilby with Ingleby Parish Council, St Andrews Community Centre, Saxilby, Lincoln, Lincolnshire, LN11 2LP.

### Latest News

- Successful Draft Plan Consultation
- Drop-in Event: Tuesday 24th May 10am – noon.
- Consultation Event – Friday 13th May 4pm – 7pm
- Consultation on Draft Neighbourhood Plan
- Saxilby NDP speak at Neighbourhood Planning Roadshow

### Meetings

NDP Meeting Notes

# Appendix B: Statutory Bodies

Body required by the regulations	Contact details (where known)
<b>The local planning authority</b>	West Lindsey District Council – luke.brown@west-lindsey.gov.uk
<b>Local Planning Authorities that adjoin WLDC District</b>	Bassetlaw – natalie.cockrell@bassetlaw.gov.uk East Lindsey – customerservices@e-lindsey.gov.uk Lincoln City – customer.services@lincoln.gov.uk Newark and Sherwood – customerservices@nsdc.info North East Lincolnshire – customerservices@nelincs.gov.uk North Kesteven District Council – customer_services@n-kesteven.gov.uk
<b>The County Council</b>	Lincolnshire County Council – dev_planningenquiries@lincolnshire.gov.uk
<b>The Parish Council</b>	Saxilby Parish Council
<b>Adjoining parish councils</b>	Sturton Parish Council sturtonpc1@gmail.com Burton Parish Council parish.clerk@burton-by-lincoln.info Skellingthorpe Parish Council Parish.clerk@skellingthorpe.com Stow stowparishclerk@gmail.com Torksey roger.pilgrim69@gmail.com Scampton Clerk.scamptonpc@gmail.com Harby harbyparishclerk@yahoo.co.uk
<b>The Coal Authority</b>	thecoalauthority@coal.gov.uk
<b>The Homes and Communities Agency</b>	mail@homesandcommunities.co.uk
<b>Natural England</b>	Consultations@naturalengland.org.uk
<b>The Environment Agency</b>	planningkettering@environment-agency.gov.uk
<b>Historic England</b>	customers@historicengland.org.uk customers@english-heritage.org.uk
<b>The Highways Agency</b>	ha_info@highways.gsi.gov.uk
<b>The Marine Management Organisation</b>	info@marinemanagement.org.uk
<b>Any body to whom the electronic communication code applies and owns or controls electronic communications apparatus situated in the Plan area.</b>	Mobile Operators Association – info@ukmoa.org Three – technicalcustomersupport@three.co.uk Vodafone – emf.advisoryunit@vodafone.co.uk



O2

Telefónica UK Limited  
Correspondence Department  
PO Box 202  
Houghton Regis  
LU6 9AG

EE Customer Services  
6 Camberwell Way  
Sunderland  
Tyne and Wear  
SR3 3XN  
United Kingdom

**Primary Care Trust / Clinical Commissioning Group**  
Lincolnshire West Clinical Commissioning Group – 01522 513355  
Sunil.hindocha@lincolnshirewestccg.nhs.uk

**Electricity providers**  
Western Power Distribution – 0330 123 5009  
info@wdp.co.uk

**Gas providers**  
National Grid - customersupport@nationalgrid.com

**Sewerage provider**  
Anglian Water – planningliaison@anglianwater.co.uk

**Water provider**  
Anglian Water – planningliaison@anglianwater.co.uk

**Bodies that represent the interests of businesses in the neighbourhood area.**  
businessservices@lincoln.gov.uk (Lincolnshire business support network)

**Bodies that represent the interests of disabled people in the neighbourhood area.**  
enquiries@disabilitylincs.org.uk  
manager@lapd.uk.com

**Network Rail**  
Network Rail  
1 Eversholt Street  
London  
NW1 2DN

# Appendix C: Email to Statutory Bodies

SAXILBY WITH INGLEBY DRAFT NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION - Message (HTML)

Sent: Tue 5/3/2016 5:08

You forwarded this message on 6/1/2016 2:21 PM.

From: Lydia Smithson [assistant@saxilbyparishcouncil.co.uk]

To:

Cc: Lyke.brown@west-ingleby.gov.uk; halibale.codrill@bassettlaw.gov.uk; customer.services@incdh.gov.uk; customer.services@medc.info; customer.services@hincs.gov.uk; den.planningenquiries@incdchps.gov.uk; burtonpct@gmail.com; parish.def@burton-by-ingleby.info; parish.clerk@kaskillngthorpe.com; stowparishcouncil@gmail.com; toger.aj@mc9@gmail.com; Clerk.scarsington@gmail.com; harbyparishcouncil@yahoo.co.uk; Consultations@naturalengland.org.uk; Planningletters@environment-agency.gov.uk; customers@stowparishcouncil.org.uk; ha.info@highways.gov.uk; info@manmanmanagement.org.uk; info@jmoa.org; technicalcustomersupport@three.co.uk; 02038186081@gigagroup.com; site.information@orange-ftgroup.com; networkinfo@mobile.co.uk; enf.advisoryunit@vodafone.co.uk; info@vdp.co.uk; customersupport@nationalgrid.com; planning@glanwater.co.uk; businessservices@incdh.gov.uk; enquiries@disabilityfincs.org.uk; manager@lapd.uk.com; customers@english-heritage.org.uk; smithsonlydia@gmail.com; hilliman@btinternet.com

Subject: SAXILBY WITH INGLEBY DRAFT NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION

Message | Saxilby with Ingleby Draft Plan version 7.pdf (1 MB) | Consultation Questions for Saxilby with Ingleby.docx (84 KB)

Dear Consultee,

Saxilby with Ingleby Parish Council are currently consulting on their Draft Neighbourhood Development Plan covering the Parish of Saxilby with Ingleby. To view the Draft Plan as well as all of the supporting documents please use the link below and go to:


[www.saxilbypian.co.uk/resources](http://www.saxilbypian.co.uk/resources)

The consultation period will commence 5:00 pm on the 4<sup>th</sup> May 2016 and will run until 5:00pm on the 16<sup>th</sup> June 2016. If you would like to make a representation on the Plan please utilise the document titled 'Consultation Questions' found attached or alternatively respond to this email. You may also make postal representations to:

Lydia Smithson  
Neighbourhood Plan Administrator  
Saxilby with Ingleby Parish Council  
St Andrews Community Centre  
Saxilby  
Lincoln  
Lincolnshire  
LN1 2LP

Thank you in advance for your comments.

**Lydia Smithson**  
**Saxilby with Ingleby Neighbourhood Plan Administrator**



**Lydia Smithson**  
Assistant to the Clerk  
Saxilby with Ingleby Parish Council

01522 703912  
assistant@saxilbyparishcouncil.co.uk  
saxilbyparishcouncil.gov.uk  
St Andrews Community Centre, LN1 2LP

Please note my normal working days are Tuesday and Wednesday.

# Appendix D: Consultation Events

## Poster/Advert

**SAXILBY WITH INGLEBY**  
Neighbourhood Development Plan

**IT'S YOUR VILLAGE - HAVE YOUR SAY!**

**PLEASE LET US HAVE YOUR COMMENTS ON THE DRAFT NEIGHBOURHOOD PLAN**

**Consultation Period from now until Mid-June**  
The draft of the Saxilby with Ingleby Neighbourhood Plan is now available for comment. Copies are available to read in the Library, Village Hall and Post Office, as well as our website. Please complete a comments sheet and send it back to us by 5pm on 16<sup>th</sup> June.

Come and see us at:

- The Village Hall - Friday 13th May 4pm-7pm (FREE Jackets & Fillings and Tea & Coffee)**
- St Andrew's Community Centre - Tuesday 24th May 10am-Noon**

You can also scan these codes using your smartphone or tablet

**LYDIA SMITHSON**  
NDP Administrator  
St Andrew's Community Centre  
William St  
Saxilby  
[www.saxilbyplan.co.uk](http://www.saxilbyplan.co.uk)  
01522 703912

The Draft Neighbourhood Plan is now available for comment

Read it at The Library, Village Hall or Post Office

View or Download it from our website

Give us your comments by 16th June

Please let us know what you think!

# Appendix E: Stirlin



1. The information contained in this report is for the use of the client only and is not to be distributed to any other party without the prior written consent of the client.

2. The information contained in this report is based on the information provided to the client and is not to be relied upon as a guarantee of any kind.

3. The information contained in this report is not to be used for any purpose other than that for which it was prepared.

4. The information contained in this report is not to be used for any purpose other than that for which it was prepared.



Client: Stirlin Developments  
 Project: Future Expansion of Enterprise Park  
 Address: Saxilby Enterprise Park, Skellingthorpe Road, Saxilby.

### Saxilby Enterprise Park

Location	Land Area acres	Building Area sqft	Planning Use	Business	Tenure	Date Purchased	Employees when 1st occupied	Employees Now	Sale Value
Original Stirlin Court at Saxilby Enterprise Park	0.9	15000	B1 Office	Orderwise			33	103	£1,400,000.00
Stirlin Court	2		B1 Office						
1a		900	B1 Office	Northstar Lipids	freehold	Jun-15	2	3	£90,000.00
1		3000	B2	Printalk	freehold	Mar-11	5	7	£265,000.00
2		1050	B2	BDL Garage Doors and Shutters	freehold	Feb-12	3	4	£77,500.00
3		1050	B2	DF Transport	leasehold	May-12	6	8	£75,000.00
4		2100	B1 Office	Spence Accounting	freehold	Mar-13	6	8	£136,000.00
5		992	B2	Besa Group	leasehold	Mar-13	4	5	£74,400.00
6		840	B2	Private Use	leasehold	Dec-13	0	0	£63,000.00
7		840	B2	VTF	freehold	Dec-13	3	3	£63,840.00
8		840	B2	Marting Flinders Electrical	freehold	Dec-13	5	6	£63,000.00
9		992	B2	QJS	leasehold	Feb-14	1	1	£69,000.00
10		5000	B2	Torque Energy	freehold	Mar-14	8	12	£340,000.00
11		6000	B2	Garden Gift Shop	freehold	Sep-14	7	9	£315,000.00
12		926	B2	Private	freehold	Feb-15	2	2	£74,080.00
13		800	B2	Johnson Electrical	leasehold	Jan-15	6	11	£72,546.00
14		926	B1 B2	Unitec Servicing Ltd	freehold	Apr-15	2	2	£75,000.00
15		918	B1 B2	Investor	leasehold	May-16	0	0	£125,000.00
16		800	B2	O'Rourke Bespoke Joinery	freehold	Apr-15	4	6	£65,000.00
17		922	B2	Ginger Catering	freehold	Mar-15	3	3	£69,150.00
18		5876	B2	Global Turbo Solutions	freehold	Nov-15	6	8	£438,745.00
	2.9	49772					106	201	£3,951,261.00

# Appendix F: A.E Williamson and Sons





# **SAXILBY** **WITH INGLEBY**

## **Neighbourhood Development Plan**