

# Holton-Le-Clay

## Neighbourhood Development Plan

### Consultation Statement



Updated April 2021

## Revision History

Revision	Date	Comments	Author	Approved
0.1	March 2016	Presented to ELDC Planning Policy	Barry Clifton	
0.2	April 2016	New Feedback and Comments	Barry Clifton	
0.3	October 2016	Health Check Feedback and Comments	Barry Clifton	
0.4	June 2017	ELDC Planning Policy Feedback	Paula Webster	
0.5	18th July-29 <sup>th</sup> August 2017	Statutory 6 Week Consultation Feedback	Bob Bolton	
0.6	November 2017	ELDC Planning Policy Feedback	Bob Bolton	
0.7	January and March 2020	Examiner Recommendations	Clive Keble	
0.8	August 2020	Amendments following ELDC feedback	Bob Bolton	

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<b>10</b>	Feedback, comments and actions from 6-week Public Consultation. 18 July 2017 to 29 <sup>th</sup> August 2017. This is a Regulation 14 Consultation.
<b>11</b>	Feedback from ELDC Planning Policy Leader– Team Decisions and Action Table.

## Holton-le-Clay Neighbourhood Development Plan Consultation Statement

Proposal by Holton-le-Clay Parish Council as the Qualifying Body for the Holton-le-Clay Neighbourhood Plan Area comprising the Parish of Holton-le-Clay as shown on the plan below.

### Holton-le-Clay Designated Neighbourhood Area (Parish Boundary) Map



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## **1. The Consultation Statement**

- 1.1 Complies with the requirements of Regulation 15 of the Neighbourhood Planning Regulations and provides the response to Regulation 14 of the Neighbourhood Plan Regulations (pre-submission statutory consultation). It has been prepared by the Holton-le-Clay Neighbourhood Development Plan Team to fulfil the legal obligations of Neighbourhood Planning Regulations 2012.
- 1.2 Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain and contains details of the persons and bodies that were consulted about the proposed neighbourhood development plan.
- 1.3 Explains how they were consulted.
- 1.4 Summarises the main issues and concerns raised by the persons consulted.
- 1.5 Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.6 The Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing the Holton-le-Clay Neighbourhood Development Plan. In particular it describes how the concerns have been addressed and what changes have been made to the plan as a result of pre-submission consultation.

## **2. The aims of the Holton-le-Clay Neighbourhood Plan consultation process were:**

- 2.1 To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process.
- 2.2 To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques.
- 2.3 To ensure that consultation events took place at critical points in the process where decisions needed to be taken.
- 2.4 To ensure that results of consultation were fed back to local people and available to read on the Neighbourhood Development Plan Team's page of the Parish Council's website as soon as practically possible after the consultation events.
- 2.5 Engage and consult with surrounding Parishes.
- 2.6 Consult with Statutory Bodies.
- 2.7 This statement sets out the detail of the consultation events that have taken place at different points through the Neighbourhood Plan process and identifies how the outcome of those consultation events has influenced the detail of the Neighbourhood Plan in compliance with the Regulations.
- 2.8 The consultation process has been designed to ensure that the development of the Neighbourhood Plan has been subject to public review throughout the process and that the content and policies reflect the consensus of local opinion. Throughout the process the Holton-le-Clay Neighbourhood Development Plan Team have been focused on aiming to deliver a community based plan that achieves a positive result at 'referendum'.

## **3. Overview of Holton-le-Clay**

- 3.1 The Holton-le-Clay Neighbourhood Development Plan began life in 2012 as a joint Holton-le-Clay and Tetney Neighbourhood Development Plan, part of the "Vanguard Project" a pilot scheme intended as a testbed for Neighbourhood Planning Reforms and as a Front Runner to trial the new Neighbourhood Planning Powers. Unfortunately, the Holton-le-Clay and Tetney joint plan concept failed to achieve in reality what was planned and in the autumn of 2014 the joint team disbanded. In the winter of 2014 a New Holton-le-Clay Neighbourhood Development Plan Steering Group was formed. The New Holton-le-Clay Neighbourhood Development Plan Steering Group produced a Communications Policy which would guide the team and ensure:
  - 3.2 The Neighbourhood Plan Development planning group will publicise the legislative framework of the Neighbourhood Plan including its scope and its limitations.
  - 3.3 The objectives will be shared with the Community.
  - 3.4 The policy must be driven by the objectives of neighbourhood planning, not an end in itself.
  - 3.5 The Neighbourhood Development Page of the Holton-le-Clay Parish Council Web Site has been used as the central location for the Neighbourhood Development Plan documents and as a place for residents, the community, businesses and statutory consultees to view the emerging documents. This has been useful and a well published source of valuable information about the emerging plan and Neighbourhood Development Plan developments including information and feedback from consultations.
- 3.6 The team used a number of different media to engage, communicate and to gain feedback. These included:
  - Neighbourhood Development Plan Steering Group E Mail Address – [hlcndp@yahoo.co.uk](mailto:hlcndp@yahoo.co.uk)
  - Facebook social media
  - Streetlife local social media
  - Parish Magazine Holton News
  - Local Press Grimsby Telegraph
  - Parish Council notice boards
  - Parish Council meeting minutes
  - Updates at Parish Council meetings (update Councillors and public attending meeting)
  - Parish Council Clerk (used as a focal point for letters/E Mails/posters/flyers) Posters placed around the village (on lamp posts/telegraph poles/gates/fences)
  - Flyers left in Parish Council office, shops, cricket club, village hall, church and pub
  - Focus Groups such as Sarge Close Sheltered Housing, Village Events, Cricket Club, Church,
  - Junior School competition

- Holton-le-Clay Twinning Group
- Cricket Club
- Face to Face discussions with residents

- 3.7 The initial consultation and information gathering in April and May 2012 was undertaken jointly by East Lindsey District Council and the Holton-le-Clay Neighbourhood Development Plan Steering Group. All other engagements and consultations, (up to Regulation 14) were carried out by the Neighbourhood Development Plan Team. Consultation events took place at the following stages in the neighbourhood planning process:
- 3.8 Initial consultation and fact-finding carried out between November 2012 and June 2014 during the period of the joint Holton-le-Clay and Tetney Neighbourhood Development Steering Group.
- 3.9 Consultations comprised of a Village Wide Questionnaire, Public Consultation Meeting and Exhibitions. Meetings with Landowners / agents / builders.

#### **4. New Holton-le-Clay Neighbourhood Development Plan Steering Group**

- 4.1 New Holton-le-Clay Neighbourhood Development Plan Steering Group formed in late 2014, revisited and revalidated the joint teams' findings and data. The following events and activities took place:
- 4.2 Events and communications to attract new Neighbourhood Development Plan Steering Group Members.
- 4.3 Second village questionnaire.
- 4.4 Series of information-gathering events and consultations with groups, stakeholder groups, businesses, schools, doctors' surgery, land-owners and individuals in the community.
- 4.5 Village Character Assessment carried out.
- 4.6 Green Plan drawn up.
- 4.7 Engagement and ongoing discussions with ELDC Planning Policy Team

#### **5. Consultation on the Draft Plan**

- 5.1 Parish Council endorsement.
- 5.2 Community engagement events.
- 5.3 Engagement with East Lindsey District Council Planning.
- 5.4 Engagement with organisations and agencies – Lindsey Marsh Drainage Board, Lincolnshire Highways, Lincolnshire Flood Authority, Anglian Water.
- 5.5 Consultations with Parish Councils.
- 5.6 Public Consultation Open Day February 2016 Village Hall Social Hub. Public Consultation Open Day March 2016 Parish Council Meeting Room.
- 5.7 Independent Health Check of the draft Plan October 2016.
- 5.8 Meeting with Full Parish Council 20<sup>th</sup> March 2017.
- 5.9 Publication of the Health Check Report and the Steering Team responses and actions, posted on Parish Council Web Site.
- 5.10 Pre-Submission 6 Week Consultation feedback and Steering Team responses and actions, posted on Parish Council Web Site - 18<sup>th</sup> July - 29<sup>th</sup> August 2017.
- 5.11 ELDC Planning Policy Leader Feedback November 2017.

#### **6. Consultation on the Submission Version (Regulation 16) by East Lindsey District Council.**

- 6.1 The consultation ran for a 6-week period from 15th March 2018 until 5pm on 26th April 2018, before being reviewed by the independent examiner. The consultation involved the following documents.

ELDC - Consultation Letter, Consultation Form Guide, Consultation Form and Privacy Notice

Holton le Clay Neighbourhood Development Plan Documents:  
 The Holton le Clay Neighbourhood Development Plan 2017-2029  
 The Holton le Clay Green Plan 2017-2029  
 The Holton le Clay Village Character Assessment  
 Basic Conditions Statement  
 Strategic Environmental Assessment  
 Scoping Report and Appraisal of Objectives  
 Consultation Statement - Parts 1, 2 3 and 4 and,  
 East Lindsey District Council Assessment of Holton le Clay Neighbourhood Plan

All documents and any comments received from consultees were passed over to the Examiner.

## Appendix 1

### Neighbourhood Development Plan Steering Group Communications Policy

#### Setting Objectives:

- The Neighbourhood Plan Development planning group will publicise the legislative framework of the Neighbourhood Plan including its scope and its limitations.
- The objectives will be shared with the Community.
- The policy must be driven by the objectives of neighbourhood planning, not an end in itself.

#### Identifying Audiences:

Ultimately all residents of Holton-Le-Clay will be given a chance to vote on the plan in the referendum. Prior to this the Neighbourhood Plan Development Group will consult with as many individuals as possible by the means outlined below. In addition, the group will: -

- Identify community groups who are to be consulted about the plan and the most suitable communications vehicles for each.
- Take care to ensure that a diversity of groups is given the opportunity to express their opinions (retired, families, youth, etc).

#### Identifying issues:

- Opinions concerning the key issues will be sought in order to direct formulation of the plan (the same issues to be addressed with each group).

#### Methods of consultation:

- The Planning team will use village notice boards, Parish Council website, Social Media and Public Meetings to publicise events and progress made in the production of the Neighbourhood Development Plan.
- The Communication tools used should be designed to give the intended audience the best opportunity to participate – face-to-face meetings, Facebook, Streetlife, emails, focus groups community web sites etc.
- Will include a variety of events to ensure inclusion of all sectors of the community.

#### Review and Timescales:

- To adhere to agreed timescales set out at the outset.
- To ensure that the timetable is appropriate to the objectives.
- To ensure that commitments are delivered.
- To submit the completed document to East Lindsey District Council.
- To publicise the completed document so that residents are informed before the referendum.

## Appendix 2

### Village Consultations and Issues Gathered.

<b>Consultation and Engagement Evidence Table Joint Holton-le-Clay and Tetney Neighbourhood Development Steering Group between November 2012 and June 2014</b>			
<b>Engagement and Communication Methods 2011 – 2014</b>			
<b>Date</b>	<b>Activity</b>	<b>Reason</b>	<b>Evidence</b>
17/11/2011	Letter to Landowners	Inform Landowners of the proposed Neighbourhood Development Plan	Team Meeting Minutes
13/2/2012	Meeting with Mr Hewson land owners and his agent Mr Gutherson	Conceptual development ideas involving 8 acre field	Team Meeting Minutes
13/2/2012	Communications with Mr N Howells Community Land Trust	Conceptual development ideas	Team Meeting Minutes
13/3/2012	Communications with Mrs Fenwick landowner	Conceptual development ideas	Team Meeting Minutes
3/4/2012	Meeting with Mr Williams agent for Guild Dogs for Blind landowner	Conceptual development ideas	Team Meeting Minutes
13/4/2012 To 25/5/2012	Holton-le-Clay Village Questionnaire	Village and Community fact finding and data gathering	Issues gathered from Village Consultations
21/4/2012	Holton-le-Clay Village Parish Plan	Village and Community fact finding and data gathering	Information Taken from Holton-le-Clay and Tetney Parishes
19/6/2012	Meeting with Mr Burnett landowner	Conceptual development ideas	Team Meeting Minutes
17/10/2012	Presentation from DNS Planning and Design	Conceptual development ideas	Team Meeting Minutes
17/10/2012	Presentation Mr Simon Williams Chartered Surveyor – agent for Mrs Fenwick landowner	Conceptual development ideas for proposed Louth Road Development	Team Meeting Minutes
17/10/2012	Presentation Roger Sargent PRS Planning	Conceptual development ideas	Team Meeting Minutes
27/11/2012	Presentation Mr Dieter Neilson agent for Mr Ingoldby landowner/builder	Conceptual development ideas	Team Meeting Minutes
3/12/2012	NDP present at Holton-le-Clay Christmas Fair	Share first draft of Vision, Objectives and Policies	Team Meeting Minutes
15/1/2013	Results of Initial Questionnaire		Summary of Results
25/5/2013	Comments and feedback from Drop In Event		Log of Comments
14/8/2013	Joint NDP Web Site up and running	Dedicated Web Site	Team Meeting Minutes
28/10/2013	Web Site down – not functioning	Web Site not reliable	Team Meeting Minutes
10/2/2014	Presentation Tetney Golf Club Mr Casswell	Conceptual development ideas	Team Meeting Minutes
17/6/2014	Presentation Pegasus Group	Conceptual development ideas	Team Meeting Minutes
17/6/2014	Joint Web Site – abandoned	Some information and data lost	Team Meeting Minutes

### Events - 13<sup>th</sup> April 2012 – 25<sup>th</sup> May 2012

- Questionnaire produced and hand-delivered to all residents of each parish. The questions in the questionnaire were formulated from examining the issues raised during the Parish Plan process each community had undertaken.
- Questionnaire put on the Councils' websites, so that residents can submit replies electronically.
- Media release advertising the consultation put in the local paper and on the Councils' websites.
- Exhibitions took place in both villages on 21<sup>st</sup> and 28<sup>th</sup> April.
- Some external consultees were written to for comments at this early stage, including the District Council, but this did not constitute a comprehensive formal consultation.

**TETNEY AND HOLTON-LE-CLAY NEIGHBOURHOOD PLAN Team**  
**Issues Gathered from Village Consultations November 2012 – June 2014**

Type and date of consultation	Comments made/Issues raised	Response
Comments from the exhibition at Tetney Village Hall – 21 <sup>st</sup> April 2012	The proposed development appears disproportionate to the needs and expressed desires of the community (community Plan 2010). If development is to be forced upon the community, then sites should have minimal impact on the existing community.	The Council needs to allocate an amount of growth to the village, this need reflects the future need of the district as a whole and is a strategic consideration.
	Site TNY313 is preferable as it could have access via Tetney Lock Road. This will reduce direct traffic on Humberston Road to enable access to the school, village hall and playing fields – a road crossing is needed. This in turn will make our village more circular in shape.	
	Flood plain and poor drainage is an issue, both already cause problems within our community	
	Potential destruction of rural environment. E.g, the removal of hedgerows to enable development and the infilling of dykes.	
	Speeding along Station Road and Holton Road with limited footpaths.	
Comments from exhibition at the Council Offices, Holton le Clay – 28 <sup>th</sup> April 2012	Build on the airfield	This land has not been put forward for development and is therefore not considered available or deliverable. Building on the airfield would be out of conformity with the NPPF, because it would split the village and move development farther away from existing services, which would then have to access either by vehicle or by crossing the busy A16.
	Do not develop the Parish Gardens.	There are no plans to develop the Parish Gardens
	Do not destroy a lovely village; no to large scale development; keep Holton green; how many Holton residents have said they want this development; where will it stop; do not get rid of green fields	There is a national imperative to provide enough housing for the needs of the population. The District Council has to provide an overall number of houses and each settlement will need to take a proportion of those dwellings. Holton le Clay does not have any brownfield land to develop, so inevitably Greenfield land has to be considered.
	Just bought a house in Holton due to its rural nature, how will development affect my house value	Property values are not a material planning consideration. However, when sites are chosen, there will be an opportunity for residents surrounding each site to receive some guidance from the Council and develop design briefs to ensure what is built on the sites reflects the needs of the village.
	Keep our cricket club	The retention of the cricket club would be a decision for the landowner. The cricket club land has not been put forward for development
	No to a town; is the start to another Milton Keynes; Holton is lucky enough to be close to facilities in Grimsby but still be a village, why take that away	There are no plans to make Holton Le Clay into a town.
	Too many houses, smaller developments for low cost affordable homes; affordable housing means slums in 5 years	As at the 1st May 2012, there were 72 people on the Council's housing register for Holton le Clay with 6133 people on the register across East Lindsey. Affordable housing is desperately needed; it is built to a high standard and should be unidentifiable from open market housing. It is not just about rented properties but also features shared ownership properties to help people start on the property ladder.

	No infrastructure to cope with extra population, e.g schools, transport etc; what about roads and traffic; children's facilities; sports facilities needed; new primary school; decent park; youth club/activities; verges with trees; parking for 2+ cars; pre-school education; water and sewage; traffic onto the A16; larger class sizes will affect education; no mini roundabout off Clay Lane	Infrastructure is a key consideration of the plan and the Steering Group will work with the Council, providers and developers to ensure that the plan reflects these issues that have been raised.
	Crime rates will increase	Good design should include aspects to "design out crime" The Steering Group have been offered design training by the Council and further design training will take place during the plan making process.
	Retirement village with nursing home is needed	This will be investigated
	Do not allow a handful of individuals to make millions out of this, let the whole village benefit	The plan should benefit the village in that residents' views will be considered in the process.
	There will be no benefit to local businesses as people leave the village to go to work and shop where they work	An increase in the population will inevitably benefit local business, particularly small business. People should have the opportunity to buy their local groceries, go to the pub and use local facilities without having to use their car.

# Results of Holton-le-Clay Neighbourhood Development Plan

## COMMUNITY CONSULTATION

### Carried out by ELDC 2015

#### Housing and Design

Holton-le-Clay will inevitably have to incorporate housing growth over the next 15 years above that advocated in the Parish Plan. Growth located in the right place with high quality design is an important factor in ensuring that new development fits in with the pattern and grain of the existing Village. There will be a series of further consultation events around where growth goes in the Village.

- 1 Do you consider that housing should be sited as near as possible to the Village centre?  
Yes.....108 No..... 85
- 2 Describe what characterises Holton le Clay in design terms as a settlement? i.e., style, layout etc. 159
- 3 Do you support backland development? (building in back gardens etc)  
Yes..... 54 No.....149
- 4 Are there key views into and out of the Village that should be protected?  
Yes .....131 No..... 60
- 5 What are they? 127
- 6 What are the key materials that development in Holton le Clay is constructed of and make Holton le Clay unique? 110
- 7 How dense should housing be on new sites in Holton le Clay? Should it be a higher density in the village?  
Yes .....41 No .....148

#### Affordable Housing

Affordable housing is housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their area. Affordable housing comprises social rent and intermediate housing (shared ownership).

The affordable housing contribution will be set at a District level because it is a district wide strategic issue. However, locally there are some matters, which can be included in the neighbourhood plan.

- 8 Should there be more housing built for shared ownership or discounted sale price in the Village?  
Yes..... 91 No.....111
- 9 Should there be more houses for rent through a Housing Association?  
Yes..... 76 No.....126
- 10 Do you think affordable housing should be: -
- |                              |                                   |
|------------------------------|-----------------------------------|
| Built in one place on a site | Built pepper-potted around a site |
| Yes .....66                  | Yes.....106                       |
| No.....109                   | No.....65                         |

#### Planning Gain

If the Council were to ask developers to make financial contribution from the profits of building houses, what infrastructure, services, facilities or other development(s) of benefit to the community should it be spent on?

Developer contributions can only be asked for if there is an evidence of need within the community. Please list them in order of priority and give an indication if you have any evidence of need.

- 11 Please state your first priority. 164
- 12 Please give an indication of the evidence of need within your community. 128
- 13 Please state your second priority. 108
- 14 Please give an indication of the evidence of need within your community. 77
- 15 Please state your third priority. 59
- 16 Please give an indication of the evidence of need within your community. 49
- 17 Please state your fourth priority. 40
- 18 Please give an indication of the evidence of need within your community. 35
- 19 Please state your fifth priority. 27
- 20 Please give an indication of the evidence of need within your community. 26
- 21 Please state your sixth priority. 18
- 22 Please give an indication of the evidence of need within your community. 18

#### Shopping

- 23 Are the current shops sufficient for the needs of the Village?  
Yes.....167 No..... 36
- 24 Do you think the Village will need more shopping facilities in the future?  
Yes..... 65 No.....129

#### Employment

- 25 Should land be identified to meet future employment and business needs in Holton le Clay?

Yes..... 88 No.....104

26 Do you agree with the following statements?

Local employment and tourist businesses should be encouraged

Yes.....131 No.....62

Larger businesses should be encouraged, but only if they do not prejudice existing local businesses

Yes.....76 No.....118

Any existing employment sites should be protected so they cannot be redeveloped for other uses

Yes.....171 No.....24

**Schools**

27 Should education provision be kept under review in light of future housing growth?

Yes.....184 No..... 15

28 Have you any comments you would like to make about school provision in Holton le Clay?

77

**Leisure, Sport and Recreation**

We need to be realistic about what funding is available to provide new leisure, sport or recreation facilities - however, from the Parish Plan this is a key issue for the Village.

29 The sports and recreation facilities are not adequate in the Village, do you agree?

Yes.....150 No..... 49

30 If the physical facilities could be improved, what improvements could be made?

93

31 Are there enough Allotments in the Village?

Yes..... 66 No.....108

**Environment**

32 Are there enough Dog Foul Bins in the Village?

Yes..... 59 No.....138

**Highways Improvements**

33 Is there a problem with vehicle speeds within the Village?

Yes.....139 No..... 60

34 Are any of the junctions in the Village of concern?

Yes.....131 No..... 59

35 Please tell us where?

126

### Appendix 3

<b>Holton-le-Clay Neighbourhood Development Plan Consultation and Engagement - December 2014 – Nov 16</b>
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<b>Engagement and Communication Events December 2014 – November 2016</b>
--------------------------------------------------------------------------

Christmas Fair	December 2014	Questions and Answers Hand out flyers. Talk about NDP with villagers. Recruiting new NDP Team members	Answers to questions placed on NDP web site
Holton-le-Clay Parish Council Web Site	Jan 2015	Holton-le-Clay NDP material and team meeting minutes.	NDP page set up on the official Parish Council. Page being populated throughout NDP process
Public Meeting	17 Feb 15	Public meeting proposed housing development. Advertise the NDP	
Neighbourhood Development Plan Web Page	March 15	Set up dedicated page on Parish Council Web Site.	Central Focus Point for NDP meeting minutes / documents / public communications and sharing information
Monthly Up-dates to Parish Council	March 15 – on-going	Written up-dates to Parish Council. Supported by verbal up-dates at each Parish Council meeting.	Aim to meet statutory requirements and to ensure Parish Council kept fully informed of NDP progress and issues.
Public Meeting	28 March 15	Public meeting proposed housing development. Questionnaires filled out by public.	
Red NDP Posters - Come and Join Us	30 March/18 <sup>th</sup> April 15	30 Red NDP Team Recruitment Posters on Parish Council notice boards Parish council Office Around Village Shops/Doctors/Chemist	Copy of Blue poster as evidence
Streetlife Local Social Media	31 March 15	Raising NDP Profile in Village.	HLC NDP page set up on Streetlife Local Social Media. To gain feedback from hard to reach groups.
Public Meeting	28 <sup>th</sup> April 15	Public Meeting about housing numbers. NDP invite to attend	
NDP E Mail	27 April 15	Set up NDP E Mail Account.	Dedicated NDP E Mail account set up. hlcndp@yahoo.com
Blue NDP Posters - Village Questionnaire	1/18 May 15	10 Blue NDP Questionnaire Posters to communicate to village	Poster positioned around the village
Sarge Close Sheltered Housing	20 May 15	Engage with residents	NDP Chair and team members held an open session with the residents of the sheltered housing complex to gain their thoughts, ideas and concerns.
Flower Festival	4 May 15	Hand out Questionnaires and talk with villagers about NDP	Set up stall within the Church to hand out questionnaires and to consult with residents
Village Hall Coffee Morning	12 May 15	Engage with people using simple questionnaire	
NDP Questionnaire Posters	12 May 15	Posters reminding people to return the questionnaires	Copy of blue poster as evidence
Facebook Page	15 <sup>th</sup> May 15	NDP Facebook page	Engage with the younger generation
White NDP Poster - Annual Parish Meeting	14 <sup>th</sup> May 15	Advertising Annual Parish Meeting – NDP stall at the event.	Copy White Poster
NDP at the Parish Annual Meeting	19 <sup>th</sup> May 15	Display draft community Vision and Objectives. Seek parishioners' comments	First public showing of initial results from village questionnaire draft Community Vision and Objectives. Resident commented

			by sticking comments on display boards.
Streetlife Questionnaire	May 15	Gather online data	
Streetlife Village Character Survey	May 15	Gather Information	
Facebook 1 Minute survey/questionnaire	May / June / July 15	E- survey/questionnaire to gain feedback from younger generation	1 Minute E-Survey on Facebook/Google Surveys
Village Questionnaires	28 April – May 18 15	Village Questionnaire	Consulting and gather information from residents and the community
Junior Schools Competition	June 15	Children took part in a “What do you think is good about living in Holton-le-Clay” competition	
Village Questionnaire Public Consultation on results	June – on-going	Uploaded onto Web Site. Hard copies of results for public in Parish Council Office.	
Village Questionnaire Public Consultation on results	June – on-going	Facebook & Streetlife post informing public where to find results of questionnaire	Uploaded onto Web Site. Hard Copies available at Parish Council Office.
Business Questionnaire	June 15	Business Questionnaire hand delivered to 30 local Businesses. Return stamped addressed envelope supplied.	
Village Character Assessment Public Consultation	August 15	Facebook & Streetlife post informing public where to find results of assessment	Character Assessment available to view on NDP Web Site and hard copy from Parish Council Office
Village Character Assessment Public Consultation on results	August 15 – on-going	Hard copies of results for public in Parish Council Office.	Received feedback on the assessment. Assessment appropriately amended.
Formal Meeting with Parish Council to gain their Support	December 9 <sup>th</sup> 15	Special Parish Council Meeting to endorse Neighbourhood Development Plan.	Councillors endorsed Emerging Plan. Publicised in Holton News
Grimsby Telegraph	Feb 16	Article in paper advertising NDP public consultation event	NDP article was part of the Down Your Way Holton-le-Clay article.
Facebook Consultation	Feb 16	Post to inform residents of Public consultation day on Saturday 6 Feb	Facebook used to inform residents of the Feb 6 <sup>th</sup> Consultation day and as means of receiving feedback and comments,
StreetLife Consultation	Feb 16	Post to inform residents of Public consultation day on Saturday 6 Feb	Streetlife used to inform residents of the Feb 6 <sup>th</sup> Consultation day and as means of receiving feedback and comments,
E Mail Address Data Base / NDP E Mail Address	Feb	A data base of Village Residents’ E Mail addresses has been established and is used to keep people informed of events and information	E Mail Data Base used to inform residents of the Feb 6 <sup>th</sup> Consultation day and as means of receiving feedback and comments,
Public Consultation Open Day	February 6 <sup>th</sup> 16	Public Consultation Day Event	Public Consultation Event.
Village Hall Team Consultation	Feb 16	MERC Team manage and operate the Village Hall and are a key group within the village	Hard copies and electronic copies of plan sent to the Chair and Vice Chair.
Cricket Club Consultation	Feb 16	Village Cricket Club a long-standing sporting and social facility in the village	Hard copies of plan given to Cricket Club committee member.
Rev Chris/Church Consultation	Feb 16	Rev Chris is the Vicar of St Peters Church Holton-le-Clay	Hard Copy of plan given to the Vicar
Business Consultation Letter	Feb 16	Local Business informed of Public Consultation Day on Saturday 6 <sup>th</sup> Feb.	Hard Copy of business policies from the plan hand delivered to 28 main business in the village.
Land Owners Consultation Letter	Feb 16	Local Landowner informed of emerging NDP and where it can be viewed.	Posted letter to the 6 landowners whose land surrounds the village.

Neighbouring Parish Councils	Feb 16	Tetney, North Thoresby, Waltham, New Waltham and Humberston Parish Councils informed of the Holton-le-Clay emerging Neighbourhood Plan	E Mail copies of the plan to the 5 surrounding Parish Council (ELDC & NEL) Clerks
NEL Ward Councillors Cllr Jackson	Feb 16	Met with Cllr Jackson	Shared the emerging plan and invited feedback
NEL Ward Councillor Cllr Fenty	Feb 16	E Mail Cllr Fenty copies of the emerging plan	Invited feedback.
Holton News	Feb 16	Parish Council article in the village news letter stated Parish Council support for emerging NDP	
Lincolnshire Flood Authority	Feb 16	Met with representatives of: <ul style="list-style-type: none"> <li>• LCC Flood Authority</li> <li>• Lindsey Marsh Drainage Board</li> <li>• ELDC Environmental Dept</li> <li>• LCC Highways</li> </ul>	Set up a meeting with the agencies that make up LCC Flood Authority. The purpose was to discuss the drainage issues in the village and to gain feedback on the plans drainage policy.
Meeting with Chair Waltham Parish Council	March 15 <sup>th</sup> 16	Met with Cllr Archer to get a copy of Waltham Community Plan and to arrange a meeting to discuss possible synergies	Shared Draft Holton-le-Clay Neighbour-hood Plan and received a copy of Waltham Community Plan
Public Consultation Open Day	March 19 <sup>th</sup> 16	Public Consultation Day Event	Public Consultation Event.
Meeting with village resident who is passionate about Youth Provisions / Youth Facilities and Youth Activities in village	March 19 <sup>th</sup> & March 21 <sup>st</sup> 16	Discussed youth provision in draft plan. Make better use of social media to engage with the younger element of the community.	Facebook posting. Re-visit draft plan and review how to include Youth Provisions.
Meeting with Waltham Parish Council	April 6 <sup>th</sup> 16	Share NDP and seek feedback	Supplied hard copies of Plan and met with Cllr Archer Chair of Waltham Parish Council.
Attended New Waltham Parish Council Meeting	April 6 <sup>th</sup> 16	Share NDP and seek feedback	Supplied hard copies of plan and given 15 minutes on Parish Council agenda to give a brief overview of the Plan
North Thoresby Parish Council	April 11 <sup>th</sup>	Share NDP and seek feedback	Supplied North Thoresby Parish Council with hard copies of the Plan

## Appendix 4

### Results of the Holton-le-Clay Village Survey 2015

To inform the Neighbourhood Development Plan

What is the name of your street?  
(if you would prefer not to answer this, please leave blank)  
How many Adults live at your property?

The respondents who answered this question were from different parts of the village.

1	2	3	4	5
<b>8</b>	<b>48</b>	<b>6</b>		

How many Children live at your property?

1	2	3	4	5
<b>8</b>	<b>1</b>			

#### Traffic and Travel?

Do you rely on public transport?

Yes **4** No **58**

For work

Yes **21** No **43**

For leisure

If you have a car:

How many vehicles does your household have?

0	1	2	3	4
<b>2</b>	<b>32</b>	<b>20</b>	<b>5</b>	<b>1</b>

Are you concerned about the volume of traffic in the village?

Yes **46** No **14**

As a pedestrian

As a driver

Yes **43** No **12**

Are you negatively affected by:

Traffic at Toll Bar roundabout

Yes **51** No **11**

Heavy traffic going towards Grimsby

Yes **51** No **11**

Heavy traffic going towards Louth

Yes **31** No **29**

Parking around schools

Yes **33** No **26**

Street parking

Yes **42** No **20**

Parking on grass verges?

Yes **43** No **17**

Where is your main place of work?

Holton-le-Clay	<b>5</b>
Louth	<b>1</b>
Grimsby	<b>6</b>
Humber Bank	<b>3</b>
Other	<b>6</b>

Other comments:

Would like a bus on Sundays and bank holidays?

#### *Summary:*

The results suggest that most of those who completed the survey are retired. Most have access to vehicles and are not totally dependent on Public Transport. Many have more than one car and this therefore suggests a need for off-road parking for more than two cars per house. Most of those who responded have concerns about traffic levels, particularly at Toll Bar Roundabout and heading into Grimsby. Many of those who responded are concerned about on-street parking and parking on grass verges.

#### Drainage

Anglian Water is responsible for commenting upon the water supply, drainage and sewerage provision for all developments. However, it would be helpful to the NPD to know whether you have ever had:

Flooding to your property Yes **7** No **52**

Poor drainage/Flooding in your garden Yes **26** No **34**

Flooding in your street Yes **20** No **41**

Problems in water pressure, other than due to a burst pipe or similar incident Yes **21** No **32**

Other comments:

In bad weather, the drains can't cope. Are the existing ones going to be upgraded to cope or will complete new ones be built beyond the village boundaries? If heavy rainfall can't get into the ground the water table will drop (water shortages) and water will disperse on the surface and cause more flooding.

#### *Summary:*

Flooding is seen to be a problem: flooding had been experienced by 7 of the 63 residents who completed surveys and 26 had experienced flooding in their gardens. 21 had experienced problems with water pressure.

## Village Community

The Survey in 2009 revealed that residents value living in a village and that it's characteristics as such should be preserved.

What do you think are the characteristics that make Holton Le Clay a village?

Please rate in order of importance, where 1 is the most important and 12 the least:

### Local Facilities and Amenities offering a personal service

	1	2	3	4	5	6	7	8	9	10
					<b>2</b>	<b>4</b>	<b>17</b>	<b>11</b>	<b>9</b>	<b>36</b>
Variety of house design	1	2	3	4	5	6	7	8	9	10
				<b>5</b>	<b>4</b>	<b>14</b>	<b>12</b>	<b>15</b>	<b>13</b>	<b>25</b>
Small rather than large developments	1	2	3	4	5	6	7	8	9	10
		<b>1</b>		<b>1</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>18</b>	<b>39</b>
Houses with gardens	1	2	3	4	5	6	7	8	9	10
					<b>1</b>	<b>2</b>	<b>5</b>	<b>11</b>	<b>10</b>	<b>28</b>
A Green Boundary around the village	1	2	3	4	5	6	7	8	9	10
					<b>3</b>		<b>1</b>	<b>5</b>	<b>9</b>	<b>45</b>
Primary and junior schools in the village	1	2	3	4	5	6	7	8	9	10
	<b>2</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>38</b>
Having a Village Hall	1	2	3	4	5	6	7	8	9	10
		<b>1</b>		<b>1</b>	<b>1</b>		<b>1</b>	<b>14</b>	<b>8</b>	<b>38</b>
Having a Cricket Team	1	2	3	4	5	6	7	8	9	10
	<b>3</b>			<b>2</b>	<b>7</b>	<b>10</b>	<b>8</b>	<b>11</b>	<b>5</b>	<b>13</b>
Other Village groups	1	2	3	4	5	6	7	8	9	10
					<b>2</b>	<b>5</b>	<b>8</b>	<b>16</b>	<b>9</b>	<b>21</b>
Open spaces and Outlooks	1	2	3	4	5	6	7	8	9	10
					<b>1</b>		<b>2</b>	<b>7</b>	<b>8</b>	<b>44</b>
Easy access to the Public Footpaths network	1	2	3	4	5	6	7	8	9	10
				<b>1</b>	<b>2</b>	<b>1</b>		<b>9</b>	<b>11</b>	<b>35</b>
Green verges on roads	1	2	3	4	5	6	7	8	9	10
		<b>1</b>		<b>1</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>12</b>	<b>9</b>	<b>28</b>
Feeling safe to walk /Community atmosphere	1	2	3	4	5	6	7	8	9	10
					<b>1</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>9</b>	<b>42</b>

### Other aspects which you think are important:

- Parking on grass verges ruins them.
- Better quality grass cutting needed.
- Local allotments.
- Local pub.
- Small enough to know neighbours.
- Cut grass verges & empty bins.
- No parking on grass verges & corners.
- Chicanes on straight roads in 30mph areas (2)
- Neighbourhood Watch.
- Post boxes near developments.
- Low crime.
- Less litter & dog 'do do'.

### Summary:

The residents of Holton-le-Clay who were completed the survey greatly value rural characteristics of the village such as a green boundary around the village and open spaces and outlook. They would prefer new houses to be built in small rather than large developments and to have easy access to the Public Footpath network. They would like to see house built in a variety of styles, each having a garden and off-road parking facilities. The residents value local facilities and amenities that offer a personal service, having Primary and Infant schools in the village and the Village Hall. Feeling safe to walk and the Community atmosphere are important to them as are the availability of Village groups and the Cricket team. Residents also appreciated the presence of grass verges on roads although some had concerns about the parking of cars on them. Some residents felt that the village pub and local allotments were important to the village and it was pointed out that in a small village people know their neighbours.

## **THE FUTURE**

This Neighbourhood Development plan covers the period from the date it is agreed to 2029. Consequently, as well as residents' views on housing it will be helpful to have ideas about how people would like to see in the village in the future. Unfortunately, it is important to stress that the Neighbourhood Development Planning Group does not have any funds and Parish Council funds are limited. People will be aware of the fundraising efforts of MERC that were needed to complete the Village Hall. Notwithstanding this, your views are still helpful in negotiations with potential developers who MAY be willing to contribute towards non housing amenities. Any ideas will be shared with the Parish and District Councillors for their future work on behalf of the Village.

### **Accommodation**

The NDP is bound by national and local guidelines on housing, but within this framework what type of accommodation do you think the village needs?

One bed roomed properties	Yes <b>33</b>	No <b>20</b>
Two bedroomed properties	Yes <b>52</b>	No <b>3</b>
Three bedroomed properties	Yes <b>53</b>	No <b>5</b>
Four bedroomed properties	Yes <b>35</b>	No <b>16</b>
Social Housing	Yes <b>22</b>	No <b>31</b>
Affordable homes	Yes <b>50</b>	No <b>7</b>
Specialist accommodation eg for Senior Citizens or people with a disability	Yes <b>54</b>	No
<b>Design of Housing</b>		
Bungalows	Yes <b>51</b>	No <b>5</b>
Terraced housing	Yes <b>22</b>	No <b>26</b>
Apartments	Yes <b>18</b>	No <b>33</b>
Semi detached houses	Yes <b>46</b>	No <b>5</b>
Detached houses	Yes <b>45</b>	No <b>7</b>

If there is any scope within the NDP for negotiating with developers for non-housing amenities, what do you think could be done to improve the environment and ambiance of the village?

A village park with flower beds and seating areas	Yes <b>18</b>	No <b>1</b>
More trees	Yes <b>14</b>	No <b>3</b>
Wildlife walks/pond	Yes <b>17</b>	No <b>3</b>
Other suggestions		
<ul style="list-style-type: none"> <li>• Need to provide accommodation / care for ageing population.</li> <li>• Sort out the 8 acres re tennis etc.</li> <li>• Make dreams come true.</li> <li>• Leisure centre.</li> <li>• Improved street lighting</li> <li>• Developing Cycle track on former railway line to Waltham.</li> </ul>		

**IF** there is scope to encourage new businesses to the village, what type of shop would you use?

Farm Shop	Yes <b>14</b>	No <b>2</b>
Bakers	Yes <b>15</b>	No <b>1</b>
Butchers	Yes <b>12</b>	No <b>5</b>
Wet Fish	Yes <b>9</b>	No <b>8</b>
Other suggestions: None		

As Peacefield Business Park could be developed to enhance employment opportunities and increase the range of local facilities and services, what type of small business would you like to see?

- As the market requires, providing adequate control on noise / pollution.
- Create an artisan workshop.
- DIY type shop. (9)
- Bank.
- Anything without too much heavy traffic.
- Dentist (2).
- Garden Centre.
- None
- Chiropodist
- Market place.
- Gym – to create employment for local people.
- Small non-food retail outlets.
- Computer shop.
- Gents. Outfitters, bookies, undertakers.
- I.T., Youth facilities
- Light Engineering, Cabinet makers.
- Footwear outlet.
- Any type as long as it's not too loud & not too smelly.
- Small businesses offer opportunities to school leavers with real apprenticeships Developing future trades, Builders, Plumbers, Electricians Vets, Dentists.
- Small businesses with apprenticeships.
- Start up support similar to Grimsby's 'business hive'.
- Non-industrial.
- Fast food chain, Tickerty Boo / Trotters.
- All non-polluting types.
- Any light industry or commerce that doesn't require HGV
- Facilities for helping people to find work – e.g. IT courses.

If there is scope to negotiate sports and leisure facilities – what would you like to see?

Such as:	Yes	No
Skate board Park	<b>12</b>	
Tennis	<b>19</b>	
Bowling Green	<b>23</b>	
Allotments	<b>11</b>	
Outdoor Mini Sports area	<b>10</b>	<b>1</b>
Outdoor Gym	<b>8</b>	<b>1</b>

Other suggestions:

- Park with flat surfaces suitable for wheelchairs etc. Improve pavements.
- Ice rink.
- More bins for dog litter.
- Mix of sports facilities but also rooms for exercise / leisure e.g. painting, photography, IT learning.
- Woodland.
- Model boating lake.
- Community Orchard
  
- Encourage young people to use their energy instead of sitting in bus shelters.
- All have possibilities – there may be not much room – land wise left. Whose funding? Martians?
- Save money – we had some of these facilities in the village & they were wrecked by local hooligans.
- Yoga, Gym (2).
- Giant games (chess, draughts)
- Leisure centre for indoor activities e.g. swimming, basketball, tennis, squash.
- A youth hub.
- Something for the youngsters

Summary:

The residents who responded to the survey were of the opinion that if a new development were to occur it should be made up of properties of different sizes and styles. A preference could be seen for properties having two or three bedrooms and for bungalows. A large number of responses suggested that these should be affordable homes. A need for Specialist Accommodation for Senior Citizens was also identified. Some residents thought that the suggested ways of improving the non-housing amenities would be well-received, as would the suggested new small businesses. Many suggestions for the types of small business that should be encouraged were received. The most popular was a DIY / Hardware store to replace the one that recently closed. Of the suggested sports and leisure facilities Bowling and Tennis were the most popular. Other suggestions were provided.

### Summary of the Results of the Holton-le-Clay Village survey

The results suggest that most of those who completed the survey are retired. Most have access to vehicles and are not totally dependent on Public Transport. Many have more than one car and this therefore suggests a need for off-road parking for more than two cars per house. Most of those who responded have concerns about traffic levels, particularly at Toll Bar Roundabout and heading into Grimsby. Many of those who responded are concerned about on-street parking and parking on grass verges. The residents of Holton-le-Clay who were completed the survey greatly value rural characteristics of the village such as a green boundary around the village and open spaces and outlook. They would prefer new houses to be built in small rather than large developments and to have easy access to the Public Footpath network. They would like to see house built in a variety of styles, each having a garden and off-road parking facilities. The residents value local facilities and amenities that offer a personal service,

having Primary and Infant schools in the village and the Village Hall. Feeling safe to walk and the Community atmosphere are important to them as are the availability of Village groups and the Cricket team. Residents also appreciated the presence of grass verges on roads although some had concerns about the parking of cars on them. Some residents felt that the village pub and local allotments were important to the village and it was pointed out that in a small village people know their neighbours.

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Of the suggested sports and leisure facilities Bowling and Tennis were the most popular. Other suggestions were provided.

## Appendix 5

**Table of feedback and Comments on Draft Plan received and analysed by the  
Holton-le-Clay Neighbourhood Development Plan Steering Group**

<b>Consultation Feedback and Action Table</b>					
<b>Date</b>	<b>Source of Issue, Comment or Feedback (Resident/Councillor/Business etc)</b>	<b>Policy No</b>	<b>Key Issues, Concerns or Feedback</b>	<b>NDP Team Discussion</b>	<b>Changes or Action</b>
4/2/16	Village Resident	General	I have looked at the draft. It is obvious a great deal of work has gone into producing them. I think they are ok. They explain succinctly all that we wanted to say regarding the Vision, Objectives and Policies. The team have done an excellent job.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	General	Please respect our village – do not spoil it.	The primary function of the Neighbourhood Development Plan is to influence future development in the village to preserve and enhance the village character. A Village Character Assessment has been undertaken to identify what is the character and allow this to be reflected in the policies.	No Action required
6/2/16	Village Resident	General	The traffic lights on A16 village exit are a bottleneck at peak hours – or when there are hold ups towards Grimsby. Any future development must take volume of traffic into consideration.	A conscious decision has been taken by the team not to include a discreet Travel/Transport policy. The National Planning Policy Framework and the East Lindsey District Council draft Core Strategy comprehensively cover these issues. Traffic Survey carried out by LCC Road Safety Partnership in 2015 produced a set of data which was compared to the same traffic survey carried out 10 years earlier in 2005. The results suggest a slight overall decrease in the traffic flow through the village on Louth Road. The data suggests the speed of the traffic along Louth Road has marginally reduced after the speed limit was reduced from 40mph to 30mph.	After discussion, the team has decided to include a Traffic Statement in the plan.
6/2/16	Village Resident	General	The NDP looks very thorough and well-presented but please proof read it carefully before you submit it – several pages have errors.	Please appreciate these are draft documents for consultation. The final draft will be professionally prepared.	No action required
6/2/16	Village Resident	General	I expected to see a plan – a drawing of what the vision is - not a load of jargon.	This comment highlights a gap in how the team advertise the Neighbourhood Development Plan	Included a Parish Map and brief description parish location and boundaries.
6/2/16	Village Resident	General	Great plan – well worded, lots of hard work gone into this.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	General	Do not want village to grow. Problems already with infrastructure such as drains and roads. Village cannot cope with more growth.	Central Government have identified the need for substantially more houses to be built across the country. Holton-le-Clay has been selected for inclusion in the house	No action required

				building strategy. Neighbourhood Development Plan cannot and will not stop houses being built. HLC is a sustainable settlement with services and facilities and close to North East Lincolnshire, therefore national policy supports growth in these types of places.	
6/2/16	Village Resident	General	Holton –le- Clay is no longer a village. It is more or less a suburb of Grimsby – like Waltham.	A key policy within the Neighbourhood Development Plan is the Green Plan. Which is aimed at retaining open green spaces and to influence a green boundary around Holton-le-Clay to help prevent it becoming a suburb of greater Grimsby.	No Action Required
6/2/16	Village Resident	General	Can village cope with expansion – facilities? Can the village cope with expansion of numbers playgrounds / future plans?	The Neighbourhood Development Plan is being constructed to ensure the village has the sustainability, amenities and infrastructure. The Green Plan is a key policy within the Neighbourhood Development Plan. The objectives are to retain open green spaces and to influence a green boundary around Holton-le-Clay to help prevent it becoming a suburb of greater Grimsby. The green plan includes a policy which addresses the requirement for a mixture of recreational facilities for people of all ages and abilities.	No action required
6/2/16	Village Resident	General	Adequate publicity on road crossing management.	The Neighbourhood Development Plan does not have a discreet road safety policy. The plan sign posts toward Secure by Design which has been written by the police and the guidance in the document covers development design and road safety.	No action required
6/2/16	Village Resident	General	Is Holton-le-Clay a village or a town? We moved to a village.	Holton-le-Clay is considered to be a semi-rural village and a service hub for the surrounding villages. Neighbourhood Development Plan, Character Assessment and Green Plan are focused on retaining the semi-rural appearance, sense and feel of Holton-le-Clay.	No action required
9/12/15	Parish Council	General	Parish Council Chair raised a concern about the life span of a Neighbourhood Development Plan. Chair considered the plan should live for just one Parish Council Term – 4 years.	NDP is a 15-year long-term plan. The life of the plan is fundamental to ensure long-term local development plan is in place to influence the development of Holton-le-Clay. The term of 15 years has been set out by Central Government.	No action required
13/2/16	Village Resident	General	Transport Policy needed?? Have we no vision to encourage Bus / Coach connections with the outside world? We lost the railway in 1970's Are the buses going the same way??	A conscious decision has been taken by the team not to include a discreet Travel/Transport policy. The National Planning Policy Framework and the East Lindsey District Council Draft Core Strategy comprehensively cover these issues. Bus services are not a matter for land use and therefore not really covered by a neighbourhood plan except by the use of developer contributions	No action required
13/2/16	Village Resident	General	Supportive of Plan and the team's hard work in producing a plan in such detail.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required

29/2/16	Village Resident	General	To summarise, we feel a great deal of consultation and planning has been put into the proposed Neighbourhood Development plan which as a resident we fully support and encourage. It is vital we develop as an area and a community but in order for this to be successful we should consider all points made in this plan and involve local residents as much as possible. If this plan is considered carefully then we will look forward to the changes that are needed to continue making Holton-le-Clay a pleasant place to live. Thank you to all who have taken the time to put this plan together.	Very positive feedback – very supportive of the team’s work and supportive of the policies and the aim of the plan.	No action required.
29/2/16	Village Resident	General	At no point or cost must the local and county council be allowed to re - home or relocate undesirables in our quiet village.	This issue is outside of the scope of the Neighbourhood Development Plan which deals with material planning considerations.	No action required
29/2/16	Village Resident	General	It would be foolish to put a junction halfway down Louth Road. Make Clay Lane corner a roundabout and at the traffic lights this will slow down traffic using Louth road as a race track.	LCC Highways are the agency that is responsible for roads entering and exiting new developments. Louth Road speed limit has been reduced to 30mph to address speeding. Driver behaviour is outside of the influence of Neighbourhood Development Plan	No action required
29/2/16	Village Resident	General	Get involved with the much-needed development of Toll Bar	This is a Parish Council/ELDC/LCC Highways issue rather than Neighbourhood Development Plan. Neighbourhood Development Plan can only directly influence development within the Parish Boundary.	No action required
29/2/16	Village Resident	General	Build a proper skate/cycle park at the back of new development.	Covered in Holton-le-Clay NDP Green Plan	Green Plan Policies 4.4/4.6/4.7 – re-written to cover leisure provisions.
29/2/16	Village Resident	General	Secure the entrances to the 8 acre field to stop horses, motor bikes, quad bikes including the far L/H corner on to the farm field.	This is a Parish Council Issue	No action required
29/2/16	Village Resident	General	Put plenty of dog bins about	This is an issue that has been raised at Parish Council many times. New development should be influenced to supply and fit street furniture.	Add policy in Development Design to cover Street Furniture.
29/2/16	Village Resident	General	Increase road traffic caused by the development may have an adverse effect on road safety within our village. Only recently a child was knocked over and taken to hospital at the junction of Pinfold Lane and Church Lane opposite the school.	LCC Highways, Road Safety Partnership and the Police are consultees on all proposed developments, as are the Parish Council, who will consider road safety outside of schools. Traffic surveys are required as part of the planning process and these will be scrutinised by the appropriate agencies /authorities.	No action required.
19/3/16	Village Resident	General	Any new housing built should not have gravel or small stone drives. The stones end up on the public footpath and can be a danger to the public –cockling over on their ankles.	Permeable surfaces tend to be more appropriate than traditional concrete drive to help reduce the risk of surface water flooding. See - Environment Agency “Guidance on the permeable surfacing of front gardens” which give guidance on best materials to use and correct construction methods.	No action required

19/3/16	Village Resident	General	Neither include "Youth Provision" A village of this size needs a youth club with activities such as "Parkour" (Free Running) and Street Dance should be promoted at the Village Hall. Young people should be supported to continue the activities they like such as maintaining the Cycle Jumps. A shed is required for their tools and a covered area where they can get shelter at the 8 acres. We need to give the young people responsibility for things and give them plenty to do to avoid the social media revolution – corny I know. Please include Youth Provisions in your plan. Plan needs to make an effort to promote community events and offer a "No Charge" policy on for used activities at the Village Hall. Cycle path to Humberston needs to be considered.	The issue of Youth Provisions within the NDP is important and has maybe not been appropriately addressed.  Some of the issues raised are Parish Council responsibilities.  NPPF Section 8 'Promoting Healthy Communities' refers to the need to plan positively for development which includes meeting places, sports venues, pubs etc. and this clearly relates to many leisure uses. It requires local authorities to have plans which are based on up-to-date assessments of the needs, both qualitative and quantitative, in their area, the surpluses and deficits and the opportunities. NPPF Plan Making para 156 The provision of leisure facilities is to be treated as a strategic priority for which authorities are required to establish specific policies.	Holton-le-Clay Green Plan - Re-write policy 4.4 – 4.6 - 4.7 to reflect guidance in: NPPF para 73 – 74 Sports England.
21/3/16	Village Resident	General	Dog Bins needed on new developments	This is an issue that has been raised at Parish Council many times. New development should be influenced to supply and fit street furniture.	Add policy in Development Design to cover Street Furniture.
21/3/16	Village Resident	General	Provide seating / benches on new developments	This is an issue that has been raised at Parish Council many times. New development should be influenced to supply and fit street furniture.	Add policy in Development Design to cover Street Furniture.
6/4/16	Waltham Parish Council	General	No discussion between ELDC and NEL around development that may have an impact on surrounding parishes. Waltham has written a Community Led Plan for their parish. Writing NDP takes too long and the time and costs are too great. Increase in traffic from Holton-le-Clay impacting on Waltham Parish. Need for roundabout on A16/Cheapside Junction NDP is over prescriptive and contains too much detail. NDP is far too time consuming, requires a huge input from volunteers and is very costly to produce.	Valid point about cross border communications between ELDC and NEL. Issue is outside of NDP but issue passed to District Councillor. Waltham Community Led Plan is very similar to the Holton-le-Clay 2009 Village Plan, which is more of a general description of the village rather than the NDP Objectives and Policies. Another valid point about traffic and how development of Holton-le-Clay will put additional loading on NEL road systems. NDP policies will influence housing numbers/ density, which will in turn influence traffic loading on the roads. The level of detail in the NDP is balanced between ensuring sufficient detail is included without being over-prescriptive. We believe we have achieved the right balance. Valid point producing a NDP requires dedicated volunteers who want to have a say in how their village will grow over the next 15 – 20 years. The NDP is a complex and a rather bureaucratic process, which certainly could be made much simpler. Holton-le-Clay NDP is part of the Vanguard Scheme and was granted £10k to assist in writing the plan but unfortunately the average cost of writing a plan has risen to +/- £19k	No action required
6/4/16	New Waltham Parish Council	General	Attended New Waltham Parish Council meeting to consult on the NDP.	No Feedback offered	No action required

23/3/16	Village Resident  Via Facebook	General	I think there needs to be more for young children as a mother of 4 children there is nothing to entertain them we have a park which is nothing special really there building houses left right and centre most of which will have children in, and do not have anything for them to do so they hang around the streets which in itself is not really good as people complain about this also.	Thanks for the message Angie, what kind of facilities would you like to see developers include in their plans for young children?	Awaiting reply
11/4/16	Village Resident  Via Face book	General	Why does this have to be seen/considered as part of "future developments" (presumably hundreds of houses)? Youth Facilities are non-existent in HLC aren't they?	Hi Chris thanks for your comment. The main objective of the Neighbourhood Development Plan is to ensure that future developments meet our community's Vision for the village. This will be achieved by a number of policies, one of which is the Green Plan. We have up-dated policy 4.4 of the draft Green Plan to prompt developers to think further about the recreational needs for people of all ages. Unfortunately, the NDP, once adopted, can only influence new developments. The NDP team would encourage you to engage with the Parish Council regarding the current provision of youth facilities.	No action required
3/5/16	Sean Johnson Program Manager Wider Determinants of Public Health	General	<u>Healthcare access</u> The Plan makes no mention of health care services (access to a GP) which is often a concern amongst residents. We would suggest that the Steering Group liaises with the Lincolnshire East CCG/ local GP practices (the North Thoresby Practice) to establish anticipated future demand and how this demand can be met.	Letters have been sent to both Lincolnshire and North-East Lincolnshire CCG's – at the information-gathering stage of the NDP Process – inviting input to the plan. Communication was made with the North Thoresby / Holton-le-Clay Doctors Practice Manager, firstly to invite input to the plan and secondly to gather data about the practice capacity and constraints. The information and data received suggested the practice has spare patient capacity and there were not infrastructure limitations. The practice is capable of accommodating an increase in anticipated patient numbers from the growth of Holton-le-Clay. Healthcare and Education are already covered by a Section 106 planning obligation and agreements and as such it is not considered necessary to include a duplicate policy in the NDP.	No action required
<b>Policy 1 Design and its impact on surroundings</b>					
1/2/16	Village Resident	Policy 1	Fully supportive of entire policy section, particularly 1.1/1.2/1.8. Considering 1.8 on waste container storage consideration to be given for Fire Prevention due to malicious acts – ie walled storage not connect to the house. Could safety precautions in waste storage advice be obtained from Fire Brigade on what works well in housing developments?	Fire brigade will be consulted as a formal part of the Planning Process.	No action required
6/2/16	Village Resident	Policy 1	Design in development should be in keeping with the area in which the development takes place.	A Character Assessment has been carried out – which objectively documents the character of Holton-le-Clay. The perception of the character has been reflected in the policies	No action required
6/2/16	Village Resident	Policy 1 - > 1.11	Development Design Agree with 1.1 ->1.11	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	Policy 1.5	Why not specify any new development should	Car parking is certainly a major issue. Unable to specify absolute	No Action required

	Village Resident		accommodate at least 2 car parking spaces per dwelling? In particular the main road through the village is not conducive to street parking. From a safety point of view there is lots of parking on bends.	numbers of car parking spaces per dwelling. ELDC Draft Core Strategy Chapter 11 para 11 covers ELDC Vehicle Parking Strategy – which is reflected within the plans policies	
6/2/16	Village Resident	Policy 1	Sweeping road junctions – we have acceleration / deceleration zones but they are used as on road parking	This is more of people behaviours rather than a planning policy. Certainly, people should take more consideration with regard to parking their vehicles	No action required
6/2/16	Village Resident	Policy 1	Would like to see affordable housing which are sustainable with adequate car parking spaces.	Car parking is certainly a major issue. Unable to specify absolute numbers of car parking spaces per dwelling. ELDC Draft Core Strategy Chapter 11 para 11 covers ELDC Vehicle Parking Strategy – which is reflected within the plans policies	No action required
6/2/16	Village Resident	Policy 1.10	The use of “Wherever possible” – leaves too much leeway again.	The use of words needs to be addressed throughout all policies	The words “Wherever Possible” removed from Policy 1.10 – if you remove this are you then saying you must do it.
29/2/16	Village Resident	Policy 1.2	Plant trees on grass verges to discourage parking	Development Design Policy covers this issue by influencing the vehicle parking and manoeuvring space proportional to the size of the property and car parking should not dominate the street scene. Green Plan covers landscaping and the requirement for trees and hedges.	No action required
6/2/16	Village Resident	Policy 1.3	No curves on streets as this would cause more accidents through parked vehicles. (don't say they won't park there because they will instead of parking in driveway or on walkways.	The village character tends towards the informal interest created by curved roads – rather than the rigid block design with long straight roads. This is more of people behaviours rather than a planning policy. Certainly, people should take more consideration with regard to parking their vehicles	No action required
6/2/16	Village Resident	Policy 1.3	Cul-de-sacs are alright but if some have families, have more than one car they will become clogged up as most houses only have one garage – so lots of on road parking. It happens where I live now.		
6/2/16	Village Resident	Policy 1.4	How precisely can design prevent crime? The village is already experiencing petty crime – burglary! Are you suggesting a greater police presence?	The Neighbourhood Plan sign posts developer to Secure by Design reference document written by the Police. Material planning consideration can go a long way to ensuring development design reduces the risk or threat of crime such as ensuring development does not have dark areas or hidden areas where crime can occur. People's behaviours, personalities and people's tendencies toward crime are out of the scope of the Neighbourhood Development Plan. The Police are mandatory consultees on all large housing developments	No action required
6/2/16	Village Resident	Policy 1.4	It does not matter how Secure by Design houses are if the wrong type of person moves in. Nothing deters them. This is happening in the village.	People's behaviours, personalities and people's tendencies toward crime are out of the scope of the Neighbourhood Development Plan.	No action required

29/2/16	Village Resident	Policy 2.5	Most families have 2 or more cars. Sufficient driveways should be made available for each property.	Car parking is covered in Development Design – sufficient parking and manoeuvring. Design is about balancing the needs of the car against harming the character of an area.	No action required
6/2/16	Village Resident	Policy 1.6	Log preferably? 1.6 would be unnecessary Rev Chris explained – we should look at tightening up on some words throughout the policies.	The use of words needs to be addressed throughout all policies	Policy 1.5 & 1.6 to be combined and re-worded.
6/2/16	Village Resident	Policy 1.6	"Parking should not dominate"	Policy 1.6 & 1.8 covers this comment	No action required
6/2/16	Village Resident	Policy 1.6	This is an absolute must. We reside next to the most recent development in the village of 4 bedroom detached houses with only one parking space, which results in cars being parked on the roadside.	Acknowledge the positive feedback regarding the Policy 1.6	No action required
6/2/16	Village Resident	Policy 1.8	The green spaces should be adopted by ELDC. The one next to us is privately maintained at the cost to each householder.	Unfortunately, the plan is only able to influence material planning considerations and cannot challenge ELDC financial strategy or policy.	No action required
13/2/16	Village Resident	Policy 1 Vision	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 1 Justification	Why no National Standards on housing density? Housing density control essential.	ELDC does not have a rigid housing density strategy or policy. What the plan does try to achieve is to influence such issues as open green spaces and usable private gardens. This will influence housing numbers. ELDC rejected an earlier draft of a policy setting out housing density because the character of an area and its design should drive density.	No action required
13/2/16	Village Resident	Policies 1.1 1.2 1.3 1.4 1.5	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 1.6	Parking should not dominate	Policy 1.6 & 1.8 covers this comment	No action required
13/2/16	Village Resident	Policy 1.7	Development Area will comply	Developers have to meet the requirements of Disabilities Discrimination Act 2005. This is set in law.	No action required
13/2/16	Village Resident	Policy 1.8	Agree but not cherry Trees	Good point about the type of trees that are planted, Green Plan does suggest the planting of appropriate Native Species of trees.	No Action Required
13/2/16	Village Resident	Policies 1.9 1.10 1.11	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
29/2/16	Village resident	Policy 1	We agree with the proposed plan re development design in keeping with Holton-le-clay as a semi-rural village while sympathetically providing limited additional housing, protecting green space.	Acknowledge the positive feedback regarding the Policies	No action required
26/5/16	Village Resident & Parish Council		How will development Design ensure service vehicles such as Dust Bin Lorries can access all roads/streets without having to mount paths or grass verges	On-going	

**Policy 2**  
**Building Style and the Design of Properties**

29/2/16	Village Resident	Policy 2 Justification	Bungalows should be built to run along Louth road to mirror bungalows on the other side and to reduce the spoilt view from the existing dwellings.	Building Style and Design covers the Overlooking of Properties. Green Plan covers preserving	No action required
6/2/16	Village Resident	Policy 2	Sufficient pathway, play areas and care should be taken to provide opportunities for people to ride, walk, play and for disability access. Safety in terms of design of houses should be given.	This is the prime purpose of the Green Plan. Review Green plan to ensure it covers these points. Covered in Green Plan and in Development Design Policies	No Action Required
6/2/16	Village Resident	Policy 2	Traffic management requires careful consideration within the locality – ensure efficient and safe access and egress around the local village.	A conscious decision has been taken by the team not to include a discreet Travel/Transport policy. The National Planning Policy Framework and the East Lindsey District Council Draft Core Strategy comprehensively cover traffic issues.	No action required
6/2/16	Village Resident	Policy 2.1 - >2.4	Building Style and Design of Properties – agree with 2.1 - >2.4	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
9/12/15	Parish Council	Policy 2.1	Should highlight the need for smaller starter homes with 2 bedrooms for sale rather than renting/part- ownership.	Team will look at the policy wording. ELDC Planning Policy is waiting for Central Government clarity on the proposed policy for Starter Homes.	Re-word policy to make a little more specific. The mix of house is directly influenced by ELDC Housing Policy and is also market driven.
6/2/16	Village Resident	Policy 2.1	No dwelling should be more than 2 stories high – including dormers.	Need to review the wording of policy 2.1 to ensure it covers this point. Covered in Policy 2.2	No Action Required
6/2/16	Village Resident	Policy 2.2	Overlook design should comment on ground floor being overlooked – as in bungalows.	Need to review the wording of policy 2.1 to ensure it covers this point	Re-word – adjoining properties.
6/2/16	Village Resident	Policy 2.4	If possible? Leaves too much leeway for developers.	The use of words needs to be addressed throughout all policies	Re-word or remove “if possible” once again are you now sayings it’s a must and why would you do that
6/2/16	Village Resident	Policy 2.5	Large area of village does not have access to landline (BT) high speed broad band. Connection speed is below 4 and usually around 2.5. This needs to be rectified before future development.	Excellent point – ELDC’s Draft Core Strategy Policy 7 - 11 Inland Employment covers the evolving need for Broadband. National Planning Policy Framework Chapter 5 – Supporting High Quality Communications Infrastructure covers this issue.	No Action required
13/2/16	Village Resident	Policy 2 Vision	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 2 Justification	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policies 2.1 2.2 2.3	Essential	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 2.4	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required

29/2/16	Village Resident	Policy 2	We agree and support the policies in this section in particular point 2.3 & 2.4 but would like to see communal waste storage still segregated for each property to avoid misuse. We would strongly support off road parking and gardens.	Policy sets out material planning requirements, which will be reviewed through formal planning process. Neighbourhood Plan cannot cover all aspects of Human Behaviours – plan does its best to have the right facilities in place.	No action required.
3/5/16	Sean Johnson Program Of Public Manager Wider Determinants Health	Policy 2 Building Style and Design of Properties	Requirement for a proportion of new homes, commensurate with projected future local need (as a result of a growing and ageing population), to be built to enhanced building regulation accessibility standards.	<i>Wendy to E Mail Sean Johnson to gain a better understanding of his comments to be better able to address them.</i>	On-going
<b>Policy 3</b>					
<b>Affordable Housing</b>					
6/2/16	Village Resident	Policy 3	Affordable housing will support local family growth and sustainability of village. A fair percentage should be allocated.	Policy 3 sets out the justification for a range of Affordable housing and outlines the criteria for people who cannot access open market housing.	No action required
6/2/16	Village Resident	Policy 3	Should have a 25% - 40% of social, affordable for any development greater than 10 houses.	ELDC has set criteria for affordable housing. The actual number is evolving as Central Government review the housing demand for the country.	No action required
1/2/16	Village Resident	Policy 3	Affordable housing must be suitably dispersed around other housing stock to ensure good community integration, reducing possibility of social problems through alienation by affordability.	Good point – the housing mix reflects local village character and social housing should be dispersed across the whole development and be indistinguishable from open market housing.	Covered by Policy 3.2  No action required.
6/2/16	Village Resident	Policy 3	What about talented public servants e.g. teachers/nurses – who have no link to the village /area but would benefit local schools/hospital	The housing mix as set by ELDC will provides a wider range of housing and options to meet a broad range of people's needs.	No action required
6/2/16	Village Resident	Policy 3	The importance of this is that the local people have the first choice – this will help to keep the village unified.	Policy 3 sets out to achieve this	No action required
9/12/15	Parish Council	Policy 3.3	Clarification on the Affordable Housing – What does the term actually mean?	The term Affordable Housing may well change in line with Central Government's proposed Starter Homes Policy. Names and terms are forever evolving from Central Government	No action required
9/12/15	Parish Council	Policy 3.3	What prevents Social Housing Providers from North East Lincs buying and letting the houses to people who have no connection to Holton-le-Clay?	Neighbourhood Development Plan Policy 3 is in conformity with the East Lindsey District Council Housing Allocation Strategy. The term Affordable Housing may well change in line with Central Government's proposed Starter Homes Policy.	No action required
6/2/16	Village Resident	Policy 3.1->3.3	Affordable Housing should be limited as far as possible and still retain the village character.	ELDC set the housing mix numbers which include social housing requirements.	No action required
6/2/16	Village Resident	Policy 3.3	Fully agree with this as at present, we have had at least one individual in social housing who has impacted those around him with unsocial behaviour.	Unfortunately, the Neighbourhood Development Plan can only influence material planning considerations. The aim is to have the right type of development in the village and hopefully well-planned developments will attract people who want to live and maybe work in the village. A well-designed development will have a positive influence on people's behaviours.	No action required
13/2/16	Village Resident	Policy 3 Vision	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 3.1	Demonstrate how <i>their</i> proposed development	Good point. Need to review the wording of this policy.	Re-word 3.1

13/2/16	Village Resident	Policy 3.2	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 3.3	Not straight forward – confusing. Why neighbouring parishes?	Wording is maybe confusing to some people. Look at how the policy is set out and the wording.	No action required
29/2/16	Village Resident	Policy 3	We support the supply of affordable housing in the area as this is a huge problem for residents who want to remain in the area but are unable to afford to buy or privately rent properties available. This is a huge problem for further generations of families here.	Acknowledge the positive feedback regarding the Policies	No action required
29/4/16	David George, Strategic Planning, Environment & Economy, Lincolnshire County Council  Phone: 01522 554815		The emphasis on provision of affordable housing is also welcomed. It is noted that the criteria for selection of occupiers closely mirrors the local connection criteria proposed by East Lindsey DC in Annex 1 to their draft Core Strategy. As you may know, this is now publically available, having been considered by their Planning Policy Committee, but the County Council has not yet been formally consulted. Annex 1, however, only applies to Coastal East Lindsey, which is defined as the combined Flood Hazard zones from the Coastal Study, and does not include most of your Parish. Your proposed local connection criteria therefore appear to go beyond the draft Core Strategy, both in the area covered and by having more levels of priority. Whilst the County Council accept that it is for you and East Lindsey DC to justify your respective policies, there may be an element of risk if they are not consistent. The County Council would support the principle of having local connection criteria, but you may wish to take advice to check that they comply with relevant laws.	To be better able to address this comment the NDP Team contacted - David Postle Hub Co-ordinator / Deputy Team Leader Housing & Well-being East Lindsey District Council, Room 22, Tedder Hall, Manby Park, Manby Louth, Lincolnshire, LN11 8UP – for advice and clarification. Subsequently the wording of the Policy 3 has been amended.	Policy 3 wording amended

**Policy 4**

**Implementation of Holon le Clay Green Plan**

6/2/16	Village Resident	Policy 4	Village Hall needs to be further developed.		No action required
6/2/16	Village Resident	Policy 4	Identified all the requirements of a good green plan.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	Policy 4	The need for green space has been properly highlighted.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	Policy 4	Recreational areas should be diverse and suitable for the whole community. This impacts on health and well-being of children, families and the aging population. Creating a healthy and active society delivering growth.	Prime function of the Green Plan.  Review plan to ensure it covers these points Covered in Green Plan	No Action Required
6/2/16	Village Resident	Policy 4	Plenty of trees at boundaries of properties is fine if they are maintained.	Maintenance of public green spaces is an issue but is it part of NDP. Maybe need to include in the vision or justification in Green Plan. New development will have to have a	No action required.

				planning condition covering maintenance public area/green space/trees/hedges etc	
6/2/16	Village Resident	Policy 4	Public footpaths from roads have to be signed but once they leave the road no further signage appears on many of them.	Footpath sign - should it be written into Green Plan somewhere?? Green Plan 5.6 covers this.	No action required.
9/12/15	Parish Council	Policy 4.7	Parish Council would like to see this policy less binding and allow for sale/disposal of the Parish Amenity if ever required.	The Green Plan is a key policy as evidenced by the village questionnaire. The retention of this highly valued village amenity should be a Parish Council obligation and duty.	No action required
6/2/16	Village Resident	Policy 4.1	The existing cricket ground should be retained. You cannot simply build a new one, they take years to mature and an English Semi-Rural village must have a cricket ground.	This is an issue that is unfortunately outside of the NDP. The re-design of the proposed development on Louth Road covers these issues	No action required.
6/2/16	Village Resident	Policy 4.1	Dwelling for local people – Holton-le-Clay No foreigners whatsoever.	No comment	No action required
6/2/16	Village Resident	Policy 4.1->4.8	Agree Grass verges on streets if possible.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
1/2/16	Village Resident	Policy 4.6	Non-vehicular links with neighbouring villages must be included as part of the development proposals to encourage cycling for both employment and recreation particularly to New Waltham via the old railway line. This will also encourage walking which is unpleasant along the busy A16 route. Similar routes to be identified such as a path to Tetney.	This is the intent of having a Green Plan.  The Green Plan is aspirational in its intent. It is a long-term plan and will evolve with the development of the village	No action required.
6/2/16	Village Resident	Policy 4.6	Concern over sustainability in view of bus service.	Sustainability of public services including the bus service is an on-going issue and will continue to be during the financial cutbacks at Lincolnshire County Council and East Lindsey District Council. It is these high-level councils that subsidise local services.	No action required
13/2/16	Village Resident	Policy 4 Vision	Fairly accurate. Boundaries must be firmly enhanced. We are very much the edge of Lincolnshire.	Green Plan – and retaining green boundaries is important in retaining the village and to stop it merging with the surrounding villages.	No action required
13/2/16	Village Resident	Policy 4 Vision	Where are the cycle tracks?	Green Plan is designed to be an evolving plan. The Parish Council will work with the developers, landowner and planners to identify the most appropriate routes.	No action required
13/2/16	Village Resident	Policy 4 Justification	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 4 Justification	You mention again cycle paths - where?	Green Plan is designed to be an evolving plan. The Parish Council will work with the developers, landowner and planners to identify the most appropriate routes.	No action required
13/2/16	Village Resident	Polices 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8	All agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
29/2/16	Village Resident	Policy 4	Again, policies in the green plan are vital in assuring that as we develop as a village that we retain and improve our green spaces and facilities for everyone to enjoy, the elderly as well as the younger generation. We fully support all points made.	Acknowledge the positive feedback regarding the Policies	No action required

3/5/16	Sean Johnson Program Manager Wider Determinants of Public Health	Policy 4	Policy on renewable energy or community energy schemes; Electric vehicle charging points to each new dwelling to encourage residents to choose a low emission car;	ELDC does not have a formal policy regarding Electric Cars/renewable energy or community energy schemes. After discussions with ELDC Planning Policy it is felt it would not add value to include a policy that covers these comments. The inclusion of such a policy could make developments non-viable. If individual builders wish to supply renewable energy or community energy infrastructure schemes in their developments it would be warmly welcomed.	Re-word Policy 1 Development Design to suggest that thought and consideration be given to Green Energy/Recycling.
3/5/16	Sean Johnson Program Manager Wider Determinants of Public Health	Policy 4.8	Extend design for people with limited mobility to limited ability to include other groups of people such as those with sight impairments or dementia.	Fair comment	Change Policy 4.8 wording as suggested
3/5/16	Sean Johnson Program Manager Wider Determinants of Public Health	Policy 4	Promote opportunities for growing healthy foods (e.g. allotments (it is understood there is widespread demand for allotments across East Lindsey), community growing spaces and/or orchards);	To address this comment the Holton-le-Clay Parish Clerk interrogated the Parish Gardens records and provided the following data- Parish has 38 however 12 of these will be split into smaller sections as the current tenants give them up providing a further 12. It must be noted that they are on consecrated burial land and will very gradually be reclaimed to meet burial requirements – I believe it was estimated over the next 25 years however hard to quantify that. Current occupancy of the Parish Gardens is all full – however this is the first time in two years that this is the case, following a campaign to recruit new gardeners. There have been give or take between 7 and 2 vacant plots at any one time over the last 2 years. Typical waiting list numbers is now 2, however this is the first time in the 2 years I have been here that a waiting list has existed, however in the past there had always been a rather lengthy waiting list – interest has decreased in the last 5-10 years dramatically and current tenants are in the majority senior citizens. Currently interest is dwindling and tenants are of an age where they may well give up gardens in the foreseeable future – however trends change and as the village grows who knows? – however the Parish Council owns land such as the old railway and the 8 acres that could be utilised should this be necessary.	No Action Required
<b>Policy 5</b>					
<b>Sustainable Urban Drainage</b>					
6/2/16	Village Resident	Policy 5	Suds – I am glad that this has been highlighted – flooding and drainage is important in national terms and obviously in the village.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required

6/2/16	Village Resident	Policy 5	Drainage – any further development cannot have a neutral or negative effect on current poor drainage. They must show a positive benefit to increase current capacity i.e. Carmen Crescent estate.	The Neighbourhood Development Plan team has worked extensively with the agencies that are accountable for and manage surface water drainage to ensure they fully understand the existing issue we suffer in Holton-le-Clay. ELDC Draft Core Strategy – Chapter 9 – Inland Flood Risk covers this issue. National Planning Policy Framework Chapter 10 covers this issue	No action required
6/2/16	Village Resident	Policy 5	There have been on-going issues with new builds/drainage in the village. This must be adequate and sustainable for the growth now and the future.	The Neighbourhood Development Plan team has worked extensively with the agencies that are accountable for and manage surface water drainage to ensure they fully understand the existing issue we suffer in Holton-le-Clay. ELDC Draft Core Strategy – Chapter 9 – Inland Flood Risk covers this issue. National Planning Policy Framework Chapter 10 covers this issue	No action required
6/2/16	Village Resident	Policy 5.1	Drainage within village needs to be sorted out before any further development is allowed to be carried out.	As above	
6/2/16	Village Resident	Policy 5.1	Drainage should be laid down before development proceeds and inspected.	As above	
6/2/16	Village Resident	Policy 5.1 - >5.3	Agree with 5.1 ->5.3	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 5 Vision	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 5 Justification	Agree but what input and consideration has come from Highways and Anglian Water? Will the present sewage works cope?	The Neighbourhood Development Plan team has worked extensively with the agencies that are accountable for and manage surface water drainage to ensure they fully understand the existing issue we suffer in Holton-le-Clay. ELDC Draft Core Strategy – Chapter 9 – Inland Flood Risk covers this issue. National Planning Policy Framework Chapter 10 covers this issue	Drainage Policy 5.1 & 5.2 cover this.  No action required
13/2/16	Village Resident	Policies 5.1 5.2 5.3	Agree – you have addressed this well	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
20/4/16	Stewart Patience Planning Liaison Manager Anglian Water Services Limited	Policy 5	<u>Sustainable Urban Drainage - Policies (page 18)</u>  Reference is made to preventing further surface water discharge from new developments into the existing drainage system through the use of SuD's.  Anglian Water support the requirement to use SuD's and that the use of SuD's should be maximised on site so as not to increase flood risk and to reduce flood risk where possible.  In relation to foul drainage it is important that applicants demonstrate that there is capacity available within the foul sewerage network or that capacity can be made available.	Fair comment	Re-word Policy 5.2 wording and use the suggested wording.

			<p>Therefore, it is proposed that the wording of Point 5.2 should be amended as follows:</p> <p>'The foul water disposal infrastructure should not be overloaded. Applicants should demonstrate that capacity is available within the foul sewerage network or that capacity can be provided in time to serve the development. Necessary improvement of the system should be addressed through the phasing of development'</p>		
29/4/16	<p>David George, Strategic Planning, Environment &amp; Economy, Lincolnshire County Council</p> <p>Phone: 01522 554815</p>	Policy 5	<p>The County Council welcomes the inclusion of a section on Sustainable Urban Drainage. It is noted, however, that it makes an assumption that SuD's will be maintained by a management company. There are, in fact, a range of possible management options, of which a management company is the least preferred. This could be addressed by simply re-wording to take the emphasis off a putative management company and replace it with a general statement that maintenance arrangements for the long-term should be robust, sustainable and realistic.</p> <p>Also, whilst you may feel that surface-water flooding is the only risk you can easily influence, there are other sources of flood-risk and unfortunately SuD's cannot alleviate all of them. Whilst coastal and river flooding risks just affect the edge of your Parish it is worth including reference to the publically accessible Environment Agency flood maps.</p>	<p>Bob to look at this comment.</p> <p>Include a river flood map. Waithe Beck is within the Parish.</p>	Policy reworded and River Flood Map included.
29/4/16	<p>Kerrie Ginns Sustainable Places - Planning Adviser Direct dial 02030 253304 Direct e-mail kerrie.ginns@environment-agency.gov.uk</p>		<p>Thank you for referring the Neighbourhood Development Plan for Holton-le-Clay, which was received on 01 April 2016.</p> <p><b>Plan Area Constraints</b> The Plan area falls mostly within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDs) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plans produced by your Local Authority.</p> <p><b>Preliminary Opinion</b> We are able to provide a free preliminary opinion to a</p>	This is covered on Policy 5.1 Surface Water Drainage and Policy 5.2 Foul Water Infrastructure	No Action Required

			<p>developer/applicant per development site. This will outline our position and highlights any key environmental risks that we are concerned about as a statutory consultee and provide developers with an idea of what we would expect to receive within a planning application.</p> <p><b>Charged Service for Planning Advice</b></p> <p>If further bespoke advice is required outside of a formal planning application then this will form part of our charged for planning advice service. Please note that this response is based on the information provided at this time and if this changes in the future we would need to consider our position again. We trust that the above information is of assistance.</p>		
<b>Policy 6</b>					
<b>Employment and Business</b>					
6/2/16	Village Resident	Policy 6	The village would lose the title of Service Village if it lost its public transport and hence access to nearby settlements.	Sustainability of public services including the bus service is an on-going issue and will continue to be during the financial cutbacks at Lincolnshire County Council and East Lindsey District Council. It is these high-level councils that subsidise local services.	No action required
6/2/16	Village Resident	Policy 6	By having a balance of housing suitable for all will ensure local people are available to use and support the growth of local businesses.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	Policy 6	Especially agree with 6.2 Agree with Green Plan.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
6/2/16	Village Resident	Policy 6	Existing businesses need to be supported by the villagers but the local authorities should ensure that they are encouraged.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies ELDC Draft Core Chapter 7 – Diverse Economy, Town/Village Centres – covers this issue.	No action required
1/2/16	Village Resident	Policy 6.1	Existing businesses can be encouraged to network once a month perhaps for an hour given by the Village Hall to build resilience and develop sustainable profitable businesses. Also encourage take-up of council provisions including funding to improve shop-fronts/facias – when available/appropriate.	This is more of a Parish Council topic rather than that of the Neighbourhood Development Plan.	Forward topic to Parish Council
6/2/16	Village Resident	Policy 6.1->6.5	Agree. What is going to be done about the empty convenience store on Louth Road?	A concern shared by all of us but unfortunately it is outside of the remit of the Neighbourhood Development Plan Team.	No action required
1/2/16	Village Resident	Policy 6.4	Public transport needs better integration with NEL – current disparity means NEL residents can enjoy travel anywhere up to Toll Bar for £10.50 / week. As we are in the neighbouring authority this rockets to £2.50 per single journey. Putting low income, young and elderly at a sever disadvantage – reducing take up.	This type of detail is outside of the Neighbourhood Development Plan. Team recognised the need to include Travel & Transport Statement but not a full policy.	Write a Traffic/Travel Statement and include in plan
6/2/16	Village Resident	Policy 6.4	Large businesses such as supermarkets should not be	ELDC Draft Core Chapter 7 – Diverse Economy, Town/Village Centres – covers this issue.	No action required

			allowed. Such only employ local people.		
1/2/16	Village Resident	Policy 6.5	Extension of Peacefields is very welcome. I would also like recreational /retail/hospitality development sites being identified to boost employment opportunities, perhaps development of former Air Field land. A big ask definitely but will bring exciting changes. Possibly even allowing hotel/restaurant services.	ELDC Draft Core Chapter 7 – Diverse Economy, Town/Village Centres – covers this issue.	No action required
4/2/16	Limagrain	Electrical Infrastructure	Restriction of electrical supply could adversely impact on the planned expansion of Limagrain business.	This issue is covered in ELDC Draft Core Strategy Chapter 15 – Infrastructure and S106 Obligations para 12 Electricity Distribution.	No action required.
13/2/16	Village Resident	Policy 6 Vision	Agree with 1 <sup>st</sup> & 2 <sup>nd</sup> paragraphs. Paragraph 3 should be expanded. There are many more. You need to include Internet listed	Good point do we need to expand and document the services??	Re-word vision to state – “Examples” rather than being exhaustive.
13/2/16	Village Resident	Policy 6 Justification	See above – more coverage many people work from home.	Plan focuses on businesses that offer something apparent and visual to the village. People and businesses operated from home are hard to quantify and even hard to determine what they offer to the sustainability of the village.	No action required
13/2/16	Village Resident	Policy 6.1	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policy 6.2	Agree – council needs to be more proactive.	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
13/2/16	Village Resident	Policies 6.3 6.4 6.5	Agree	Acknowledge the positive feedback regarding the Vision, Objectives and Policies	No action required
3/5/16	Sean Johnson Program Manager Wider Determinants of Public Health	Policy 6 – Employment and Business	Policies 6.1 to 6.5 – seek to avoid an over concentration of fast food takeaways.	At present the village is well served with fast food facilities. The plan supports growth in services and business but they should be a broad spectrum rather than a pre-dominance of any one type.	Amend Policy 6 to give clarity range of shops/services/businesses.

## Appendix 6

### Development Plan Health Check Report

#### Holton-le-Clay Neighbourhood Development Plan 'Health Check' Review for Holton-le-Clay Parish Council

Report prepared by Andy Booth BA (Hons) MRTPI October 2016

#### CONTEXT

The 'health check' is a desk based review designed to help the qualifying body to identify issues that may cause delay or rejection of Plans or Orders at the submission or independent examination stages.

The 'health check' considers whether there are any obvious problems in meeting the basic conditions and other legal requirements. This 'health check' is less comprehensive than a formal examination and only deals with the Plan and the Basic Conditions and Consultation Statements. It does not include background documentation or processes. A 'health check' does not involve re-writing the Plan but provides general advice on what changes may need to be made. The 'health check' is advisory only and has no legal status.

#### FINDINGS

Work is underway to achieve a Neighbourhood Development Plan (NDP) for Holton-le-Clay. Pre-Submission consultation on the NDP has been undertaken in various guises since December 2014. Progress has been made to the point where a revised Draft Neighbourhood Plan document has now been prepared dated 2nd June 2016.

From my review of the latest version of the Draft Plan it is evident that considerable effort has been put into working on the Holton-le-Clay Neighbourhood Development Plan. The NDP has been advanced by a Steering Group that includes volunteers from the local community. The Plan has been developed through wide consultation. The inclusive approach to engaging key stakeholders appears to have been most successful.

This 'health check' review has found the NDP to be demonstrably grounded in local opinion. With some adjustment, the Plan has the potential to offer a sound basis for future decision making in respect of planning proposals emerging in the plan area over the next 13 years. It is a particular strength of the Plan that it focuses on issues that are central to local community aspirations.

The findings of this review have led to the making of a number of recommendations on matters to be addressed and these are set out below. Paragraph references relate to the Draft Plan document dated 2nd June 2016.

The observations and comments made are intended to help Holton-le-Clay Parish Council reach a successful outcome with a 'made' plan.

#### PART 1: PROCESS

**Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?**

Yes — An application for designation of Holton-le Clay Parish as a Neighbourhood Area was submitted to East Lindsey District Council, appropriate consultation was undertaken and the application was approved on 8th January 2013. The Neighbourhood Plan Area covers the whole of the Parish.

The map of the Neighbourhood Plan Area presented in Figure I of the Plan confirms the plan area has been defined by the Parish boundary. Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations) requires that the area to which the Neighbourhood Plan applies must be defined. Also, that no other neighbourhood plan has been made for the neighbourhood area and the Neighbourhood Plan does not relate to more than one neighbourhood area and therefore complies with those restrictions. It may therefore be helpful to include such definitive reference within the Plan Introduction supported by the subsequent parish plan area.

**Have the requirements been met in terms of the designation of a neighbourhood forum?**

Not applicable as Holton-le-Clay Parish Council are a Qualifying Body able to prepare a Neighbourhood Development Plan.

**Has the NDP been the subject of appropriate pre-submission consultation?**

The Parish Council should ensure that consultation is duly undertaken in respect of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations) including consultation with the bodies referred to in paragraph 1 of schedule 1 of the Regulations.

**Has there been a programme of community engagement proportionate to the scale and complexity of the NDP and has a consultation statement been prepared?**

Yes — An extensive programme of community consultation has occurred throughout the plan evolution period. Appendices to the NDP provide reference to the extensive level of community engagement. On this basis, it would appear that the Consultation Statement when finalised will demonstrate appropriate community involvement in plan preparation.

### **Are arrangements in place for an independent examiner to be appointed?**

Not at present. The person appointed as independent examiner must be appropriately qualified and experienced and must not have an interest in any of the land affected by the NDP. It is good practice to be able to demonstrate a proper selection process has occurred.

### **Is there a clear project plan for bringing the NDP into force and does it take account of local authority committee cycles?**

It would be useful for the Steering Group to ensure that a project plan is included in the list of supporting documents on the Neighbourhood Development Plan website. It is now appropriate to review the future timetable in the context of progress to date and actions outstanding including issues arising from this 'health check' review and update the project plan against which progress can be monitored as the Neighbourhood Plan is taken to a successful outcome of being 'made'.

### **Has an SEA screening been carried out by the LPA?**

A Neighbourhood Planning Screening Report; Strategic Environmental Impact Assessment (SEA) and Habitats Regulations Assessment has been prepared by ELDC dated 26th November 2014. That report considered that an SEA is required in relation to the Holton-le-Clay Neighbourhood Plan. Although the Neighbourhood Plan has subsequently been prepared without inclusion of allocations for development as originally intended, a 'light touch' Sustainability Appraisal (incorporating the requirements for SEA) has nevertheless been undertaken. This follows the advice given.

### **Has an assessment been made regarding likely significant effect on a European site?**

A Neighbourhood Planning Screening Report; Strategic Environmental Impact Assessment and Habitats Regulations Assessment (HRA) has been prepared dated 26th November 2014. The Screening Report concludes that the Neighbourhood Plan would need to be subject to a HRA. However, the NDP is no longer proposing to allocate development sites although a 'light touch' Sustainability Appraisal (incorporating the requirements for SEA) has nevertheless been undertaken. This follows the advice given.

A statement should however be included in the Basic Conditions Statement, confirming, whether the NDP will have any likely significant effects on a European site or a European offshore marine site and whether a Habitats Regulations Assessment (HRA) is required.

## **PART 2 - CONTENT**

### **Are there any general points relating to content?**

#### **(a) Format**

It is a requirement of the Planning and Compulsory Purchase Act 2004 that the Neighbourhood Plan should state the period in which the plan will have effect. It would be helpful if the plan document on the front cover clearly stated the period for which the NDP will have effect which is to 2029.

I consider it appropriate that the 'style' of the Neighbourhood Plan does not follow any generic planning document format, but reflects the desires and intentions of the qualifying body.

However, it is also important that the NDP is easily understood by the community — the people who will vote in a referendum on whether the plan should 'made' (brought into force).

Although the intended construction and presentation of the Draft Neighbourhood Plan is generally clear, I consider that it would be advantageous to identify how the Vision was arrived at and how it has been 'market tested'.

The introduction, would also benefit from a brief explanation as to why the Parish Council decided to pursue a NDP and the key issues identified. This would ensure that the main issues identified by the community link neatly and flow logically to the Vision and Objectives of the Plan. As example, identification of 'the needs of the community' (or should this reference be 'aspirations') referenced at 2.1, within the Introduction would provide better understanding for the relevant objectives.

Such a structure, leading to planning policies (grouped by topic with relevant mapping and graphics) would mirror the guidance offered by Locality based on their experience.

A link to that guidance follows:

[http://www.rtpi.org.uk/media/1282945/structuring\\_your\\_neighbourhood\\_plan\\_template.pdf](http://www.rtpi.org.uk/media/1282945/structuring_your_neighbourhood_plan_template.pdf)

At 2.2.1, there is an objective for preparing Design Briefs identified, but this is not realised by the later content of the NDP. This should be omitted.

It is also suggested that Section 4 (Overview of Holton-le-Clay) may equally fit better as an explanatory, pre-cursory link to the Vision and Objectives.

I would also suggest that (perhaps within Section 3 as elaboration on 3.4) the objectives for the NDP should acknowledge the need to support the levels of growth proposed through the Local Plan. Equally, there should be acknowledgement that Local Plan policy does not represent a cap on growth. This is considered an important element in order to demonstrate accordance with strategic policy and a regard to the National Planning Policy Framework (NPPF).

## (b) Policies

With reference to the content and wording of the draft policies, the vocabulary to be used is critical to ensuring that the policy delivers the desired outcomes,

In this respect, there are a number of established 'ground rules' that should be adhered to.

Firstly, it is important to understand that policies can't be worded in a negative way so that they can be interpreted as blocking development as this will not be compliant with the NPPF.

Instead, wording should ideally be framed as "development will be supported provided that . . ." or, where objection is necessary, wording should be along the lines of "any proposals to . . . will be resisted unless . . ." or "development must avoid/mitigate etc...". Many of the draft policies however, use the expression 'must'. This does not provide for the degree of flexibility allowed for by the NPPF and would only be appropriate where requirements of a policy are compulsory in all instances. To justify such a stance will require appropriate evidence. The use of 'should' and 'should not' provides a degree of flexibility and leaves room for a development proposal to justify why the policy shouldn't apply in a particular instance.

There are generally three types of planning policies:

- **Criteria led policy.** This is a policy with a series of requirements that a development proposal should meet. The requirements are usually set out as separate bullet points. You need to be clear whether the criteria are inclusive or exclusive i.e. you need to provide clarity on whether in order for a development to be acceptable, it would have to meet all of the criteria or only one, or perhaps some but not all.
- **Site specific policy.** This is a policy that applies to a particular area of land. Site specific policies either allocate land for a particular type of development, for example housing, or identify specific areas of land to which a policy will apply, for example a Local Green Space designation or the retail centre in a high street.
- **Generic policy.** This is a policy that will be applied universally to all development across the neighbourhood plan area. Examples include design, renewable energy and affordable housing policies.

It is suggested that the policy wording should be reviewed in accordance with the comments above.

Furthermore, in recognition that the basis of decision making is the development plan unless material considerations indicate otherwise. The material considerations at the time of determination of a future planning application are unknown and therefore cannot be dismissed through a policy that states development will be permitted or not permitted.

Although it is appreciated that the document reviewed is still in draft form, the planning policies should be more easily identifiable from the main and supporting text

Draft policy content is occasionally overlapping and confusing. For example, 9.28 (safe and direct access to public transport) sits within the intended Green Plan implementation policy section. However, other sustainable transport objectives are embodied within Development (Urban) Design policy. I would suggest that latter section provides a more appropriate place for seeking to secure sustainable transport provision as part of new development proposals.

A final observation is that it is sometimes unclear as to the evidence basis on which the proposed policy relies. National Planning Practice Guidance advises (amongst other things) that policies in Neighbourhood Plans should be '**concise, precise and supported by appropriate evidence**'. Furthermore, it should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.'

There is a need to ensure that the underpinning evidence is robust but also duly acknowledged within the relevant policy justification. Independent examiners have raised concerns about the lack of evidence to support policies and have recommended that policies are either modified or deleted where the evidence is not robust.

One option would be to provide a simplified overview of the evidence base and the wider context for proposed policies. A tabulated format as suggested by Planning Aid could be adopted.

## (C) Specific Policies

Notwithstanding the above general observations, for completeness, the following comments are made specific to draft policies and references in the Draft NDP:

**2.2.1** - The use of a village envelope as a tool for restricting development does not fit comfortably with the objectives of the NPPF. The emerging Local Plan establishes a role for the village through its position within the settlement hierarchy/typology and also a level of development through the identification of housing allocations. Notwithstanding some of the concerns expressed by the Community, against additional growth, per Se, the NDP needs to respond appropriately to the emerging policy position (which requires some level of flexibility for delivering appropriate levels of additional development) and the underlying evidence base. The Green Plan seeks to identify more sensitive character areas to be safeguarded from development for wider strategic reasons. This approach appears to be well founded (although as a note of caution, I am aware that for Nettleham Neighbourhood Plan extension of a Green Wedge was not supported on examination because it was seen as being restrictive without justification and was not considered to be in general accordance with the strategic policies of the emerging Local Plan) and potentially a more appropriate policy basis (when considered with other criteria based policies) for safeguarding a nucleated settlement form (this objective is equally supported by the NDP evidence base).

**3.2** - rather than 'take a positive approach' suggest 'will support the development of.... whilst ensuring that Holton-le-Clay remains etc'

**3.5** - reference should be made to East Lindsey District Council or Local Planning Authority as the 'decision maker' for the determination of planning applications in the first instance.

**4.3.10 and 4.4** - It should be noted that the definition of affordable housing may shortly change. This is likely to include reference to discount market housing which may be sympathetic to the views expressed by local residents. If so, then perhaps reference could be made here?

**4.310 - 4.7** - These are observations, rather than part of an 'overview' of the village. Should these references be elsewhere, perhaps as objectives?

**5.1** - This is a positive statement for engagement with potential developers and quite appropriate. However, the remaining paragraphs within Section 5 do not flow from this statement. It may be that dialogue with the Parish Council will be able to help shape development proposals by identifying needs and suitable mitigation (in accordance with CIL Regulations/tests for s.106 agreements). Re-wording the section should clarify this. Please note that at 5.4, it is not possible to force a developer to liaise with the Parish council. Re-wording of this section to 'encourage' such communication would however be appropriate.

**6** - This is really an 'Urban Design' section. However, it is unclear whether this section is to relate to all development types or just residential. The subsequent Justification and draft policies suggest residential only. If so, the heading should reflect this. Although comment is made below in respect of the specific policy references that follow from 6.6, I would suggest that a single revised policy should be formed. Many of the specific requirements of 6.6 onwards would be best seen as guidance, perhaps contained within the justification section, or by reference to the supporting Village Character Assessment evidence base as well as other 'Best practice' guidance such as Building for Life 12.

**6.3** - Further clarity needs for the reference to the North-East Lincolnshire housing strategy. What does it say and what is the relevance to Holton-le Clay?

**6.4** - What is the evidence of need for traffic management? Is this just a response to perceived issues and concerns or is there more detailed evidence requiring such specific responses?

**6.6** - No definition of 'large' developments is provided. Equally, how does breaking the area into smaller development parcels reflect village character? Is it just that more opportunity to develop 'sense of place' can be provided? Needs further clarity or reference to evidence.

**6.7** - This is too prescriptive and inappropriate to good design outcomes. Also, contrary to NPPF requirements and unlikely to be supported by the adopting Highway Authority.

**6.8** - Secured by Design objectives and use of cul de sacs can be at odds with other design objectives. NPPF policy (paragraph 60) seeks to promote local distinctiveness, but warns against imposition of architectural styles or development forms or styles which can stifle innovation and opportunities for place making. I would be concerned that some of the policy requirements would not pass examination and that a criterion based policy be developed related to anticipated outcomes rather than overly rigid and specific design requirements. For example, the policy could require new housing developments to be sympathetic in scale, form and appearance to their immediate context, establish its own 'sense of place' whilst having regard to the wider character of the village (as outlined in the village Character Appraisal and Green Plan) and safeguarding amenity of existing and new residential occupiers. The supporting justification can be used to provide the relevant design reference sources. It may be worth looking at the Design policies in the draft Dunholme Neighbourhood plan as an example of how this could be done.

A comparable policy from that document reads:

#### **Policy 4: Design Principles**

*Where appropriate, development proposals should preserve or enhance the village of Dunholme by:*

*1. Recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.*

*2. Respecting and protecting designated and non-designated local heritage assets and their settings.*

*3. Considering the visual impact of proposals on key views and vistas of the local landscape and minimising adverse impacts on these views.*

*4. Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where appropriate, landscaping schemes should seek to include native species.*

*5. Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees or trees of good arboricultural and/or amenity value will not normally be permitted unless justified by professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.*

*6. Ensuring new boundary treatments reflect the distinct local character in relation to materials and design.*

*7. Ensuring that car parking is positioned and designed to have minimal impact on the street scene.*

*8. For major developments, applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent); and*

*9. Developments should also seek to, where possible, provide adaptable homes through the lifetime homes standard in order to cater for a changing demographic.*

*10. Where possible, make better connections to other areas of the parish, including access to local services and public open spaces.*

**6.16** - Why? What does this actually mean? It is presumed that the intention is to support development that provides interesting, attractive and useable areas of open space to foster a sense of place? If so, then that text may provide a more understandable policy position.

**6.18** - Transport assessments can only be required for certain types/scale of development. It would be more appropriate to require that new development proposals satisfactorily address traffic generation and management issues arising from the development in a proportionate manner and not have any unacceptable adverse impact on road users or pedestrians. It may be appropriate to use wording as per the NPPF.

**6.19** - I would suggest a re-wording, perhaps incorporated with 6.18.

**6.20 - 6.21** - The Highway Authority as usual adopting authority of roads and footpaths will need to accept any highway standards advocated by the NDP. See also reference 6.7.

**7-** As with Section 6, I would suggest that the policy should be of a more simplified 'outcome' or criteria based format with reference to specific aspirations and explanation being evident in the justification text. The NPPF makes it clear that policies should provide a clear indication of how a decision maker should react to a development proposal. To achieve that, policies should be precise in terms of expected outcomes rather than in attempting to prescribe design requirements without appropriate justification. For example, 7.4 references distances between dwellings derived from a Northern Ireland Policy document. I would advocate a more simplified policy requirement for new development to provide adequate amenity space, safeguard amenity for existing occupiers of dwellings and ensure a form of development appropriate to the character of the area. The supporting justification should then provide the relevant cross references to best practice guidance or evidence confirming what is meant by 'adequate' etc.

**Section 8** - I have made reference earlier in this report to an emerging national policy position that perhaps should be considered here. Equally, I have previously provided under separate cover a suggested Terms of Priority for Occupiers as utilised by ELDC in recent s.106 agreements. In order to ensure accordance with the emerging Local plan position, the policy justification should acknowledge the requirement for up to 30% of new housing proposals to be provided (on site as a preference)

**Section 9** - It is clear that the Holton—le-Clay Green Plan is intended to be considered as part of the NDP. This should however be identified in the introduction to the NDP together with reference of justification for its preparation and intended purpose.

**9.12** - Care should be taken in choice of vocabulary and provision of a clear definition of terms. The adopted approach that "opportunity provided by new development to improve and extend the provision of green space where possible" may not be considered as consistent with the NPPF and the requirement for designation to take place at the time a plan is prepared or reviewed, if it is interpreted as constituting 'Local Green Space' (see NPPF and NPPG)).

**9.17** - reference has already been made to the potential inappropriateness of defining a village envelope as a tool for restricting development.

**9.19** - seeks to protect against residential development. Notwithstanding more general concerns about the village envelope approach and negative wording of draft policies, it is presumed that the intention is to safeguard against all types of development that may undermine the strategic objectives of the Green Plan. As an aside, it is also important that liaison with relevant landowners has taken place in formulating this policy stance.

**9.23** - General policy observations re: wording apply, but as an example, it is advised that such prescriptive requirement as that proposed by this particular policy would require very clear and site-specific justification. It may be, for example, that green spaces provided central to a particular site, or to the rear, would, depending on site context best deliver the outcomes suggested by the policy statement. Similar observation is made in respect of other policy statements such as 9.24.

**10.1** - a better expression would be 'safeguard against and reduce where possible' rather than 'minimise'. This ensures a starting position of 'nil detriment' from new development rather than 'best achievable'.

**10.4** - It is not always the case that a private management company needs be established to manage SUDS. The Lead Local Flood Authority (presently Lincolnshire County Council) and Anglian Water will in certain circumstances adopt. It would be sufficient to explain in the justification the benefits and necessity for suitable management regimes to be secured.

**10.6** - this policy needs to be re-worded. As per the general policy comments expressed previously, a single criterion based policy would be more easily understood. Additionally, although it is incumbent (see national and local planning policy) for any new development to not increase flood risk (utilising SUDS when appropriate), it may be impractical for new development to result in a decreased level of flood risk (e.g. below an existing greenfield runoff rate). Equally, requirement for a new development to reduce flood risk across the village would be an unreasonable expectation and not in accordance with CIL Regulations.

**Section 11** - The Vision and Justification is clear. However, the subsequent policies should be re-considered as it is not considered that they would be in accord with strategic or national policy. For example, at 11 .8, (notwithstanding potential permitted development rights) the draft policy would presume against a change of use from retail to restaurant, or to a new doctor's surgery. A policy aimed at safeguarding against loss of existing village facilities may be more appropriate. Furthermore, use of words such as 'reasonable' and 'appropriate' lack clarity. How would a decision maker or applicant know whether they had complied with these requirements? Again, it is considered that a single, criteria policy would be appropriate to deliver the desired objectives.

Equally at **11.9**, the desire to safeguard against loss of employment uses is appropriate, but the draft policy position requiring a viability case to be made in respect of the whole Business Park is not reasonable or compliant with the NPPF.

**Appendix 7**

**Holton-le-Clay Neighbourhood Development Plan Steering Group feedback, comments and actions to the Development Plan Health Check**

**Holton-le-Clay Neighbourhood Development Plan  
'Health Check' Review for Holton-le-Clay Parish Council**

**Report prepared by Andy Booth BA (Hons) MRTPI October 2016**

**Health Check Feedback and Recommendations (dated October 2016)  
NDP Team Decisions and Actions**

**Actions and Changes after discussion with Andy Booth BA (Hons) December 2016.**

**Actions and Changes after discussion with Andy Booth BA (Hons) January 2017.**

<b>Policy No</b>	<b>Feedback/Recommendation October 2016</b>	<b>NDP Team Decision October 2016</b>	<b>Action / Changes October 2016 &amp; December 2016</b>	<b>Actions / Changes NDP Team Jan 2016</b>
Plan Introduction	Include definitive reference in Plan Introduction to supported Parish Plan Area.	Valid point and agree to amending Introduction to include reference to support Parish Plan Area.	Introduction to the Holton-le-Clay Neighbourhood Development Plan placed at beginning of the plan.	
NDP Project Plan	NDP Project Plan should be included in the list of supporting documents on the Neighbourhood Development Plan website. It is now appropriate to review the future timetable in the context of progress to date and actions outstanding including issues arising from this 'health check' review and update the project plan against which progress can be monitored as the Neighbourhood Plan is taken to a successful outcome of being 'made'.	Valid point about reviewing the NDP Project Plan and placing it on the NDP page of the Parish Council Website	Update Project Plan and place on Web Site	
Basic Conditions Statement	A statement should however be included in the Basic Conditions Statement, confirming, whether the NDP will have any likely significant effects on a European site or a European offshore marine site and whether a Habitats Regulations Assessment (HRA) is required.	Basic Conditions Statement - The Plan is in conformity with strategic policies contained in East Lindsey's District planning policies; and meets relevant EU obligations.	No actions required	
Plan Front Cover Period of Plan	It is a requirement of the Planning and Compulsory Purchase Act 2004 that the Neighbourhood Plan should state the period in which the plan will have effect. It would be helpful if the plan document on the front cover clearly stated the period for which the NDP will have effect which is to 2029.	Valid Point to have the Plan Period on the front cover of the plan	Plan Period 2017 – 2029 on front cover of plan.	
Vision	Although the intended construction and presentation of the Draft Neighbourhood Plan is generally clear, I consider that it would be advantageous to identify how the Vision was arrived at and how it has been 'market tested'.	Valid point.	Introduction updated to include a statement on how the Vision was informed and how it was market tested in the community.	
Introduction	The introduction, would also benefit from a brief explanation as to why the Parish Council decided to pursue a NDP and the key issues identified. This would ensure that the main issues identified by the community link neatly and flow logically to the Vision and Objectives of the Plan. As example, identification of 'the needs of the	Valid point.	Update plan introductions to show direction from Localism Act to Community Aspirations to Vision to Objectives and the plan.	

	community' (or should this reference be 'aspirations') referenced at 2.1, within the Introduction would provide better understanding for the relevant objectives.			
Policy 2.2.1	At 2.2.1, there is an objective for preparing Design Briefs identified, but this is not realised by the later content of the NDP. This should be omitted.	Valid point.	Remove 2.2.1	
Section 4 Overview	It is also suggested that Section 4 (Overview of Holton-le-Clay) may equally fit better as an explanatory, pre-cursory link to the Vision and Objectives.	Valid point.	Re – title Section 4 to "Overview of Vision and Objectives"	
Section 3	I would also suggest that (perhaps within Section 3 as elaboration on 3.4) the objectives for the NDP should acknowledge the need to support the levels of growth proposed through the Local Plan. Equally, there should be acknowledgement that Local Plan policy does not represent a cap on growth. This is considered an important element in order to demonstrate accordance with strategic policy and a regard to the National Planning Policy Framework (NPPF).	NDP Team not comfortable with this comment.  Team feels it is more of a ELDC Planning Policy / Local Plan responsibility – rather than a NDP issue.  Section 3 – 3.4 already states the Plan does not seek to set out proposed housing targets or allocate land for development. As these will be tested through the core strategy examination process.	Reword 3.4 to form linkage to the Village Character Assessment. Plans seeks to maintain the semi-rural charter of the village.  Need to include: NDP aims will be in accordance with ELDC Emerging Local Plan  NDP prepared to satisfy basic conditions.	Included in 3.4 To be in accordance with ELDC Emerging Local Plan
Policies General  Wording of the daft policies, the vocabulary to be used is critical to ensuring that the policy delivers the desired outcomes.	Instead, wording should ideally be framed as "development will be supported provided that . . ." or, where objection is necessary, wording should be along the lines of "any proposals to . . . will be resisted unless . . ." or "development must avoid/mitigate etc...". Many of the draft policies however, use the expression 'must'. This does not provide for the degree of flexibility allowed for by the NPPF and would only be appropriate where requirements of a policy are compulsory in all instances. To justify such a stance will require appropriate evidence. The use of 'should' and 'should not' provides a degree of flexibility and leaves room for a development proposal to justify why the policy shouldn't apply in a particular instance.	Team not comfortable with this comment. Team believes the plan has sufficient latitude and flexibility already.  The use of "Should" and "Must" in the policies is has already been discussed with ELDC Planning policy. To ensure the Key Community Policies are given the appropriate priority.	Policies reviewed for the correct use of "Should" - "Must" – "Will" are valid and the "Must" policies. Team agreed the important and key policies should use the word must.	
Policies General	Although it is appreciated that the document reviewed is still in draft form, the planning policies should be more easily identifiable from the main and supporting text	Valid point	This is a formatting issue that will be addressed. General consensus it to put the policies in a "BOX" and colour can be used.	
Policies General	Draft policy content is occasionally overlapping and confusing. For example, 9.28 (safe and direct access to public transport) sits within the intended Green Plan implementation policy section. However, other	Valid point.	Remove 9.28 from Green Plan to 6.17	

	sustainable transport objectives are embodied within Development (Urban) Design policy. I would suggest that latter section provides a more appropriate place for seeking to secure sustainable transport provision as part of new development proposals.			
Policies General	A final observation is that it is sometimes unclear as to the evidence basis on which the proposed policy relies. National Planning Practice Guidance advises (amongst other things) that policies in Neighbourhood Plans should be ' <b>concise, precise and supported by appropriate evidence</b> '. Furthermore, it should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.' One option would be to provide a simplified overview of the evidence base and the wider context for proposed policies. A tabulated format as suggested by Planning Aid could be adopted.	<p>Team not sure how this comment will improve the plan.</p> <p>What is seems to be asking for is to put all of the policies in a table. Which feels like a duplication of the plan in a different format.</p> <p>Basic Conditions Statement tests objectives and policies against NPPF and the three East Lindsey strands of sustainability; economic, social and environmental criteria.</p> <p>Health Check process checked the policies against ELDC Saved Policies and the emerging local plan.</p>	Ensure Basic Conditions Statement is updated to reflect any changes to policies.	
Policy 9.5 Green Plan Implementation	The use of a village envelope as a tool for restricting development does not fit comfortably with the objectives of the NPPF. The emerging Local Plan establishes a role for the village through its position within the settlement hierarchy/typology and also a level of development through the identification of housing allocations. Notwithstanding some of the concerns expressed by the Community, against additional growth, per Se, the NDP needs to respond appropriately to the emerging policy position (which requires some level of flexibility for delivering appropriate levels of additional development) and the underlying evidence base. The Green Plan seeks to identify more sensitive character areas to be safeguarded from development for wider strategic reasons. This approach appears to be well founded (although as a note of caution, I am aware that for Nettleham Neighbourhood Plan extension of a Green Wedge was not supported on examination because it was seen as being restrictive without justification and was not considered to be in general accordance with the strategic policies of the emerging Local Plan) and potentially a more appropriate policy basis (when	<p>The Village Envelop is a key part of the NDP and should be retained.</p> <p>The wording used in the draft plan policy can be considered to be negative and possibly restrictive.</p>	<p>Policies 9.17 / 9.18 rewritten to retain this Key Policies – at the same time as using less restrictive language.</p> <p>Need further justification for Green plan. Use Character Assessment as a justification and the level of growth in the ELDC emerging Local Plan.</p> <p>Aims of Green Plan:  1 - To the north – seek to safeguard against coalescence with NEL.  2 – Respond to clearly defined village edge / envelope.  3- Green Plan is a positive tool to safeguard village character whilst facilitating levels of growth.</p>	<p>Par 9.1, 9.2 &amp; 9.3</p> <p>To include</p> <p>ELDC Local Plan Chapter 12 Policy 25/26</p> <p>Protect and Enhance our Environment &amp; Green Infrastructure</p>

	considered with other criteria based policies) for safeguarding a nucleated settlement form (this objective is equally supported by the NDP evidence base).			
Policy 3.2	Rather than 'take a positive approach' suggest 'will support the development of... whilst ensuring that Holton-le-Clay remains etc'	Valid point	Reword 3.2 and 3.4 to encompass "will support development..."	
Policy 3.5	Reference should be made to East Lindsey District Council or Local Planning Authority as the 'decision maker' for the determination of planning applications in the first instance.	Valid point	Reword 3.5 - use "decision make"	
Policy 4.3.10 and 4.4	It should be noted that the definition of affordable housing may shortly change. This is likely to include reference to discount market housing which may be sympathetic to the views expressed by local residents. If so, then perhaps reference could be made here?	The definition of Affordable Housing is subject to change at any time in the future - as are other planning policies.	Use definition as is commonly used by ELDC at this point in time.	
Policy 4.3.1 – 4.7	These are observations, rather than part of an 'overview' of the village. Should these references be elsewhere, perhaps as objectives?	Team feels 4.3.1 – 4.7 are objective and are in the correct place.	No actions required	
Policy 5.1	This is a positive statement for engagement with potential developers and quite appropriate. However, the remaining paragraphs within Section 5 do not flow from this statement. It may be that dialogue with the Parish Council will be able to help shape development proposals by identifying needs and suitable mitigation (in accordance with CIL Regulations/tests for s.106 agreements). Re-wording the section should clarify this. Please note that at 5.4, it is not possible to force a developer to liaise with the Parish council. Re-wording of this section to 'encourage' such communication would however be appropriate.	Valid comment	Reword 5.1 and 5.2 to reflect the feedback.	
Policy 6	This is really an 'Urban Design' section. However, it is unclear whether this section is to relate to all development types or just residential. The subsequent Justification and draft policies suggest residential only. If so, the heading should reflect this. Although comment is made below in respect of the specific policy references that follow from 6.6, I would suggest that a single revised policy should be formed. Many of the specific requirements of 6.6 onwards would be best seen as guidance, perhaps contained within the justification section, or by reference to the supporting Village Character Assessment evidence base as well as other 'Best practice' guidance such as Building for Life 12.	Valid point in some respects.	Reword 6.1 and 6.2	
Policy 6.3	Further clarity needs for the reference to the North-East Lincolnshire housing strategy. What does it say and what is the relevance to Holton-le Clay?	Valid point	Reword 6.3 to reflect NEL emerging local plan and Waltham Community Led Plan.	

Policy 6.4	What is the evidence of need for traffic management? Is this just a response to perceived issues and concerns or is there more detailed evidence requiring such specific responses?	Agree with some aspects of the feedback.	Reword 6.4 and remove the need for a traffic management.	
Policy 6.6	No definition of 'large' developments is provided. Equally, how does breaking the area into smaller development parcels reflect village character? Is it just that more opportunity to develop 'sense of place' can be provided? Needs further clarity or reference to evidence.	Valid point – large is a rather subjective term.	Reword to use Government Planning definition in Hectares of land.	
Policy 6.7	This is too prescriptive and inappropriate to good design outcomes. Also, contrary to NPPF requirements and unlikely to be supported by the adopting Highway Authority.	Highways have been previously consulted as plan was formed and no concerns expressed.	Team considers policy 6.7 is justified and retains local character and semi-rural sense of place.	
Policy 6.8  Dunholme NDP <b>Policy 4: Design Principles</b> <i>Where appropriate, development proposals should preserve or enhance the village of Dunholme by:</i> <i>1. Recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.</i> <i>2. Respecting and protecting designated and non-designated local heritage assets and their settings.</i> <i>3. Considering the visual impact of proposals on key views and vistas of the local landscape and minimising adverse impacts on these views.</i> <i>4. Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context.</i>	Secured by Design objectives and use of cul de sacs can be at odds with other design objectives. NPPF policy (paragraph 60) seeks to promote local distinctiveness, but warns against imposition of architectural styles or development forms or styles which can stifle innovation and opportunities for place making. I would be concerned that some of the policy requirements would not pass examination and that a criterion based policy be developed related to anticipated outcomes rather than overly rigid and specific design requirements. For example, the policy could require new housing developments to be sympathetic in scale, form and appearance to their immediate context, establish its own 'sense of place' whilst having regard to the wider character of the village (as outlined in the village Character Appraisal and Green Plan) and safeguarding amenity of existing and new residential occupiers. The supporting justification can be used to provide the relevant design reference sources. It may be worth looking at the Design policies in the draft Dunholme Neighbourhood plan as an example of how this could be done.	Holton le Clay is a "Car Dependent Village" and the principles in Secure by Design are used to proactively address new development traffic generated issues.  Cul de sacs are part of the of the local character of Holton le Clay and 6.8 helps integrate new development into the village character – rather than just having add on estates.	Team considers accepting the feedback would tend to Generalise the development plan rather than it being a development plan for Holton-le-Clay	

<p><i>Where appropriate, landscaping schemes should seek to include native species.</i></p> <p><i>5. Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees or trees of good arboricultural and/or amenity value will not normally be permitted unless justified by professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.</i></p> <p><i>6. Ensuring new boundary treatments reflect the distinct local character in relation to materials and design.</i></p> <p><i>7. Ensuring that car parking is positioned and designed to have minimal impact on the street scene.</i></p> <p><i>8. For major developments, applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent); and</i></p> <p><i>9. Developments should also seek to, where possible, provide adaptable homes through the lifetime homes standard in order to cater for a changing</i></p>				
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demographic.  10. Where possible, make better connections to other areas of the parish, including access to local services and public open spaces.				
Policy 6.16	Why? What does this actually mean? It is presumed that the intention is to support development that provides interesting, attractive and useable areas of open space to foster a sense of place? If so, then that text may provide a more understandable policy position.	Valid point	Reword and enhance 6.17	
Policy 6.18	Transport assessments can only be required for certain types/scale of development. It would be more appropriate to require that new development proposals satisfactorily address traffic generation and management issues arising from the development in a proportionate manner and not have any unacceptable adverse impact on road users or pedestrians. It may be appropriate to use wording as per the NPPF.	Valid comment	Rewrite 6.18 to address the feedback.	
Policy 6.19	I would suggest a re-wording, perhaps incorporated with 6.18.	Prefer to leave 6.19 as a separate policy	No Action Required	
Policy 6.20 and 6.21	The Highway Authority as usual adopting authority of roads and footpaths will need to accept any highway standards advocated by the NDP. See also reference 6.7.	Highways have viewed and commented on this policy and did not offer feedback	No Action Required.	
Section 7	As with Section 6, I would suggest that the policy should be of a more simplified 'outcome' or criteria based format with reference to specific aspirations and explanation being evident in the justification text. The NPPF makes it clear that policies should provide a clear indication of how a decision maker should react to a development proposal. To achieve that, policies should be precise in terms of expected outcomes rather than in attempting to prescribe design requirements without appropriate justification. For example, 7.4 references distances between dwellings derived from a Northern Ireland Policy document. I would advocate a more simplified policy requirement for new development to provide adequate amenity space, safeguard amenity for existing occupiers of dwellings and ensure a form of development appropriate to the character of the area. the supporting justification should then provide the relevant cross references to best practice guidance or evidence confirming what is meant by 'adequate' etc.	Policies written to reflect views expressed in forming the Village Character Assessment.  Policy tested positive against NPPF in Basic Conditions Statement.  Remove NI reference and replace with Lincolnshire reference	Rewrite 7.5 and remove NI reference and replace with Lincolnshire Design Guide for Residential Areas.	

Section 8	I have made reference earlier in this report to an emerging national policy position that perhaps should be considered here. Equally, I have previously provided under separate cover a suggested Terms of Priority for Occupiers as utilised by ELDC in recent s.106 agreements. In order to ensure accordance with the emerging Local plan position, the policy justification should acknowledge the requirement for up to 30% of new housing proposals to be provided (on site as a preference).	ELDC have updated the “Terms of Priority for Occupiers for Affordable Housing”  The acknowledgement of the requirement for a given percent of Affordable Housing is comprehensively covered in Emerging Local Plan,	Replace the “Terms of Priority for Occupiers for Affordable Housing” with ELDC latest version.	
Section 9	It is clear that the Holton—le-Clay Green Plan is intended to be considered as part of the NDP. This should however be identified in the introduction to the NDP together with reference of justification for its preparation and intended purpose.	Valid Comment	Rewrite Plan Introduction to address the feedback.	
Policy 9.12	Care should be taken in choice of vocabulary and / or provision of a clear definition of terms. The adopted approach that <b>“opportunity provided by new development to improve and extend the provision of green space where possible”</b> may not be considered as consistent with the NPPF and the requirement for designation to take place at the time a plan is prepared or reviewed, if it is interpreted as constituting ‘Local Green Space’ (see NPPF and NPPG).	Think there is an opportunity to amend 9.12 using different wording to achieve the same ends	Amend wording	
Policy 9.17	Reference has already been made to the potential inappropriateness of defining a village envelope as a tool for restricting development.	This is a Key Policy for the growth and development of the village and supported by the community	Rewrite 9.17 and include new policy 9.18	
Policy 9.19 now Policy 9.20	Seeks to protect against residential development. Notwithstanding more general concerns about the village envelope approach and negative wording of draft policies, it is presumed that the intention is to safeguard against all types of development that may undermine the strategic objectives of the Green Plan. As an aside, it is also important that liaison with relevant landowners has taken place in formulating this policy stance.	Aspirational policy which is linked to the Green Plan. As the village grows and develops the liaison and engagement with Land Owners, Land Agents and developers will take place as outlined in Section 5 Developer Consultation.	9.17 and 9.18 address this issue.	
Policy 9.23	General policy observations re: wording apply, but as an example, it is advised that such prescriptive requirement as that proposed by this particular policy would require very clear and site-specific justification. It may be, for example, that green spaces provided central to a particular site, or to the rear, would, depending on site context best deliver the outcomes suggested by the policy statement. Similar observation is made in respect of other policy statements such as 9.24.	Team considers the wording of the policy is not over prescriptive. The policy leave scope for creativity and development form and design.	9.24 minor word change.	

Policy 10.1	A better expression would be 'safeguard against and reduce where possible' rather than 'minimise'. This ensures a starting position of 'nil detriment' from new development rather than 'best achievable'.	Valid comment	Reword 10.1 using word "Safeguard"	
Policy 10.4	It is not always the case that a private management company needs be established to manage SUDS. The Lead Local Flood Authority (presently Lincolnshire County Council) and Anglian Water will in certain circumstances adopt. It would be sufficient to explain in the justification the benefits and necessity for suitable management regimes to be secured.	Valid comment	Rewrite 10.2 to address the feedback.	
Policy 10.6	This policy needs to be re-worded. As per the general policy comments expressed previously, a single criterion based policy would be more easily understood. Additionally, although it is incumbent (see national and local planning policy) for any new development to not increase flood risk (utilising SUDS when appropriate), it may be impractical for new development to result in a decreased level of flood risk (e.g. below an existing greenfield runoff rate). Equally, requirement for a new development to reduce flood risk across the village would be an unreasonable expectation and not in accordance with CIL Regulations.	Valid comment	Rewrite 10.6 using "betterment where possible"	
Section 11	The Vision and Justification is clear. However, the subsequent policies should be re-considered as it is not considered that they would be in accord with strategic or national policy. For example, at 11 .8, (notwithstanding potential permitted development rights) the draft policy would presume against a change of use from retail to restaurant, or to a new doctor's surgery. A policy aimed at safeguarding against loss of existing village facilities may be more appropriate. Furthermore, use of words such as 'reasonable' and 'appropriate' lack clarity. How would a decision maker or applicant know whether they had complied with these requirements? Again, it is considered that a single, criteria policy would be appropriate to deliver the desired objectives.	Valid comment	Rewrite 11.7 / 11.8 to address the feedback.  Remove words reasonable and appropriate.	
Policy 11.9	Equally at 11.9, the desire to safeguard against loss of employment uses is appropriate, but the draft policy position requiring a viability case to be made in respect of the whole Business Park is not reasonable or compliant with the NPPF.	Valid comment	As above rewrite 11.9 making the policy less restrictive.	
General Remark	The main focus of this report is on the main body of the NDP and		No actions required	

	its policies. However, parts of the evidence base including the Green Plan are presumed to be considered as part of the plan and certainly an important part of the evidence base. Consequently, and in part because prescriptive design outcomes are referenced, it is recommended that the Steering Group satisfy themselves that relevant adopting authorities (e.g. Highway Authority/Lead Local Flood Authority/ Anglian Water) are supportive of the requirements.	Adopting authorities have been consulted and their feedback fed into the plan		
General Remark	The Independent Examiner will consider whether the NDP is compatible with the Convention rights. 'The Convention rights' has the same meaning as the Human Rights Act 1998. Whilst not a requirement it would be helpful for there to be some evidence of consideration of Human Rights issues through inclusion of a brief statement in the Basic Conditions Statement in particular relating to Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property) of the European Convention on Human Rights	Covered in Basic Conditions Statement  5. Compatibility with EU obligations and legislation	No actions required.	
General Remark	The Neighbourhood Plan should make it clear that it does not seek to introduce any cap on the total amount of housing development that can occur during the plan period. The Neighbourhood Plan is concerned with non-strategic matters. The Neighbourhood Plan focusses on issues of local importance and fulfils the national intention that Neighbourhood Plans should shape and direct sustainable development in their area.	Team feels this has been covered in Section 3 – 3.1	No actions required.	
Policy 11 Business / Employment	Number of small business exist on Airfield. These should be included in policy	Add - other established business		11.3 Included Former Airfield
11.9	Demonstrate that opportunities provided outweigh the loss of those removed	Use "benefits" rather than opportunities.		11.9 Included Benefits
6.7	Design of streets / roads	6.7 should be removed and placed in the Justification for the policy. Add policy's wording using words such as: Road layout and design to respect the context of the development and take into account the Village character  Assessment. Use / Reference "manual for streets" New development should incorporate safe road layouts		Keep in Policy but include wording Road layout and design to respect the context of the development and take into account the Village character  6.4 All new developments should incorporate road safety layouts in accordance with  Department for Transport Manual for Streets.
6.16	In order to preserve the Character	Preserve should be replaced by word "Strengthen"		Changed wording

6.16	Small and large spaces	Replace with "interesting"		Changed wording
General	Use of words "Green Spaces"	This must be consistent throughout the plan. Use of Local Green Space should not be used. As it has predefined legal connotations. Reference NPPF 74/75		More research of national guidance undertaken to clarify the meanings of Open Spaces and Green Spaces - and to distinguish between the two. Use of both in NDP, Green Plan and Village Character Assessment reviewed and amended where appropriate.
9.24	Open public green space to be positioned to front of new developments.	This should be used in description text. Change policy 9.24 to: Incorporate open shared green space with wider community		Re word paragraph to use wording  Incorporate open shared green space with wider community
Village Envelope	OK to use and is a good tool. Need to clear define: 1 Why you want it? 2 Its purpose? 3 Evidence who wants it.? 4 justification	Need to be in very positive terms that cannot be construed as being restrictive to growth or development.		9.5 Identity, non Coalescence. Villagers need identified that they need to belong to the Village, Promotes social cohesiveness and sense of community. It is believed that these features underline the feeling of safety described by the residents in the Village Surveys.
All Policies			Need to run through each policy and ask yourselves: 1 Is it a policy (not a justification) 2 What is the policy intended to do? 3 Will it achieve the aims?	Checked
All Policies			Read through all policies to ensure they are clear, precise, unambiguous. Each policy should have a good strong, precise verb and have action in the verb.	Checked

## Appendix 8

### Feedback from meeting with Anne Shorland (Service Manager Planning Policy and Research) on 15<sup>th</sup> May 2017

Policy No	Feedback/Recommendation	NDP Team Decision	Action / Changes
6.23	A plan for the lifetime maintenance of the highways and public green places should be presented as part of the planning process so that suitable management regimes may be secured.	Adopt.	Amend policy.
7.5	The 2011 census showed that the 16-34 age group represents 17% of the population, the 35-54 age group represents 28% of the population and the over 55s represent 36% of the population. At the public consultation, some younger members of the community remarked that there were few houses in the village they could afford and some older residents said that they would like to 'downsize' if suitable properties became available in the village.	To include in the policy.	Amend policy to include.
7.6	Design of new developments should reflect the above by incorporating properties with a range of styles, types, height and density including single storey housing for older people or those with limited mobility.	Check policy and amend where necessary.	Amend policy.
7.12	Major developments should consider providing a recycling area for use by the wider community.	This issue has recently been raised by the Parish Council. To adopt.	Amend policy.
9.18	If, as a result of development, public green space or amenity is removed it must be replaced with a similar space which is accessible and suitable for the activities for which the space is used. (ref. ELDC Local Plan)	Adopt.	Amend policy.
11.8	Suggested amendment: Existing village facilities, services and businesses will be safeguarded to ensure the sustainability of the village. For this reason, any proposed change of use for existing retail shops, post office facilities, pubs, services, and food outlets will be considered with regard to maintaining the character of the village.	Adopt	Amend policy.

## Appendix 9

### Holton le Clay Neighbourhood Development Plan – Consultees 18 July 2017 to 29<sup>th</sup> August 2017

Contact name	Company name	1st Line address	Sent	Reply/Comment
Mrs L Leach	Waltham Parish Council, Parish Office <a href="mailto:clerk@walthamparishcouncil.org.uk">clerk@walthamparishcouncil.org.uk</a>	Kirkgate Waltham, DN37 OLS	Email	No Comments
Mrs KJ Nunn, New Waltham Parish Council	Woodberry Lodge <a href="mailto:clerk@newwalthamparishcouncil.com">clerk@newwalthamparishcouncil.com</a>	11 Nicholson Road Healing DN41 7RT	Email	No Comments
Mrs K Allen, North Cotes Parish Council	9 Plumtree lane <a href="mailto:kathleen.allen7@btinternet.com">kathleen.allen7@btinternet.com</a>	North Thoresby <b>DN36 5QH</b>	Email	No Comments
Mrs S Booth, Tetney Parish Council	9 Hillstead Close <a href="mailto:susanbooth123@btinternet.com">susanbooth123@btinternet.com</a>	Tetney DN36 5NH	Email	No Comments
HCA	Homes and Communities Agency Or national contact – with an email, following direct enquiry to them: <a href="mailto:HCAEnquiriesTeam@hca.gsi.gov.uk">HCAEnquiriesTeam@hca.gsi.gov.uk</a>	3rd Floor, Block C Cumberland Place Park Row Nottingham NG1 6HJ	Post	No Comments
Miss A Hewitson	Environment Agency <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> Attn Lincoln Office – Miss A Hewitson	Waterside House Waterside North Lincoln LH2 5NA	Email	No Comments
HISTORIC ENGLAND	Historic England <a href="mailto:eastofengland@HistoricEngland.org.uk">eastofengland@HistoricEngland.org.uk</a>	2nd Floor Windsor House Cliftonville Northampton NN1 5BE	Email	Received Reply Detailed in Action Plan.
Lincolnshire County Council	<a href="mailto:customer_service@lincolnshire.gov.uk">customer_service@lincolnshire.gov.uk</a>  These will forward to relevant departments including :  Lincolnshire Fire & Rescue Highways Lead Local Flood Authority (LLFA) Historic Environment Team Strategic Planning Policy Team Mineral and Waste Policy Team	Highways Depot Manby Middlegate Manby, Louth  Looked at old planing apps for emails: <a href="mailto:Development.control@elindsey.gov.uk">Development.control@elindsey.gov.uk</a>  <a href="mailto:Jan.allen@lincolnshire.gov.uk">Jan.allen@lincolnshire.gov.uk</a>	Email	No Comments
Lincolnshire East Clinical Commissioning Group	<a href="http://www.lincolnshireeastccg.nhs.uk/">http://www.lincolnshireeastccg.nhs.uk/</a>	NHS Lincolnshire East CCG Cross O'Cliffe Court Bracebridge Heath Lincoln LN4 2HN Louth 01507 600100 ext 1252	Email	No Comments
ANGLIAN WATER	Anglian Water <a href="mailto:planningliaison@anglianwater.co.uk">planningliaison@anglianwater.co.uk</a>	Planning & Equivalence Team Thorpe Wood House Thorpe Wood Peterborough PE3 6WT 01733 414690	Email	No Comments
East Lindsey District Council	Ms A Shorland, Planning Policy Manager <a href="mailto:anne.shorland@e-lindsey.gov.uk">anne.shorland@e-lindsey.gov.uk</a>  Environmental Health - Mr A Bhat <a href="mailto:Arshad.bhat@e-lindsey.gov.uk">Arshad.bhat@e-lindsey.gov.uk</a>	Tedder Hall Manby Park Manby, Louth LN11 8UP	Email	No Comments
HOLTON LE CLAY MEDICAL CENTRE	Holton le Clay Medical Centre	Lancaster Gate Holton le Clay DN36 5YS	Flyer	No Comments
TOLL BAR	<a href="mailto:Enquiries@tollbaracademy.co.uk">Enquiries@tollbaracademy.co.uk</a>	Toll Bar New Waltham	Email	No Comments

HOLTON LE CLAY INFANTS / JUNIOR	Holton Le Clay Junior School <a href="mailto:Enquiries@holton-le-clay-junior.lincs.sch.uk">Enquiries@holton-le-clay-junior.lincs.sch.uk</a>	Picksley Crescent Holton Le Clay DN36 5DR	Email	No Comments
LINDSEY MARSH DRAINAGE BOARD	Lindsey Marsh Drainage Board <a href="mailto:enquiries@lmb.co.uk">enquiries@lmb.co.uk</a>	Wellington House Manby Park LN11 8UU	Email	Received Reply Detailed in Action Plan.
Rainbow Day Nursery	<a href="mailto:info@rainbowdaynurserygrimsby.co.uk">info@rainbowdaynurserygrimsby.co.uk</a>	Mrs K Staines, 26 Pinfold Lane	Email	No Comments
NATURAL ENGLAND	Natural England <a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a>	2nd Floor, Ceres House 2 Searby Road Lincoln LN2 4DT	Email	No Comments
NATIONAL GRID	National Grid (Development Plan Consultations) <a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>	Amec Foster Wheeler E&I UK Gables House Kenilworth Leamington Spa Warwickshire CV32 6JX	Email	No Comments
NELC	North East Lincolnshire Council <a href="mailto:newlocalplan@nelincs.gov.uk">newlocalplan@nelincs.gov.uk</a>	Spatial Planning Origin One 1 Origin Way Grimsby DN37 9TZ	Email	No Comments
SPORT ENGLAND	Planning Manager <a href="mailto:info@sportengland.org">info@sportengland.org</a>	Sport England 21 Bloomsbury Street London WC1B 3HF	Email	Received Reply Detailed in Action Plan.
Addaction Lincs - Lincoln Hub (has office in Louth)	<a href="mailto:lorna.murphy@addaction.org.uk">lorna.murphy@addaction.org.uk</a>	Addiction - Lincs - Lincoln hub 26-30 Newland Lincoln LN11 1XG		Lorna said she would forward to her Service Manager to look at.
National Probation Service – North East	<a href="mailto:NEdivisionaloffice.generalenquiries@probation.gsi.gov.uk">NEdivisionaloffice.generalenquiries@probation.gsi.gov.uk</a>	Harcourt House Chancellor Court 21 The Calls Leeds LS2 7EH	Email	No Comments
Humberside, Lincolnshire & North Yorkshire Community Rehabilitation Company  (covered by staff based at Grimsby office)		Humberside, Lincs & North Yorkshire CRC West Offices Station Rise York YO1 6GA 01442 295 111	Post	No Comments
Age UK	<a href="mailto:info@ageuklindsey.co.uk">info@ageuklindsey.co.uk</a>	01507 524242	Email	No Comments
MIND	<a href="mailto:K.nuttall_gy.mind@hotmail.co.uk">K.nuttall_gy.mind@hotmail.co.uk</a>  01472 349991	Grimsby & District MIND 73 Kent Street Grimsby DN32 7DH	Email	No Comments
East Midlands Ambulance Service	<a href="mailto:communications@emasrnh.s.uk">communications@emasrnh.s.uk</a>  0115 884 5000	EMAS NHS Trust Trust HQ 1 Horizon Place Mellors Way Nottingham Business Park Nottingham NG8 6PY	Email	No Comments
Lincolnshire Police	<a href="mailto:Louthrural.npt@lincs.pnn.police.uk">Louthrural.npt@lincs.pnn.police.uk</a>		Email	No Comments
Lincolnshire Wildlife Trust	<a href="mailto:info@lincstrust.co.uk">info@lincstrust.co.uk</a>		Email	No Comments
St Peters Church	<a href="mailto:revwoadden@btinternet.com">revwoadden@btinternet.com</a>	Holton le Clay	Email	No Comments
LCC Highways	<a href="mailto:warren.pappard@lincolnshire.gov.uk">warren.pappard@lincolnshire.gov.uk</a>		Email	No Comments
Lead Local Flood Authority (LLFA)	<a href="mailto:customer_services@lincolnshire.gov.uk">customer_services@lincolnshire.gov.uk</a>		Email	No Comments

Highways England	<a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a>		Email	No Comments
<b>Local Businesses</b>	<b>Hand delivered</b>			
Limagrain	<a href="mailto:Richard.israel@limagrain.co.uk">Richard.israel@limagrain.co.uk</a>	Peacefields	Email	No Comments
Holton le Clay Garage		Jim - 77 Louth Road, Holton le Clay. DN36 5AA	Flyer	No Comments
Beauty at the Gate		5 Lancaster Gate, Lancaster Court, Holton le Clay DN36 5YS	Flyer	No Comments
Costa Pizza		5 Pinfold Lane, Holton le Clay, DN36 5DL	Flyer	No Comments
Studio D Hairdresser		4 Pinfold Lane, Holton le Clay, DN36 5DL	Flyer	No Comments
Oscars Cakes		Mrs J Wivell, Oscars Cakes, Bevers Way,	Flyer	No Comments
The Holt		2 Pinfold Lane, Holton le Clay, DN36 5DL	Flyer	No Comments
Stone bake Pizza		1 Pinfold Lane, Holton le Clay, DN36 5DL	Flyer	No Comments
Holton Cricket Club		Tetney Lane, DN36 5AS	Flyer	No Comments
Co Op		3 Pinfold Lane, Holton le Clay, DN36 5DL	Flyer	No Comments
Tim Burley – Chemist		115 Louth Road, Holton Le Clay. DN36 5AD	Flyer	No Comments
Holton Chippy		117 Louth Road, Holton Le Clay, DN36 5AD	Flyer	No Comments
Oasis Holton Hairdresser		103 Louth Road, Holton Le Clay DN36 5AD	Flyer	No Comments
Holton Pizza		101 Louth Road, Holton Le Clay. DN36 5AD	Flyer	No Comments
Nisa		111 Louth Road, Holton Le Clay, DN36 5AD	Flyer	No Comments
Four Candles Cafe		105 Louth Road, Holton Le Clay. DN36 5AD	Flyer	No Comments
Viking Inspection Tanks		Lancaster Court, Peacefields, DN36 5YS	Flyer	No Comments
Sarah Anderson Kitchens		2 Lancaster Court, Peacefields, DN36 5HS	Flyer	No Comments
Real Oak Furniture		7 Nickerson Way, Holton le Clay, DN36 5HS	Flyer	No Comments
Holton News		Monthly Village Magazine write up		Advert in Holton News
<b>Landowners/Farms</b>				
Mr Shaw- Land south of Holton le Clay – Station Road = other pockets within Parish		East Lodge Farm, The Annex, Station Road, Holton Le Clay, DN36 5HR		No Comments
Mrs Jacklin – Land South East of Holton le Clay				No Comments
Mrs Fenwick – Land Opposite Jug & Bottle/ Opposite Louth road		22 Louth Road, Holton le Clay		No Comments
Mr Vickers – Scrap Yard near Peacefields/Part airfield		2 Louth Road, Holton le Clay		No Comments
Mr Sleight - Part of Airfield				No Comments
Mr Hendry – Land on Peacefileds				No Comments

**HOLTON-LE-CLAY PARISH COUNCIL**  
Village Hall, Pinfold Lane, Holton-le-Clay GRIMSBY DN36 5DL  
Emma Harris Clerk to the Council  
Telephone and Fax 01472 234566 E mail: [HLC.PC@btconnect.com](mailto:HLC.PC@btconnect.com)  
Website: <http://parishes.lincolnshire.gov.uk/HoltonleClay>

## **Holton-le-Clay Neighbourhood Development Plan**

### **Pre-Submission Consultation Response Form**

Following consultation with the community, the Holton Le Clay Neighbourhood Plan Steering Group has produced this draft Neighbourhood Plan to shape the development for Holton le Clay until 2029.

The Plan reflects the community's vision for their village and within the context of some statutory requirements and restrictions, enables the parish to influence future development in Holton Le Clay.

The Village Character Assessment and The Green Plan are foundation documents of the Plan and policies have been constructed to meet all of the Vision and Objectives which arose from the earlier community engagement and consultation.

This pre-submission consultation on the Draft Neighbourhood Plan forms part of statutory consultation in line with Regulation 14 of the Neighbourhood Plan Regulations 2012. In accordance with Regulation 14 the steering group is also consulting with a range of relevant statutory bodies.

This consultation starts on 18<sup>th</sup> July 2017 and ends on 5pm on 29<sup>th</sup> August 2017.

Following this final consultation period and any amendments are made, the Draft Plan will be formally submitted to East Lindsey District Council for examination by an independent examiner. She/he will ensure that the Plan is in accordance with all relevant regulations; for example the National Planning and Policy Framework and the East Lindsey District Council Local Plan. She/he will also need to be satisfied that the community have been fully consulted and that there is evidence for the proposed policies.

Once approval is received from the independent examiner, a referendum will be held in Holton Le Clay to decide whether or not the Plan is formally adopted by the local council. Once adopted the Neighbourhood Development Plan will become part of planning law.

Should you have any comments on the draft plan please use the pre-submission consultation response form to pass these to the Steering Group for consideration.

All comments received by the above date will be considered by the Steering Group and may be used to amend the pre-submission Draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available along with the submission version of the Neighbourhood Plan.

**Pre-Submission Holton le Clay Neighbourhood Plan  
Public Consultation From 18/7/17 – To 29/8/17 Closing Time 5pm**

**Response Form**

Please:

- Use this form to comment on the pre-submission Holton le Clay Neighbourhood Plan.
- Fully complete the Personal Details section. Any forms that do not have the Personal Details section completed will be logged but may not be considered.
- Note that all forms will be available for public inspection.
- Paper copy of the draft Neighbourhood Development Plan and the consultation forms are available from:

The Clerk to Holton le Clay Parish Council,  
Village Hall, Pinfold Lane,  
Holton le Clay,  
Lincolnshire DN36 5DL  
Phone – 01472 234566

- Completed paper copy of the form should be return to the Clerk at the above address
- Online copies of the draft plan and consultation response form can be found on the:  
Neighbourhood Development Plan page of the  
Holton le Clay Parish Council Web Site
- Return online consultation response forms by E Mail to the Steering Group at:  
hlcndp@yahoo.co.uk

Thank you

PERSONAL DETAILS – Must be completed for comments to be considered	
NAME	
ADDRESS	
Are you a resident, agent or organisation?	
If you wish to have email updates give email address	
If responding as an agent give name of client	

Please circle or highlight your answer

Have we identified the important aspects, both good and bad, of living in the parish of Holton le Clay? Please add any comments that you wish to make at the end of this response form	YES	NO
Overall do you support the Neighbourhood Plan?	YES	NO

If you would like to comment on a particular policy please state the policy number, whether you agree or disagree and add your comments and/or suggested changes

Policy Number	Do you agree or disagree?	Comments and/or suggested changes. If you do not agree what changes would you suggest that we make?

**If you wish to make additional comments please do so here and refer to the page number of the text to which you are referring.**

If you require more space please add additional sheets, put your name at the top of each page and staple together if you are submitting by hand.

**Note the deadline for comments is 5 pm on 29<sup>th</sup> August 2017**

Return online consultation response forms by E Mail to the Steering Group at:

hlcndp@yahoo.co.uk

Appendix 10

Holton-le-Clay Neighbourhood Development Plan Steering Group feedback, comments and actions from

6-week Public Consultation. 18 July 2017 to 29<sup>th</sup> August 2017.

This is a Regulation 14 Consultation

Policy No	Feedback/Recommendation	NDP Team Decision	Action / Changes
<p>Design Policy Justification 6.3 Design Policy HLC1 6.24</p>	<p><b>Historic England</b></p> <p>Your Neighbourhood Plan includes a number of designated heritage assets including 1 GII* listed building, 5 GII listed buildings and 1 scheduled ancient 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 can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p> <p>The conservation officer at East Lindsey District Council 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. At this point we don't consider there is a need for Historic England to be involved in the development of the strategy for your area.</p>	<p>We had missed the White House in our Character Assessment.</p> <p>Contact the Conservation Officer at ELDC to confirm our Grade II listed buildings and surroundings are covered by the local plan SP11.2.</p> <p>Anne Shorland Comments: I am not sure why Historic England want you to go to such lengths when listed buildings and their settings are given national protection and you don't need to repeat national policy in your plan. You may want to add an explanatory paragraph into your design policy explaining the importance of your listed buildings and list them and then a further clause into your design policy reiterating the protection they are afforded.</p>	<p>Add 'White House' as a listed Building in the Character Assessment.</p> <p>Also details what grading each building is listed under.</p> <p>As Anne has commented: Listed Buildings have National Protection and are protected in accordance with National Planning Policy.</p> <p>Addition to 6.3 &amp; HLC1 6.24- pointing out that listed buildings are protected.</p>
	<p><b>Lindsey Marsh Drainage Board</b></p> <p>Thank you for the opportunity to comment on your Neighbourhood Development Plan 2017.</p> <p>The Board advises that Holton le Clay sits within the catchment of Humberston Beck. The catchment discharges by gravity into the Louth Navigation Canal system and is subject to tide locking. The Board is aware that historically there has been incidents of flooding within the catchment. Areas that are at highest flood risk include Humberston Fitties, Newton Marsh Sewerage Treatment Works and lowlands adjoining the Beck.</p> <p>The Board supports development in Holton le Clay but only where it can be demonstrated it will not result in increased flood risk within the catchment.</p> <p>We therefore fully support your principle of HLC Policy 5 – Sustainable Urban Drainage which will effectively limit flows of discharge of surface water to the villages drainage system.</p>	<p>They Support our Policy 5</p>	<p>No Actions Required</p>

<p><b>Policy HLC1 – Design and its impact on surroundings</b></p>	<p><b>Anglian Water – Stewart Patience</b></p> <p>spatience@anglianwater.co.uk</p> <p>It is noted that Policy HCL1 includes reference to grey water recycling being incorporated in new developments within the Parish.</p> <p>The emerging East Lindsey Local Plan includes a specific water efficiency standard (110 litres/per person/per day) for residential developments within the district which is supported by Anglian Water.</p> <p>It is suggested that consideration should be given to the implications of the Ministerial Statement which sets out the Government’s approach to building standards following the abolition of the Code for Sustainable Homes in 2015.</p>	<p>Plan asks potential developers to say how they will recycle grey water. Elsewhere it is clear that they have to comply with ELDC Local Plan &amp; NPPF</p>	<p>Building Regulations Water Consumption Standard details SP10.6 the emerging local plan and NPPF. Will be applied by the local Planning Department.</p> <p>Delete ‘Grey Water’ in Par. 6.12 of HLC1</p>
	<p><b>Natural England</b></p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	<p>They have no comments.</p>	<p>No Actions Required</p>
	<p><b>Sport England</b></p> <p>Government planning policy, within the <b>National Planning Policy Framework</b> (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England’s statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Planning Policy Statement: ‘A Sporting Future for the Playing Fields of England’.</p> <p><a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b>. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>	<p>Sports England’s comments provide helpful general advice.</p> <p>It suggests that we look at Section 8 of the NPPF to ensure conformity. The NPPF and ELDC Emerging Local Plan cover Open Green Space and Sports, Recreational Provision.</p> <p>Our NDP Section 9 has been checked with the NPPF and the emerging East Lindsey Strategic Policy 26 and minor amendments have been made which then cover our exacting preferences for the village.</p> <p>The East Lindsey and District Council Sport and Recreational Audit – Outdoor Provision Sept 2013. Acknowledges that Holton le Clay does not meet the minimum standard for Sports Pitches recommended in The Fields in Trust (FIT) Six Acres Standard. .... possible Parks and</p>	<p>Added in Justification 9.13 to reflect the fact that the village has insufficient sports and recreational facilities.</p> <p>Added in Policy 9.21:</p> <p>“New development must demonstrate how it preserves locally important vistas, landmarks and spaces for retention, and identify locations and specifications for the inclusion of accessible (communal) open space and sports recreational provision”.</p>

	<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved. <b>NPPF</b> Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a> PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a> Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a> (Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>	<p>recreational areas.</p>	
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## Appendix 11

### Feedback from ELDC in response to issues raised and amendments made following the 6-week consultation.

#### Holton-le-Clay NDP.

**Final check list** (following e-mail from Anne Shorland (**Service Manager Planning Policy and Research** at ELDC) 8<sup>th</sup> November 2017

).

One hard copy & one electronic copy of submission to be provided.

Criterion	Location	Action needed
1. Map or statement of area to which the plan relates.	NDP p6	None
2. Consultation statement – including those consulted, summary of issues & concerns & how addressed.	Basic Conditions Statement	To be updated.
3. Proposed NDP	NDP	None
4. Basic Conditions statement including:	Basic Conditions Statement	
I. Regard to national policy & guidance from the Secretary of State.	Basic Conditions Statement	None – all documentation checked with ELDC
II. Contribution to Sustainable Development.	(-meeting development goals whilst sustaining ability of natural systems to provide natural resources & ecosystem) All policies – basic premise of NDP.	None
III. General conformity with local strategic policy (ELDC Local Plan)	Basic Conditions Statement. Checked with ELDC periodically during process.	None – all documentation checked with ELDC
IV. Compatible with EU obligations.	Basic Conditions Statement. Checked with ELDC periodically during process.	None – all documentation checked with ELDC
V. Information to enable environmental assessments.	Character Assessment. Green Plan.	None.

Following recommendations made during the plans examination a further 6 week consultation was undertaken with all neighboring Parishes to ensure any comments they may have were captured and taken into consideration. The consultation ran between the 17th of February 2021 and closed at 5.00pm on the 31st of March 2021 and no comments were received. The consultation involved the following parish areas, New Waltham, Waltham, Waithe (North Thoresy Parish Council covers Waithe), Tetney, Brigsley, Humberston and North Cotes.