

**A Neighbourhood Plan For
Sturton by Stow and
Stow Parish Councils.
“Consultation Statement”**

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1 Sturton By Stow and Stow Consultation Statement

- 1.1 This Consultation Statement document has been prepared to support the submission of the Sturton By Stow and Stow Parish Councils Neighbourhood Plan (the Plan), prepared for the period 2019 – 2036.
- 1.2 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:
 - Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - Explain how they were consulted;
 - Summarise the main issues and concerns raised by the persons consulted;
 - Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
- 1.3 The Pre-submission Draft Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 19th November 2020 to the 14th December 2020. The principle method of communication was via the Neighbourhood Planning Group's website and email as the Coronavirus regulations prevented public assemblies over this period; however, leaflets, 1:1 meetings and a telephone helpline were offered to all respondents, in lieu of public "town hall style" meetings. This document provides a description of the amendments made to the document based on the comments received.
- 1.4 The following section of this document, the 'Consultation Summary' sets out chronologically the consultation events that have led to the production of the Draft Plan. This consultation, *inter alia*, formed the basis of the Neighbourhood Policies contained within the Plan.
- 1.5 As part of the process, a Neighbourhood Plan area needs to be designated to allow a scope of work to be produced. The neighbourhood plan area covers both the Parishes of 'Sturton By Stow with Bransby' and 'Stow with Normanby and Coates', which allowed both Parish Councils to act as the qualifying body to lead and manage the Neighbourhood Plan process.
- 1.6 The area designation request was submitted to West Lindsey District Council (WLDC) on the 22nd April 2018 and was consulted on for a six-week period, ending on the 14th June 2018. No objections were received and WLDC granted the Neighbourhood Plan area on 20th Jun 2018.
- 1.7 A Neighbourhood Planning Group was formed on 22nd March 2018 to take forward the creation of a Neighbourhood Plan. As soon as practicable a website was created (www.sturtonandstowplan.co.uk) where all source documents, meeting minutes, reports and publicity material were placed, to provide full transparency to the public. Links were also provided on the local community social media sites such as Facebook.

Figure 1. Neighbourhood Designated Area

Sturton By Stow Parish Council Area within the dotted area - - - - .
Stow Parish Council Area within the full line ——— to N & W of Sturton.



2 Consultation Summary

Figure 2. Activity Log (Key Events highlighted in Yellow)

| Date | Event | Attendance | Info Given | Feedback & Evidence |
|--------------------------------|--|---------------------------------|---|--|
| 23 rd November 2017 | West Lindsey District Council and Community-Lincs Public Meeting | 50+ | Benefits of Neighbourhood Planning & Process. | Majority support; main community issues identified |
| 3 rd January 2018 | Sturton by Stow and Stow Parish Councils resolved to pursue a Neighbourhood Plan | 20+ | Responses to Community-Lincs event | Support for combined plan |
| 22 nd March 2018 | 1 st Neighbourhood Planning Group meeting (monthly) | 11 | How to develop a plan, all meetings open to public. | Office bearers sought |
| 10 th April 2018 | 2 nd Neighbourhood Planning Group meeting (monthly) | 8 | Draft WLDC Submission | Office bearers confirmed |
| 10 th May 2018 | 3 rd Neighbourhood Planning Group meeting (monthly) | 8 | External consultants, Stakeholder Strategy, Engagement Strategy & Grant Funding Sources | WLDC Support |
| 14 th June 2018 | 4 th Neighbourhood Planning Group meeting (monthly) | 12 | Stakeholder Mapping Exercise, Group's TORs agreed. Website Live. | |
| 20 th June 2018 | Approval by West Lindsey DC to designate the combined Sturton By Stow and Stow PC areas for neighbourhood planning | N/A | N/A | N/A |
| 9 th July 2018 | 5 th Neighbourhood Planning Group meeting (monthly) | 9 | Agreed List of consultants for Character Assessment and Community Consultations | |
| 12 th July 2019 | Publicity Leaflet distributed to all households the in designated area | 1,000 distributed to households | Initial publicity on designation and both Parish Council's intent for Planning Group | Widely welcomed |
| 14 th July 2018 | Publicity Stand at History Society Open Day, St Mary's Church Stow | 100 | Neighbourhood Planning - Who, What, How, When | Clarifications of designated area and planning process. Key issues – Affordable housing frustration |
| 4 th August 2018 | Publicity Stand at Saturday Market, Sturton Village Hall | 50 | Neighbourhood Planning - Who, What, How, When | Clarifications of designated area and planning process. Key issues – Affordable housing frustration, |

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|---------------------------------|---|-------|---|---|
| | | | | criteria for pedestrian crossing |
| 10 th August 2018 | 6th Neighbourhood Planning Group meeting (monthly) | 10 | Budget, feedback on issues from public events | Advice to be sought from WLDC Planning |
| 1 September 2018 | Sturton Monthly Market | 50 | Progress | Issues -Flooding and speeding |
| 13 th September 2018 | 7th Neighbourhood Planning Group meeting (monthly) | 10 | Open Plan presentation | |
| 6 th October 2018 | Sturton and Stow Agricultural and Horticultural Show | 500+ | Neighbourhood Planning - Who, What, How, When | Clarifications of designated area and what issues the group cannot address. |
| 11 th October 2018 | 8th Neighbourhood Planning Group meeting (monthly) | 12 | Report from Sturton Show, agreement on separate school and youth consultations | Missing Leaflets, new residents, younger demographics |
| 12 th November | 9th Neighbourhood Planning Group meeting (monthly) | 13 | Open Plan (OP) with Community-Lincs (CL) appointed as specialist contractors for Neighbourhood Profile and Community Questionnaire (respectively) | OP & CL briefed group on next steps. Presentation from Lincolnshire County Council Historic Environment Officer. |
| 24 th November 2018 | Publicity Stand at Stow Christmas Market | 50+ | Progress and upcoming 'Walkabout' activity | Residents signed up to join 'Walkabouts' |
| 1 st December 2018 | Publicity Stand at Sturton Christmas Market | 50+ | Progress and upcoming 'Walkabout' activity | Residents signed up to join 'Walkabouts' |
| 13th December 2018 | 10th Neighbourhood Planning Group meeting (monthly) | 12 | OP explained next activity would be 'Walkabout' in spring 2019. Article drafted for 1/4ly Sturton Newsletter | Both School and Youth Club very pleased to be involved. |
| January 2019 | Household questionnaire advertising campaign throughout the Designated Area using 4 roadside banners, website and local newsletters | | Distribution of Household Questionnaire upcoming | |
| 10 th January 2019 | 11th Neighbourhood Planning Group meeting (monthly) | 14 | Discussed draft Household and Business questionnaires | |
| 21 st January 2019 | Distributed Questionnaires | 1,000 | All households in Designated Area | |
| 2 nd February 2019 | Publicity Stand at Saturday Market, Sturton Village Hall | 50+ | Clarification of questionnaire | |
| 4 th February | Collected Questionnaires | | | |

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|--|--|-----|---|--|
| 2019 | | | | |
| 5 th February to 5 th March 2019 | Analysis of questionnaire responses | | Community-Lincs | |
| 14 th February 2019 | 12th Neighbourhood Planning Group meeting (monthly) | 14 | Discussed with Youth Leaders best methodology of engaging youth club | Thankful that youth perspective being included |
| 13 th March 2019 | Public Meeting to release questionnaire analysis | 40 | Response rate and insights | Positive. Chance to ask follow up questions and capture outstanding concerns |
| 18 th March 2019 | 13th Neighbourhood Planning Group meeting (monthly) | 15 | Results from survey and outline plan for next step, Neighbourhood Profile. | |
| 1-15 April 2019 | Primary School Survey | 150 | Younger generation's perspectives | Provided alternative views |
| 15 th April - 8 May 2019 | Analysis of school questionnaire | | Community-Lincs | |
| 6 th April 2019 | Publicity Stand at Saturday Market, Sturton Village Hall to release questionnaire analysis | 50+ | Insights drawn and potential policies | Positive |
| 10 th April | 14th Neighbourhood Planning Group meeting (monthly) | 10 | Agreed division of Designated Area into 5 manageable sectors | Status of future S106 & CIL payments |
| 8 th May 2019 | Analysis of school questionnaire responses released | | Very positive response | Strong views on what should be improved in villages |
| 4 th May 2019 | Rural Sturton Driveabout | <4 | Research for Neighbourhood Profile | |
| 6 th May 2019 | Pre-WW2 Sturton Walkabout | <10 | " | |
| 11 th May 2019 | Post-WW2 Sturton Walkabout | 4 | " | |
| 11 th May 2019 | Rural Stow Driveabout | 16 | " | |
| 16 th May 2019 | 15th Neighbourhood Planning Group meeting (monthly) | 10 | Reports from Youth Leaders and Community-Lincs | Feedback from WLDC on S106 & CIL |
| 18 th May 2019 | Stow Village Walkabout | 10 | Research for Neighbourhood Profile | |
| 13 th June 2019 | 16th Neighbourhood Planning Group meeting (monthly) | 10 | Items for Parish Councils to consider arising from Youth and School consultations. Progress on Neighbourhood Profile. | Notification that Central Lincs Local Plan to be reviewed. |
| 24 th June 2019 | Meeting with WLDC Neighbourhood Planning Officer, Nev Brown | 6 | Assurance that correct processes are being followed and the correct information will be supplied to WLDC | On track, try to include potential development sites and sites that need protection. |
| 11 th July 2019 | 17th Neighbourhood | 11 | Walkabout/Driveabouts | |

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| | Planning Group meeting (monthly) | | completion. WLDC Meeting. Plan for Issue/Objective/Policy derivation. | |
| 12 th September 2019 | 18th Neighbourhood Planning Group meeting (monthly) | 9 | Article for Sturton Newsletter. Neighbourhood Draft Report. Attendance at Sturton Show | |
| 5 Oct 2019 | Sturton and Stow Agricultural and Horticultural Show | 500+ | Explanation of Neighbourhood Profile | Very Positive, captured essence of the areas. |
| 12 th October 2019 | 19th Neighbourhood Planning Group meeting (monthly) | 11 | Neighbourhood Profile still under discussion. Open Plan presentation on next steps; Vision, Objectives, Policies. Green Space Assessment tasks. | Very positive from Show, great interest in maps. |
| 21 st November 2019 | 20 th Neighbourhood Planning Group meeting (monthly) | | Neighbourhood Profile still being debated | |
| 5 th December 2019 | Sub-Group Meeting | 4 | Derive Vision, Key Issues, Objectives | SMART |
| 12 th December 2019 | 21 st Neighbourhood Planning Group meeting (monthly) | 9 | Proposed Vision and Objectives accepted. | Open Plan briefing on Green Space Strategy and Final Plan content |
| 9 th January 2020 | 22 nd Neighbourhood Planning Group meeting (monthly) | 10 | Plan for 19 th Jan event. Green space agreement. Allocation of tasks for final plan. | |
| 19 th January 2020 | National Village Hall Week | 100 | Draft Vision and Objectives. Neighbourhood Profile report. | Still positive steady stream of interest. |
| 13 th February 2020 | 23 rd Neighbourhood Planning Group meeting (monthly) | 13 | Allocating tasks for Important Views, Draft Issues paper and Community Aspirations. | |
| March 2020 | Meetings Suspended TFN due to Coronavirus Pandemic. | | | |
| | Regulation 14 Public Consultation | 1,000+ | On-line and paper survey seeking comments on the Draft Plan and the Neighbourhood Profile 1:1 Drop-in sessions made available in Village Hall. | 50+ Responses plus multiple direct e-mail to the committee secretary. |
| Throughout Period | Regular articles in the Sturton By Stow Newsletter, the Stow Bugle and the Parish Church | | | |

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| | Magazine | | | |
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WLDC & Community-Lincs Public Meeting – 23rd November 2017

Purpose: To inform local residents, measure public support and to seek volunteers to form a Neighbourhood Planning Group.

Consultation Technique: Drop in meeting in Sturton Village Hall supported with presentation material and an issues mapping exercise.



Outcome: The event was well attended with a steady stream of interest from residents of both Parish Council areas. Over a dozen residents volunteered their support to the form the Planning Group.

Sturton by Stow and Stow Parish Council Meetings – January 2019

Purpose: Following the widespread support from both Parish Council areas the 2 Parish councils considered the formation of a single Planning Group to produce a single plan that covered both areas.

Consultation Technique: The issue was discussed and voted at routine council meetings.

Outcome: Both Parish Councils resolved to support the creation of a single plan through a joint Planning Group, several councillors volunteered to join the group.

Joint Area Designation Approval and Start of Plan Development – 12th to 14th July and 6th October 2018

Purpose: To inform the public the designation request for a single plan had been successful, to explain the formation of a planning group, and to explain the process that would be followed.

Consultation Technique: Leaflets were distributed to every household and business in the plan area, followed up by publicity stands at various external events such as the Sturton and Stow Agricultural Show.

Outcome: The initiative was welcomed widely and initial issues started to emerge, such as the public's frustration at housing developers building only large executive houses when the apparent need was for small affordable houses.

Requirement for Neighbourhood Profile – 24th November and 1st December 2018

Purpose: To advertise and recruit local support for "walkabouts" to assist in the development of a Neighbourhood Profile.

Consultation Technique: Publicity stands at Christmas Fairs and village quarterly newsletters.

Outcome: Several additional local residents volunteered to assist.

Community Questionnaires – January to March 2019

Purpose: To ascertain the issues that local residents wish to see addressed in their Neighbourhood Plan.

Consultation Technique: Community-Lincs were commissioned to conduct a Household Survey and report their findings to NPG, the local Primary School held a survey of its pupils to ascertain their views and priorities and the Sturton Youth Club held a focus group to ascertain their hopes and aspirations for the development of the area.

Outcome: Report published on website and explained at public meeting.

Neighbourhood Profile – Summer 2019

Purpose: To produce a document, using local knowledge, that characterises the plan area

Consultation Technique: The plan area was segmented into 5 specific areas, each with common features that were then investigated and reported on, using "walkabouts" and mapping techniques to articulate the unique characteristics of each segment.

Outcome: A substantial document capturing the history, geography, ethnography and economics of the plan area.

Multiple Publicity Stands and Newsletter Articles

Purpose: To maintain a dialogue with the public, to explain progress and to capture issues as they arose.


Consultation Technique: Attendance at as many local public events as possible, such as at Sturton Village Hall's monthly markets, and provide articles for local regular newsletters and parish magazines.

Outcome: Sustained interest in progress.

3 Examples of Consultation Material

Figure 3. Initiating Leaflet

FUTURE ACTIVITY



After public consultation, West Lindsey District Council approved on 14 June 2018 a formal request from Sturton By Stow and from Stow Parish Councils to designate their combined parish council areas as suitable for the creation of a Neighbourhood Plan.


Our first step is to apply for a grant from Central Government which will pay for:

- The production of a Character Statement which will describe exactly what are our neighbourhoods are like.
- A specialist contractor to produce a report based on a survey of all households and businesses to ascertain their development priorities. We anticipate the survey being conducted in the Autumn.
- A planning expert to check our work to ensure that we have met all the legal requirements prior to holding our referendum.

We hope to attend a number of events throughout the Summer where you can ask anything about the process that we need to follow and how we are going it about on your behalf:

- 14 July - History Society Open Day, St Marys
- 4 August - Saturday Mkt, Sturton Village Hall
- 6 October - Sturton and Stow Annual Show

We will also be holding our own public consultation meetings to look out for our advertising banners.




STURTON BY STOW AND STOW NEIGHBOURHOOD PLANNING GROUP
 The Old Schoolroom
 Tilbridge Lane
 Sturton By Stow
 LN1 2BP



Leaflet print costs kindly supported by
RDB Safety Ltd, Lincoln
 Delivered kindly by volunteers

STURTON BY STOW AND STOW NEIGHBOURHOOD PLAN

Creating Future History




Map designed by Carol Gilbert





Website: www.sturtonandstowplan.co.uk
 Email: sturtonandstowplan@btinternet.com

MESSAGE FROM THE CHAIR -

MEL BANHAM

WWW.STURTONANDSTOWPLAN.CO.UK







I believe it was a chap called Heracles, back in ancient Greece over 2,000 years ago, who is credited with saying that "change is the only constant in life". Having thoroughly enjoyed living in Sturton by Stow for 30 years our family has witnessed changes to the fabric and nature of both Sturton by Stow and Stow.

I became involved with the 'Neighbourhood Plan' because, like many people I care about what happens in our villages. I'm pleased to say that lots of other people do too.

Supported by our Parish Councils, West Lindsey DC, Community Lincs and others, the Plans are not just about 'housing' but how we all enjoy living and working here, feel safe, healthy and part of our community. A Plan will help us residents, our Parish Councils, statutory bodies, businesses, and developers by having a framework to consult and use to create the change that we want. Please be a part of the Plan and have your say.

Watch out for our news and consultation opportunities. As for Heracles - it seems that all that's left are his quotes, you can help make sure that our Plan doesn't get forgotten and will be used to help manage changes in our parishes until 2035. I look forward to chatting to you along the way.

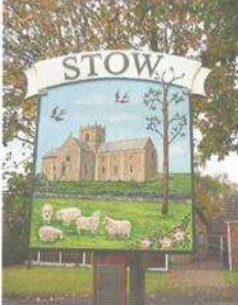





SO WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood Planning is one of the new community rights brought in by the Government with the Localism Act in 2011. These Plans give communities direct power to shape the development and growth of their local area over the next twenty years. Communities are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.

To help deliver these aims voluntary Neighbourhood Planning Groups gather evidence from the local communities on which to base their new policies. A local referendum is used to gain the approval of the local communities. Neighbourhood Plans form part of the new Central Lincolnshire Local Plan and carry equal weight in the determina-



tion of planning applications. It must be stressed that the policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.




Figure 4. Household Questionnaire Report

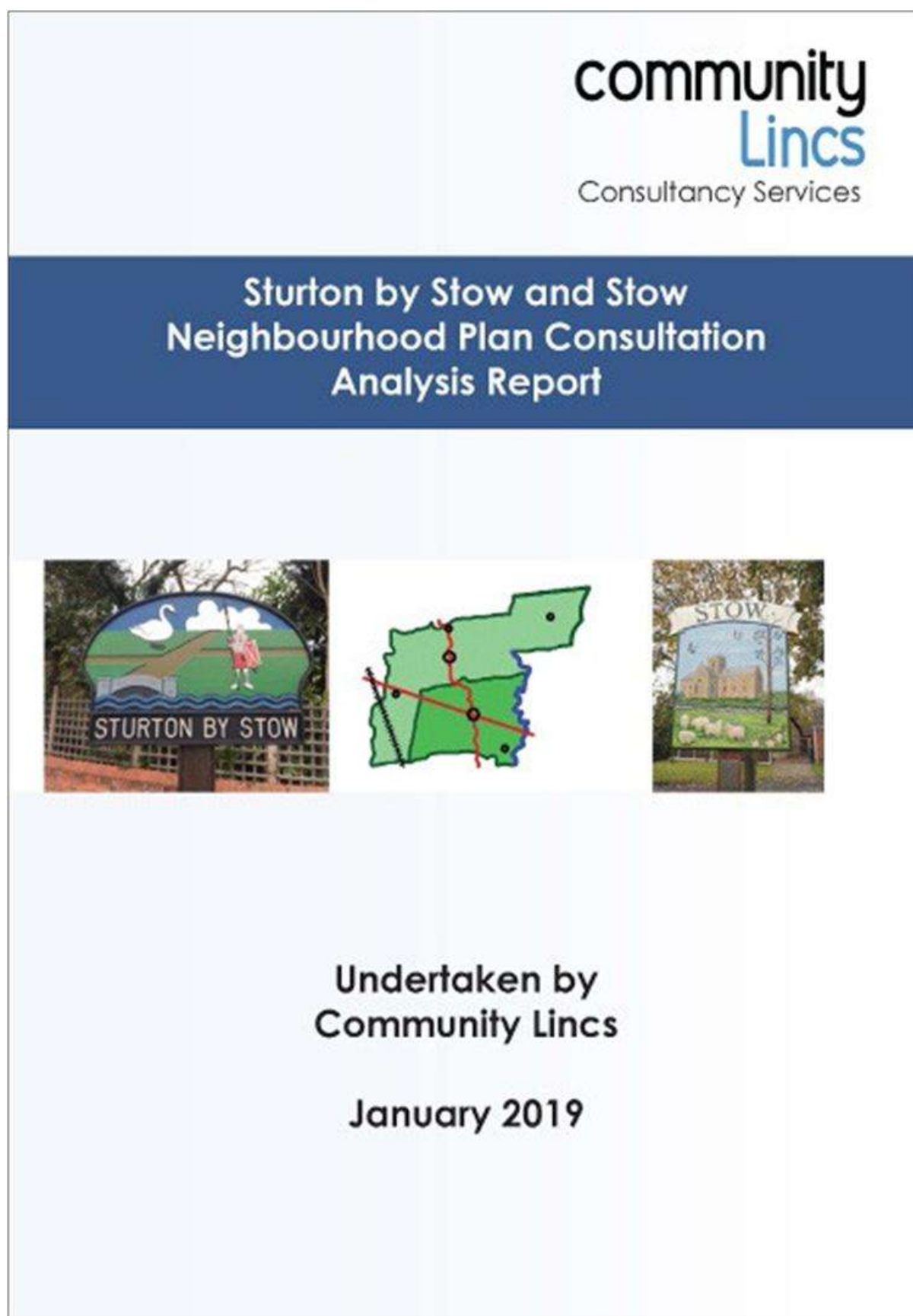


Figure 5. Household Questionnaire Results Public Meeting Poster



Sturton and Stow Neighbourhood Plan
HOT NEWS!
www.sturtonandstowplan.co.uk

WHAT DID YOU SAY?

Feedback from questionnaire
Express your views
Drop-in anytime between 4.15pm and 6.45pm

Wednesday 13th March
Sturton by Stow Village Hall

Tea and cake!

STURTON BY STOW

In association with
community
Lincs

STOW

Figure 6. Advertising Banners



Figure 7. Typical Publicity Stands at Annual Heritage Day and Christmas Fayre



Figure 8. Neighbourhood Profile Walkabout Poster



The poster is a green rectangular sheet with a white banner at the top. The banner contains the title 'Sturton and Stow Neighbourhood Plan Walkabout' in large, bold, black letters, with 'Walkabout' being significantly larger. Below the title is the website 'www.sturtonandstowplan.co.uk' and the question 'What can we start (or stop) doing to improve the character of the area?'. To the left of the banner is a small map of the area with a red line indicating the walkabout route. Below the banner, the text 'OPEN TO ALL - BOOK NOW!' is in a grey box. The main body of the poster is divided into five colored boxes (blue, green, orange, yellow, and grey) each containing a date, time, location, and contact information. To the right of these boxes is a map of the area with labels for 'Stow', 'Sturton by Stow', 'Bransby', 'Coates', 'Normanby by Stow', and 'Stow Park A1500'. At the bottom right, the contact information '07833 023468', 'sturtonandstowplan@btinternet.com', and 'www.sturtonandstowplan.co.uk' is listed.

Sturton and Stow Neighbourhood Plan
Walkabout
www.sturtonandstowplan.co.uk
What can we start (or stop) doing to improve the character of the area?

OPEN TO ALL - BOOK NOW!

4th May, 10am-12pm
Stow Park, Bransby & Thorpe Lane
Chris Green - 07900 160789

5th May, 1-3pm
Sturton by Stow (pre 1945)
Carl Hawke - 01427 788626
07775 547663

5th May, 2-4pm
Stow
Norman Read on 01427 787082

11th May, 1-3pm
Sturton by Stow (post 1945)
Ben Irving - 01427 788550


11th May, 1-3pm
Coates, Normanby & Stow Park
Pam Duncan - 01427 788134

Join us for a walk (or drive) around these areas and see why we like living and working where we do.

Stow
Sturton by Stow
Bransby
Coates
Normanby by Stow
Stow Park A1500

07833 023468
sturtonandstowplan@btinternet.com
www.sturtonandstowplan.co.uk

Figure 9. Typical Newsletter Article

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|---|---|
|  | <p><u>Neighbourhood Planning Group</u></p> <p>www.sturtonandstowplan.co.uk</p> |
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The development of the inaugural Neighbourhood Plan has reached a crucial stage where we translate the evidence that has been gathered into key themes leading to the creation of a Vision and Objectives from which we will derive our suggested Policies. We held a brainstorming session to tease out what we think would be a suitable Vision that our residents can endorse as reflecting their aspirations and concerns.

Sturton and Stow Neighbourhood Plan Draft Vision

"We are strong, safe and thriving communities. We value and protect our historic, natural and rural environments, with development and amenities reflecting the needs of the communities. We value the distinctive character of our various settlements"

"Our people love living here"

Following a second brainstorming meeting we put together these Objectives, listed below in no particular order, that add more detail to the Vision. We hope that they meet our residents' needs; once we have finalised our proposed Policies we will be holding public consultations to take account of public views and adapt what we have produced.

Anti-Social Behaviour - Minimise

Environment - Protect and Conserve

Infrastructure Capacity – Sufficient for Our Needs

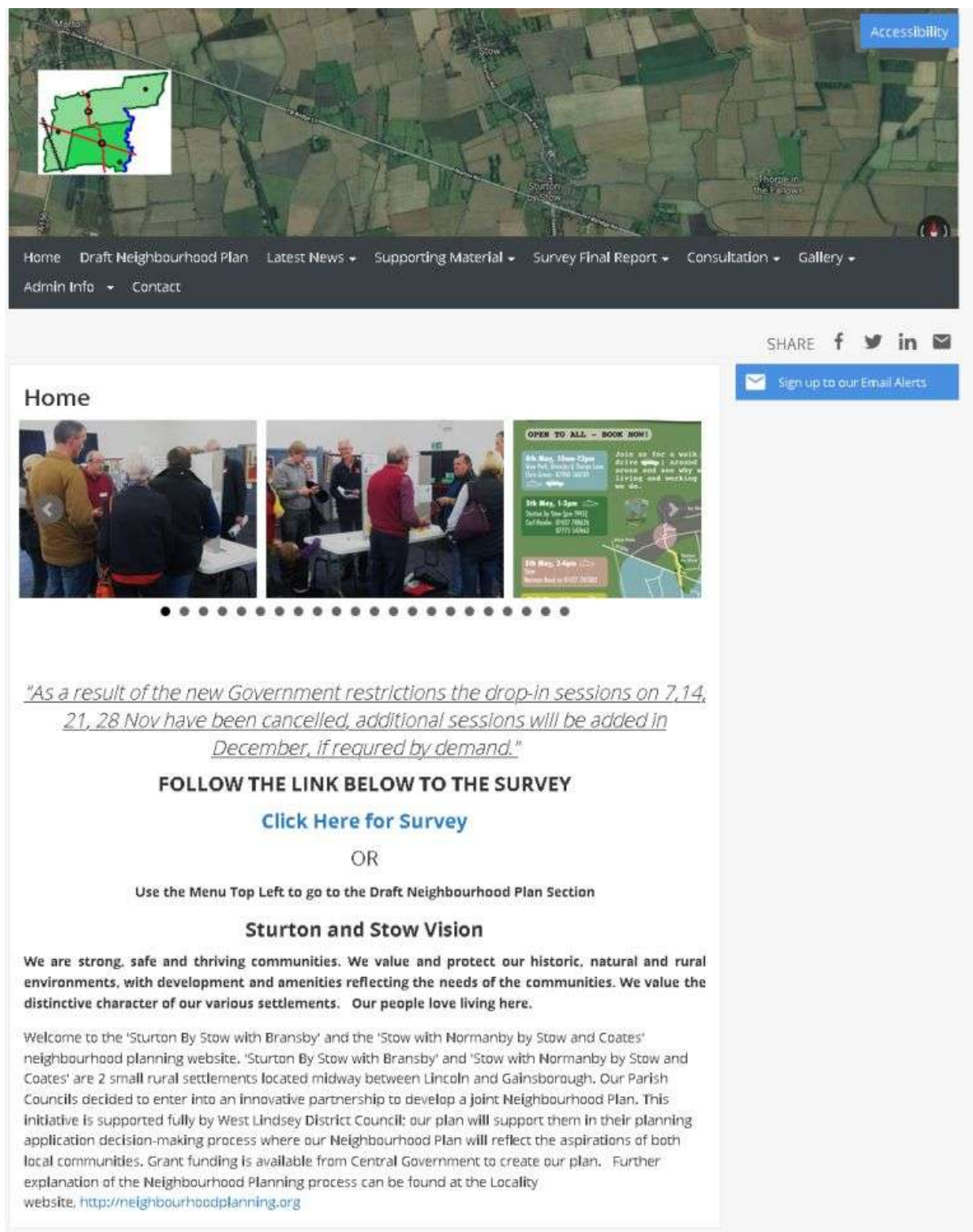
Housing – Prioritizes Residents' Needs

Services – Improve and Expand

Employment – Provide and Expand Opportunities

A key amenity in any village is the Green Space and our villages are no different so work is underway to record their existence and to propose that they be protected from development. By Green Spaces we mean the likes of the open plan nature of the crossroads in Stow or the Recreation Ground in Sturton. Applying this degree of protection will rely entirely on the benevolence of the land owners who we hope will be willing to contribute to this vital part of being a village. The work will also include some important views, such as towards the Lincoln cliffs, that need to be protected.

Figure 10. Website Screenshot



4 Regulation 14 Pre-submission Consultation

- 4.1. Consultation with the community and Statutory Consultees on the Draft Neighbourhood Plan began 1st March 2020 and ended 14th December 2020.
- 4.2. The Consultation exercise included a survey, available both online and in paper format, asking Consultees to state whether they supported or did not support the Vision and Objectives of the Draft Plan, each of the policies, Community Aspirations, with reference to supporting documents (Neighbourhood Profile, Protected Views, Green Spaces Assessment, Heritage Assets).
- 4.3. Statutory Consultees were also emailed to inform them of the Regulation 14 Consultation; a link to the Neighbourhood Plan and Consultation Form were attached to the email (for a complete list of Statutory Consultees, please refer to Appendix A. The email also provided a link to download all the other evidence based documents. The letter provided contact details to respond to the survey in writing or to receive additional information.
- 4.4. All houses in the Parish were informed with leaflets containing the information specified in paragraph 4.3.
- 4.5. Comments received in response to Regulation 14 Consultation are presented in the tables below.

Appendix A –Statutory Consultees

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|---|
| West Lindsey District Council |
| Central Lincolnshire Planning Team |
| Central Lincs. Local Plan Unit |
| LCC Development Planning |
| LCC Highways and Flood Team |
| LCC Archaeology |
| LCC Education and Cultural Services (children's services) |
| LCC Countryside Access |
| LCC PROW team |
| LCC Libraries and Heritage |
| LCC Public Health |
| Health Authority |
| LCC Minerals and Waste |
| LCC Economy and Place |
| LCC Highways and Planning Team |
| LCC |
| Bassetlaw DC |
| City of Lincoln Council |
| Acis |
| Ingham PC |
| Marton and Gate Burton PC |
| Saxilby with Ingelby PC |
| Brattleby PC |
| Torksey PC |
| Scampton PC |
| The Coal Authority |
| Department of Housing, Planning and Local Government |
| Homes England |

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| Regulator of Social Housing |
| Natural England |
| Environment Agency |
| Historic England |
| Historic England East Midlands ePlanning |
| Network Rail |
| Highways |
| Highways England |
| Marine management Organisation |
| Three |
| Vodafone |
| Everything Everywhere Limited |
| O2 |
| Orange |
| T-Mobile |
| Lincs Partnership NHS Foundation Trust |
| NHS |
| NHS Property |
| National Grid |
| Anglian Water |
| Severn Trent |
| Ancient Monument Society |
| Inland Waterways Association |
| CAA Aerodromes and Air Traffic Standards |
| Campaign for Real Ale |
| Canal and River Trust |
| Civil Aviation Authority |
| Community Lincs |
| Country Landowners and Business Association |

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| CPRE Lincs |
| Forestry Commission |
| Greater Lincolnshire LEP |
| Greater Lincolnshire Nature Partnership |
| Greater Lincolnshire Local Enterprise Partnership |
| Heritage Lincolnshire |
| English Heritage (inc Historic Parks and Gardens) |
| Witham First District Internal Drainage Board |
| Witham Third District Internal Drainage Board |
| Upper Witham Internal Drainage Board |
| Scunthorpe and Gainsborough Water Management Board |
| Trent Valley Internal Drainage Board |
| Joint Committee of the National Amenity Societies |
| Shire Group of Internal Drainage |
| Land Access Recreation Association |
| Lincolnshire Community Land Trust |
| Lincolnshire Historic Buildings Joint Committee |
| Lincolnshire Research Observatory |
| Lincolnshire Wildlife Trust |
| Lincolnshire Wolds Countryside Service |
| Marine Management Organisation |
| National Farmers Union |
| National Trust |
| Society for Protection of Ancient Buildings |
| Sport England |
| Tetlow King Planning |
| The Georgian Group |
| The Theatres Trust |
| The Victorian Society |

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| The Woodland Trust |
| West Lincolnshire Community Safety Partnership |
| Lincolnshire Agricultural Society |
| Lincolnshire Gardens Trust |
| Ramblers Association |
| British Gliding Association |
| Lincolnshire Bat Group |
| Trent Valley Gliding Club |
| Lincolnshire Bird Club |
| Amenities Societies |
| Department of Trade and Industry |
| Historic England |
| LCC Children's services |
| Western Power Distribution |
| The Gardens Trust |
| The Gypsy Council |
| National Federation of Gypsy Liaison Groups |
| Diocese of Lincoln |
| Defence Infrastructure Organisation |
| MOD safeguarding |
| MOD (wind turbines/farms) |
| Home Builders Federation |
| Lincolnshire Cooperative Society |
| Lincolnshire Rural Housing Association |
| Rail Future (Lincolnshire Branch) |
| Stagecoach East Midlands |
| University of Lincoln |
| Sustrans |
| Church Commissioners for England |

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| Crown Estate Office |
| Lincolnshire Fire and Rescue |
| Lincolnshire Police |
| Disability Lincs |
| Dial a Ride |
| Atkins |
| Council for British Architecture |
| Government pipelines and storage systems - Fishergerman |
| Health and Safety Explosives Inspectorate |
| HSE (Planning advice team-Buxton) |
| HSE(hazardous substances consent) |
| JPU |
| Joint Radio Company |
| Met Office |
| NATS safeguarding |
| North Lincs Education |
| OFCOM (windfarms) |
| Office of Rail Regulation |
| East Midlands Airport (and Robin Hood Airport) |
| RSPB |
| Twentieth Century Society |
| Wickenby Airfield |
| Barton Willmore |
| Gladman Developments Ltd |
| Lincolnshire Chamber of Commerce and Industry |
| Economic Development Lincolnshire County Council |
| RAF Scampton |
| Society for Lincolnshire History and Archaeology |
| Ed Dade All Things Neighbourhood Planning |

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| Chave Planning |
| Northern Powergrid |
| MP Sir Edward Leigh |
| Cllr Richard Butroid |
| Cllr Tracey Coulson |
| Willingham by Stow Surgery |
| The Ingham Practice |
| The Glebe Practice, Saxilby |
| Trent Valley Practice, Saxilby |
| Sturton by Stow Primary School |
| Queen Elizabeth's Grammar School |
| William Farr |
| The Gainsborough Academy |
| Lincoln Christ's Hospital School |
| The Minster School, Lincoln |
| Sturton by Stow Youth Club |
| Sturton Village Hall Committee |
| Sturton and Stow Agricultural and Horticultural Association |
| St Mary's PCC |
| Methodist Church |
| St Edith's, Coates |
| Bradshaws |
| Williams Garage |
| Tillbridge Tastery |
| Cross Keys |
| The Plough |
| Sturton General Store |
| Lincolnshire Co-op |
| Bransby Horses |

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| Limestone Farming |
| Butler Teknik |
| Obam Stairlifts |
| Timmins Contracting |
| LID Group |


Appendix B –Statutory Consultees E-mail Responses

| REGULATION 14 PRE-SUBMISSION CONSULTATION – STATUTORY AUTHORITIES E MAIL RESPONSES | | | | |
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| DATE | FROM | COMMENT/CORRECTIONS | RESPONSE | By/Actioned: |
| 30.10.20, 31.10.20, 1.11.20, 2.11.20, 3.11.20 5.11.20 8.11.20 | Various organisations acknowledged receipt | Acknowledgements received from: Atkins, Canal and River Trust, Civil Aviation Authority, Central Lincolnshire Plan Team, Crown Estate, Barton Wilmore, Home Builders Federation, Highway England, Sir Edward Leigh MP, Office of Rail and Road, National Grid, Natural England, Regulator of Social Housing, Severn Trent, Three, The Coal Authority, Department of Business, Energy and Industrial Strategy, RSPB, LCC Highways and Planning Team, LCC PROW Team, LCC Libraries, LCC Public Health, Lincolnshire Wolds Countryside Service, Lincolnshire Partnership NHS Foundation Trust, Area 7 Highways England, WLDC, Environment Agency, Everything Everywhere Ltd., Lincs Section 106 NHS Lincs CCG If a response was later received it is listed below. All responses were acknowledged and senders thanked. | <i>Noted</i> | |
| 30.11.20 | Highways England Martin Seldon, Assistant Spatial Planner Highways England | Highways England has no comments to make on the Sturton and Stow Draft Neighbourhood Plan. | <i>Noted. No Further Action (NFA)</i> | |
| 30.10.20 | Canal and River Trust | Thank you for your Regulation 14 consultation on the Sturton and Stow Draft Neighbourhood Plan. Having reviewed the location of the area covered by the Plan and its relationship to our network, we can confirm that the Canal & River Trust do not wish to make comments on the plan. If you have any questions, or require additional information, please do not hesitate to contact me on the details below. | <i>Noted. NFA</i> | |
| 30.10.20 | Natural England Consultations Team | Thank you for contacting Natural England. We will action your request as follows: For consultations on Development Management, we will respond within 21 days from the receipt of your email. For consultations on Development Plans, we will respond within 6 weeks from the receipt of your email. If you have specified a different deadline or we agree a revised deadline with you, we will respond within the time specified or agreed. If you are applying for the Discretionary Advice Service, we will respond to you within 15 working days. If you are a member of the public, we will respond to your query within 10 working days from receipt of your email. If your consultation relates to a Tree Preservation Order, Advertisement Consent, Hedgerow Removal Notice or Listed Building Consent, there is no requirement to consult us and you will not receive a further response. If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make. Please refer to our general advice in the Annex below. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the proposals are not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not the proposals are consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of sites and the impacts of development proposals to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development. | <i>See below</i> | |

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| | | <p>We recommend that local planning authorities use Natural England's Site of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at:</p> <p>https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals https://www.gov.uk/guidance/consulting-on-neighbourhood-plans-and-development-orders</p> | | |
| 30.10.20 | The Gypsy Council | <p>Sorry</p> <p>I can't help with your consultation</p> | <i>Noted. NFA</i> | |
| 30.10.20 | Inland Waterways Association | <p>Hello, thank you for allowing us the site of the Sturton and Stow draft plan.</p> <p>The Inland Waterways Association are primarily interested in promoting tourism on the Inland Waterways and as such we have no comments to make in respect of this Draft.</p> | <i>Noted. NFA</i> | |
| 30.10.20 | Rt Hon Sir Edward Leigh MP | <p>Rt Hon Sir Edward Leigh MP thanks you for your recent email correspondence concerning Sturton and Stow Draft Neighbourhood Plan and link to supporting documentation which includes the Neighbourhood Profile, Protected Views, Local Green Space Assessment and Heritage assets.</p> <p>Sir Edward will be in touch if he believes he has any comments on the draft in due course.</p> <p>He wishes you and everybody at the Council well during these difficult times.</p> | <i>Noted. NFA</i> | |
| 1.11.20 | Atkins | <p>Thanks for reaching us.</p> <p>In order to process your application, and obtain the best results, could you please provide us the turbines information if any, in the following manner:-</p> <ul style="list-style-type: none"> • 12 character UK NGR, e.g. (SP 12345 12345) or • Grid Co-ordinates e.g. (123456 123456) for each turbine. • Site Name/Town • Email address for reply <p>Or Provide us Site Centre NGR and a search radius to encompass all the turbines.</p> <p><i>Atkins Limited is responsible for providing Wind Farm/Turbine support services to the Telecommunications Association of the UK Water Industry (TAUWI).</i></p> <p><i>Atkins Limited is responsible for providing Wind Farm/Turbine support services to the Telecommunications Association of the UK Water Industry. Web: www.tauwi.co.uk</i></p> | <i>Noted. NFA</i> | |
| 5.11.20 | <p>Keri Monger</p> <p>Sustainable Places – Planning Adviser Lincolnshire & Northamptonshire Environment Agency Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering, NN15 6JQ</p> | <p>Thank you for consulting us on the Draft Neighbourhood Plan for Sturton and Stow.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment.</p> <p>We have identified environmental constraints within your plan area however as no growth is proposed, we have no detailed comments to make at this stage.</p> <p>Should the aspiration of the plan change, please consult us so that we can provide appropriate comments.</p> | <i>Noted. NFA</i> | |

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| 2.11.20 | HSE (Planning Advice Team - Buxton) | HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPA's with access to its LUP Web App https://pa.hsl.gov.uk/ and downloadable GIS consultation zones. These tools alongside HSE's published methodology (http://www.hse.gov.uk/landuseplanning/) can assist in ensuring that land allocations do not conflict with major hazard sites and pipelines, licensed explosives sites and nuclear installations. | <i>Noted. NFA</i> | |
| 2.11.20 | HSE's Land Use Planning Support Team HSE Science and Research Centre Harpur Hill, Buxton, Derbyshire, SK17 9JN | HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPA's with access to its LUP Web App https://pa.hsl.gov.uk/ and downloadable GIS consultation zones. These tools alongside HSE's published methodology (http://www.hse.gov.uk/landuseplanning/) can assist in ensuring that land allocations do not conflict with major hazard sites and pipelines, licensed explosives sites and nuclear installations. | <i>Noted. NFA</i> | |
| 3.11.20 | Corinne Meakins Local Partnership Advisor Forestry Commission East and East Midlands Area | Thank you for consulting the Forestry Commission on the Sturton and Stowe draft Neighbourhood Plan. We don't normally have the resources to comment on Neighbourhood plans, however skimming through I noticed that in Policy 13 (page 74) the wording in b, regarding Ancient Woodland looked out of date and indeed on checking suggest that it needs to reflect the updated National Planning policy framework as amended last year, when the protection of Ancient Woodlands was strengthened. National Planning Policy Framework Para 175c) states:- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 58) and a suitable compensation strategy exists; the footnote 58 indicates that: <i>For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.</i> https://www.gov.uk/government/publications/national-planning-policy-framework--2 This means that ordinary development must be refused if it would have an impact on an Ancient Woodland. | <i>Revise wording to refer to up to date National Planning policy framework as amended 2019</i> | OP |
| 9.11.20 | Willingham by Stow Surgery | No comments from Dr Lane regarding the email below. | <i>Noted. NFA</i> | |
| 10.11.20 | Natural England | Sturton and Stow Draft Neighbourhood Plan Thank you for your consultation on the above dated 30 October 2020 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex, which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk . | <i>We believe there is nothing in the NE annex has suggested including that we have omitted. Perhaps the only thing is reference to National and local character areas but I have an inkling we have referred to one or the other or even both of these as they are referred to in the Central Lincolnshire Plan. Our conclusion, therefore, is that we have covered all our bases in this regard.</i> | |
| 11.11.20 | Severn Trent | Thank you for giving Severn Trent an opportunity to comment on the Sturton by Stow Neighbourhood Plan, However Sturton by Stow does not lie within the Severn Trent Region we would therefore advise that you contact Anglian Water to get the views of both a water supply and sewerage undertaker for the area covered by the neighbourhood Plan. | <i>Anglian Water was also a consultee. See below for response.</i> | |

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| 11.11.20 | Principal Advisor Historic Places, Historic England | <p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements, which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service, who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “<i>Planning for the Environment at the Neighbourhood Level</i>” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/></p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p> | <i>We have consulted and worked with WLDC and the Archaeology department of LCC. See below for their comments.</i> | |
| 12.11.20 | CLH Pipeline System LTD | <p>Thank you for your email to CLH Pipeline System (CLH-PS) Ltd dated 30 October 2020 regarding the above. Please find attached a plan of our client's apparatus. We would ask that you contact us if any works are in the vicinity of the CLH-PS pipeline or alternatively go to www.linsearchbeforeudig.co.uk, our free online enquiry service.</p> | <i>Noted. NFA</i> | |
| 24.11.20 | Cllr. Tracey Coulson | <p>It was a pleasure to receive a copy of the Sturton by Stow and Stow Neighbourhood plan.</p> <p>I have taken the time to look through the document and I would initially like to say a huge well done to all. What a very comprehensive document this is. I can only imagine how hard you have all worked on this.</p> <p>The images included on your website along with the list of Key Community Events in section 2 indicate that you experienced a good level of response in your community engagement activities which is wonderful to see.</p> <p>What comes to mind when reading this is how well the existing and impressive history and character of your villages has been captured; important if those aspects are to be understood and preserved or indeed enhanced moving forward. I learned a lot including why the parish church of Sturton is Stow Minster.</p> | <i>Noted. NFA</i> | |

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| | | <p>I'm personally particularly pleased to see the sections around Sustainability, Green Infrastructure, protecting local green space and a positive view towards sustainable renewable energy schemes, preserving your built heritage, as well as making room for low carbon, energy efficient homes to suit the needs of the village.</p> <p>Once again, congratulations to you all. If you require anything more from me at this stage please do let me know.</p> | | |
| 26.11.20 | <p>Ancholme IDB Scunthorpe and Gainsborough Financial Officer Shire Group of Internal Drainage Boards</p> | <p>Thank you for giving us the opportunity to comment on your joint neighbourhood plan. However, Sturton & Stow appear to be outside the boundaries of any drainage authority we represent. They could be within the boundaries of Upper Witham IDB though. Their contact details can be found on the ADA website here: https://www.ada.org.uk/members/upper-witham-idb/</p> | <i>Upper Witham already consulted. See below for their comments.</i> | |
| 29.11.20 | <p>Norbert O'Brien Senior Transmission Planner DPD  Mobile Broadband Network Limited</p> | <p>Please be advised we would only be concerned with the erection of high structures, for example wind turbines, masts etc. If any such structures are proposed, please forward me the details including the eastings and northings of any such proposed construction</p> | <i>Noted. NFA</i> | |
| 10.12.20 | LCC Archeology | <p>As you know our office has provided information to the plan group and supported the development of the historic environment sections of the plan. Therefore we do not have any further alterations or amendments to recommend.</p> <p>We welcome the focus on the villages' historic environment as a central feature within the plan, and the policies that have been designed to ensure it is protected and enhanced. These set out a clear and positive strategy for the protection and enjoyment of the historic environment as is required of development plans (including Neighbourhood Plans) by the National Planning Policy Framework (paragraph 185).</p> <p>We also welcome the focus on non-designated heritage assets that are valued by the local community, in particular ridge and furrow earthworks. These medieval features of our landscape are increasingly threatened and although once commonplace are now becoming rare in West Lindsey. We therefore support the plans desire to see these protected from future development so that they can continue to contribute to the historic landscape setting of the villages within the plan settlement, and contributes to landscape character and local distinctiveness.</p> | <i>Noted. NFA</i> | |
| 9.12.20 | Anglian Water | <p>Thank you for the opportunity to comment on the Sturton by Stow and Stow Pre-submission Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>Policy 1: Sustainable Development</p> <p>Point c - Anglian Water is supportive of the requirement that all necessary infrastructure to make a development acceptable should be delivered in association with the development.</p> | <p><i>Acknowledged as requested.</i></p> <p><i>Policy 1 - Agree all proposed amendments so amend accordingly with the following additional clause in d. shown</i></p> | OP |

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| | | <p>Point d - reference is made to development being permitted in the designated countryside for a number of uses including agriculture and non-agricultural uses and development of previously developed land.</p> <p>Anglian Water's existing water and water recycling infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that Policy 1 be amended as follows:</p> <p>'d. development outside the existing or planned built footprint of Sturton by Stow and Stow village will only be supported if required for agricultural purposes, or to support an existing agricultural or non-agricultural use, infrastructure provision required by a utility company or to make sustainable use of a previously developed site.'</p> <p>Point g - we welcome reference made to mitigating the risk of flooding including the impacts of climate change.</p> <p>Policy 2: Residential Development Management</p> <p>Point k - we welcome reference made to mitigating the risk of flooding including the impacts of climate change.</p> <p>Point m - reference is made to residential development demonstrating that adequate capacity is available. In the case of water supply and sewerage infrastructure capacity may need to be made available to serve the site.</p> <p>It is therefore suggested that Policy 2 be amended as follows:</p> <p>'m) the capacity of all utilities including any required mitigation is adequate to support the additional burden of the proposed development'</p> <p>Policy 6 Delivering Good Design</p> <p>Point 4c - reference is made to new development minimising the use of water and not increasing the risk of flooding including through the use Sustainable Drainage Systems (SuDS).</p> | <p><i>in bold:</i></p> <p>'d. development outside the existing or planned built footprint of Sturton by Stow and Stow village will only be supported if required for agricultural purposes, or to support an existing agricultural or non-agricultural use, infrastructure provision required by a utility company provided the proposed provision is executed in line with the rest of the policies in this plan or to make sustainable use of a previously developed site.'</p> <p><i>Policy 2 – Agree with the addition in italics in m:</i></p> <p>'m) the capacity of all utilities including any required mitigation is adequate to support the additional burden of the proposed development'. <i>Such mitigation must exclude transportation of sewage by road tanker, and any required capacity expansions must be described in the development proposal and be supported by approved, financed and published plans which match the timing of required mitigation on the part of the utility company concerned to that of the proposed development.</i></p> <p><i>Policy 6 - noted</i></p> | |
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| | <p>We are supportive of measures to reduce water use in new development as this will reduce the impact on the water resources and has wider community and environmental benefits.</p> <p>Anglian Water fully supports the incorporation of SuDs to addresses the risk of surface water and sewer flooding and which have wider benefits including water quality. We are also supportive of measures to reduce water use in new development as this will reduce the impact on the water supply network and has wider community and environmental benefits.</p> <p>Para 163 of the National Planning Policy Framework uses the term 'sustainable drainage systems' which has replaced the term Sustainable Urban Drainage Systems. It is suggested that Policy 6 should be amended for consistency with the NPPF and refer to this term.</p> <p>Point 5a - reference is made to 'firm, approved and funded plans' are in place to ensure water supply and sewerage infrastructure are in place to serve development.</p> <p>Anglian Water as a water and sewerage company seeks fair contributions through charges directly from developers under the provisions of the Water Industry Act 1991 to supply water and drain a site effectively.</p> <p>Developers would be expected to pay the developer charges for connection to the water supply network and public sewerage network which apply at the time of making an application to Anglian Water to connect.</p> <p>Policy 14 Flood Risk</p> <p>Point 1 - the policy as drafted states that sites within flood zone and areas identified as being susceptible to surface water flooding should demonstrate that it will not have a detrimental impact on foul and surface water infrastructure.</p> <p>The purpose of the maps produced by the EA relates to risk of fluvial (river) and surface water flooding is identify the risk of flooding from these sources.</p> <p>We would ask that policy requires to consider the risk of flooding from all sources including sewer flooding and not just those areas identified on the figures provided. It is also important that surface water connections to the public sewerage network is considered as a last resort and that SuDS should be utilised wherever feasible.</p> <p>It is therefore suggested that Policy 14 be amended as follows:</p> <p>'Development proposals, including those within areas that have experienced flooding as shown on flood risk maps¹² should demonstrate that the proposal has considered the risk of flooding from all sources and will not have a detrimental impact on the existing foul and surface water drainage infrastructure including providing details of mitigation where required. Proposals will be expected to make use of Sustainable Drainage Systems wherever possible to manage surface water.'</p> <p>Anglian Water fully supports the incorporation of SuDs to addresses the risk of surface water and sewer flooding and which have wider benefits including water quality.</p> <p>Point 3 - reference is made to the preparation of a drainage strategy it would be helpful to clarify if this intended to refer to foul and/or surface water drainage. We also suggest that preparation of a drainage strategy is not limited to residential developments but include other types of development.</p> | <p><i>Point 5a – noted but no change to wording</i></p> <p><i>Policy 14</i></p> <p><i>Agree amendment with proviso re Point 3 below:</i></p> <p><i>This point refers to both foul and surface water</i></p> | |
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| | | <p>Point 6 - reference is made to surface water being managed through Sustainable Drainage techniques.</p> <p>Anglian Water fully supports the incorporation of Sustainable Drainage Systems (SuDS) to address the risk of surface water and sewer flooding and which have wider benefits including water quality. We would also suggest the wording Sustainable Drainage Systems be used in this policy for consistency with the rest of the plan.</p> <p>Should you have any queries relating to this response please let me know.</p> | | |
| 14.12.20 | <p>Richard Wright Operations Engineer</p> <p>North East Lindsey Drainage Board Upper Witham Internal Drainage Board Witham First District Internal Drainage Board Witham Third District Internal Drainage Board</p> <p>Four land drainage, flood risk and water levels management public bodies operating jointly as 'Witham & Humber Drainage Boards'.</p> | <p>Thank you for the opportunity to comment on the above Neighbourhood Plan, none of the area falls within a drainage board district.</p> <p>The Board supports West Lindsey District Council Planning Policies and this plan in general.</p> <p>Below are general Board comments for Neighbourhood Plans.</p> <ul style="list-style-type: none"> It is suggested that the Neighbourhood Plan should support the idea of sustainable drainage and that any proposed development should be in accordance with Local, National and Regional Flood Risk assessments and Management plans. No new development should be allowed to be built within flood plain. The 'Flood Maps' on the Environment Agency website provides information on areas at risk. Also risk from surface water flooding should also be considered, information can also be found on the Environment Agency website. Under the terms of the Land Drainage Act. 1991, the prior written consent is required for any proposed works or structures within any watercourse, the consenting authority in Lincolnshire County Council, but the individual drainage boards act as agent for this in the corresponding extended areas. This is independent of the Planning Process. <p>Through the planning process the Boards will continue to comment on the individual planning applications that affect the interests of the Boards, as and when they are submitted.</p> <p>A map is attached for your information.</p> | <p><i>We believe this is adequately covered by Policy 6 para 4c</i></p> <p><i>We believe this is adequately covered by Policy 14.</i></p> <p><i>Noted but no change to text.</i></p> | |
| | <p>Avison Young on behalf of the National Grid</p> | <p>Sturton and Stow Neighbourhood Plan Regulation 14 Consultation October – December 2020 Representations on behalf of National Grid</p> <p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets, which include high</p> | <p><i>Added contacts to circulation list from WLDC as requested.</i></p> <p><i>NFA</i></p> | |

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| | <p>"issued and WLDC will organise the referendum.</p> <p>3 About Sturton by Stow and Stow</p> <p>Suggest chapter starts with Sturton by Stow first to follow heading order.</p> <p>Pages/Maps 22,23,24. Spelling.. Heritage not Hertiage.</p> <p>Would be helpful if listed buildings and monuments could be named on maps and in the key.</p> <p>Page 26 3.2.7 Please note .. Remaining allocation position still remains the same as at 4/12/2020.</p> <p>Policy 1: Sustainable Development</p> <p>Suggest that requirement "should" be removed from criteria a) b) c) f) and g). Reword criteria to "support" instead.</p> <p>For example</p> <p>Part 1....will be supported:</p> <p>Criterion a) Suggest replace new homes should be of size.... with a) where new homes are of a size.....</p> <p>Criterion d) what is the.. existing or planned built footprint..? Is it the same as the "built up area" defined in policy 2 and shown on policy maps 2.1 and 2.2? If so then better if terms used are the same or could lead to confusion.</p> <p>Also Criterion d) refers to the existing or "planned" built footprint of the settlements. This suggests that the built up area also include areas with outstanding planning permission. But the built up area shown on maps currently does not include the planning permissions below. Should these be included in built up area?</p> <p>137744 for 3 dwellings</p> <p>134926 2 dwellings (under construction)</p> <p>136428 6 dwellings</p> <p>131348 3 dwellings</p> <p>Also the built-up area shown on maps includes 140899 for 2 dwellings but this was dismissed at a recent</p> | <p><i>the introduction as follows:</i> <i>"Evidence to support the policies has been gathered from the household survey, the work undertaken to develop the Neighbourhood Profile, Green space assessment, Protected Views and the listing of Historic Assets."</i></p> <p><i>Amend as proposed</i></p> <p><i>Delete para 1f of Policy 2. The requirements for demonstration of Community Support are already clear in the Central Lincolnshire Local Plan, and we do not gain by increasing the number of instances where it is needed. Attempts at such demonstration have proven very contentious in recent planning applications.</i></p> | |
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| | | <p>planning appeal. Should this site be taken out of the built up area?</p> <p>To view applications please go to:</p> <p>https://planning.west-lindsey.gov.uk/planning/</p> <p>Policy 2: Residential Development Management</p> <p>Criterion 1 a) see previous comment on policy 1 regards built up area and terms/definitions used.</p> <p>Criterion f) It would be helpful if the NP could provide guidance as to how developments could demonstrate clear evidence of community support.</p> <p>For examples of how this has been done please see Spridlington and Sudbrooke NPs at:</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/spridlington-neighbourhood-plan-made/</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/sudbrooke-neighbourhood-plan-made/</p> <p>Criterion 1 g) does not support backland development. But criterion a) supports development on ...other sites...in the built up area many of which could potentially be defined as backland sites. There appears to be an inconsistency between criteria a) and g).</p> <p>Criterion 1 k) Suggest replace.... development should be such that any with .. where any potential negative impact from the development on climate change such as....</p> <p>Policy Map 2.2 for Stow not 2.1</p> <p>Policy Map 2.1 This map needs to be at a larger scale like for Stow's. If this is difficult to achieve, just a suggestion, but how about having two maps for Sturton, north and south using Marton and Tillbridge Roads as the dividing line.</p> <p>Not clear from map what the southerly extent of Sturton is on the east side of Saxilby Road. Does it go as far as the PROW?</p> <p>Also please see earlier comments made on built up area and existing or planned footprint.</p> <p>Policy 3: Area of Separation between Sturton by Stow and Stow</p> | | |
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| | | <p>The boundaries of the area of separation need to be defined by physical boundaries on the ground that are unlikely to change during the plan period. For example: ditches, rivers, hedgerows, property boundaries, PROWs. Also good to use boundaries that are being used by the NP for other related purposes.</p> <p>It is suggested that the area's northern and southern boundaries follow the final built-up area boundaries for the settlements. The eastern boundary should continue to use the PROW/hedgerow already there and be extended to Stow's built up area. For the western boundary there is a choice of hedgerows, PROWs and ditches that could be used. But avoid the current situation where boundary does not appear to follow any physical landform.</p> <p>Policy 4: Housing Mix and Affordability</p> <p>Sarah Elvin WLDC's Senior Housing Strategy and Enabling Officer has made the following comments.</p> <p>"What evidence is being used to identify the need for the wheelchair accessible housing and the older person housing, smaller properties and starter homes?</p> <p>It is assumed that this is housing mix and not just affordable housing but this policy doesn't offer any evidence to suggest policies in the CLLP in regards to m4(2) and affordable housing will be superseded by this policy. It suggests they are just using the HNA for the CLLP to identify this need and no further local need has been analysed as part of this."</p> | <p>Policy 4 Response to SE's points:</p> <p>As part of the evidence gathering to support the formulation of Policies for the NP, The Sturton by Stow and Stow Neighbourhood Plan Group ('SSNPG') commissioned Community Lincs to conduct a survey and so doing canvass opinion on a wide range of topics of relevance to the Plan. The Survey made use of a questionnaire delivered in hard copy to all households and businesses in the Parish and also made available online. The outcome of the survey was published in January 2019, and is available on our web site here: https://www.sturtonandstowplan.co.uk/shared/attachments.asp?f=a34488b7%2Ddf71%2D416a%2Db52b%2Dc2460a930c7b%2Epdf&o=Sturton%2Dby%2DStow%2Dand%2DStow%2DNP%2DFinal%2DReport%2DMarch%2D2019%2Dwith%2Dappendice%2Epdf</p> | |
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| | | | <p>The responses to questions 12 and 13 are of relevance to Ms Elvin's question.</p> <p>Question 12 was "In your opinion what type of housing would you like to see included in any new development?"</p> <p>Comments included:</p> <ul style="list-style-type: none"> - Starter homes for families and young people, first time buyers. - Affordable homes that first time buyers can buy. - Single unit rental bed-sits for youngsters to rent at a rate that lets them save to move up the property ladder. - There is no accommodation suitable for housing the elderly with in-situ carers - Local young people and young families wishing to stay or work in the area have no chance of getting accommodation. - Far too many 5 bed executive houses being built in Sturton and Stow - Low cost rental urgently needed. - More affordable homes for young people who want to stay in the area. -Some homes for young people that have lived in the village all their lives and have generations of family here but when want to leave home there is no properties we can afford to buy. - Houses at an appropriate price for young professional couples to purchase, couples who may have grown up in the village with parents and wish to stay in the village. If I was leaving home now (in the village) and wanted to stay in | |
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| | | | <p>the village we simply could not afford it and would be forced to look to the city, which would be a shame as this is where we grew up.</p> <ul style="list-style-type: none"> - Feel development should be mixed. Not just large exec type houses. - Most new housing built in Stow is not affordable to younger people or older residents wishing to remain in the area but needing more suitable accommodation. - Single-storey dwellings for older people should be included. - There are too many homes for sale on the open market at prices that are beyond affordability for younger folk wanting to have a home of their own <p>Question 13 was "What style of housing would you like to see included in any new housing development?". The options provided for respondents to choose from conflated the appearance of houses with their size. Concentrating only on size and shape, the top three (ie most wished for) categories were:</p> <ul style="list-style-type: none"> -In Sturton by Stow Parish: 3-bed properties, 2-bed properties, single storey (bungalows) - In Stow Parish: 2-bed properties, single storey (bungalows), 3-bed properties - and in both parishes, 1-bed and 4+bed properties were distinctly less in demand. <p>The above data demonstrates the demand for starter homes,</p> | |
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| | | | <p>smaller and lower priced homes for young people, and for bungalows for older and/or wheelchair-bound people.</p> <p>Page 45 Add: “5.4.5 Policy 4 addresses the issue of housing mix and affordability. The Parish Councils are keen to ensure that new affordable housing in the neighbourhood area should be allocated on local connection criteria. The following local connection criteria overlap with those used by the District Council in its Section 106 lettings principles. All new affordable housing in Sturton By Stow and Stow Parish Council areas should be allocated based on local connection criteria meaning that priority should be given to people who can demonstrate a strong local connection to the village and whose needs cannot be met by the open market. The local connection prioritisation is as follows:</p> <p>1) In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who:</p> <p>a) were born in the Parish of Sturton by Stow or Stow; or, b) are currently residing or are employed in the Parish of Sturton by Stow or Stow; or, c) have resided in the Parish of Sturton by Stow or Stow in</p> | |
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| | | | <p>the past, but were forced to move away due to the lack of affordable housing; or,</p> <p>d) have family associations living in the Parish.</p> <p>2) Lacking any applicants who meet the above requirements within the Parish of Sturton by Stow or Stow, applicants will be considered from neighbouring parishes if they satisfy the local connection criteria, giving priority to applicants who:</p> <p>a) were born in the parishes neighbouring Sturton by Stow or Stow; or,</p> <p>b) are currently residing or are employed in the parishes neighbouring Sturton by Stow or Stow; or,</p> <p>c) have resided in the parishes neighbouring Sturton by Stow or Stow in the past, but were forced to move away due to the lack of affordable housing; or,</p> <p>d) have family associations living in the parishes neighbouring Sturton by Stow or Stow.</p> <p>3) Lacking any applicants who meet the above requirements within the local area, applicants will be considered from the West Lindsey District area if they satisfy the local connection criteria, giving priority to applicants who:</p> <p>a) were born in the West Lindsey District area; or,</p> <p>b) are currently residing or are employed in West Lindsey District area; or,</p> <p>c) have resided in the West Lindsey District area in the past, but were forced to move away due to the lack of</p> | <p>MB will provide revised list</p> |
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| | | <p>Policy 5: Local Connection Criteria</p> <p>Cherry Willingham PC wanted to include a similar policy in its NP. But the examiner ruled this out saying that it was not planning policy. Instead the examiner recommended that local connection criteria were given in the supporting text to the NP's planning policy on housing. The NP can be viewed at:</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/cherry-willingham-neighbourhood-plan-made/</p> <p>Sarah Elvin has commented.</p> <p>"Shared ownership affordable housing that has been funded by Homes England cannot have a local connection criteria attached. That doesn't mean shared ownership can't be delivered in this neighbourhood area but it could have an impact on the mix of housing that could be delivered on fully affordable schemes and there is the potential that it could conflict with policy 4 on the mix that is required.</p> <p>This policy reflects the way in which affordable housing is secured through S106 for all affordable housing delivered in all areas of West Lindsey. It doesn't suggest any timescales for allowing this type of security which a registered provider would be required."</p> <p>Policy 6: Delivering Good Design</p> <p>This policy is a bit on the long side. Its many requirements could be onerous on small developments particularly those on climate change.</p> <p>Do all the criteria apply to a development?</p> | <p>affordable housing; or d) have family associations living in the West Lindsey District area. Lacking any applicants who meet the above requirements, any other applicant in the WLDC housing register will be considered.</p> <p>Comments noted. Delete Policy 5. Renumber subsequent policies etc.</p> <p>NB All will need renumbering</p> <p>Policy 6</p> <p>All criteria apply to a development</p> <p><i>Part 3: para 3 can be deleted. Beware that this refers to the current paragraph numbering, which will change when the absence of a para 1 is accounted for!</i></p> <p>Agree change</p> | <p>and map to OP</p> <p>OP</p> |
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| | <p>Part 3. From the neighbourhood profile it appears that all areas in the NP are covered? Is this part of policy required then?</p> <p>Part 4. Suggest replacewill need to demonstrate how designs solutions.. with will be supported which can demonstrate how design solutions :</p> <p>Criterion 4. d) Suggest replace .. avoids impeding the view of or access to with.... avoids adversely impacting on Heritage Assets listed.....</p> <p>Policy 7: Historic Environment</p> <p>Policy Map 7 Key appears to be missing references to assets after No. 52</p> <p>In previous comments made on non-designated assets WLDC suggested that No. 33 Former Friends Meeting House was unfortunately of insufficient merit to be included on list.</p> <p>Policy 8: Employment and Business Development</p> <p>Is the policy referring to a single proposal or to proposals in general?</p> <p>Policy 9: Community Facilities</p> <p>Criterion 1 c) reference toexisting settlement footprint ... again consistency of terms needed here with built up area / existing and planned built footprint. It would help if a single term could be used for all of them and shown on policy maps 2.1 and 2.2.</p> <p>Part 2with to?</p> <p>Part 2 Names of facilities need to be exactly the same as in policy and on map. Could facilities be numbered on map too to help identification?</p> <p>*Is this in relation to marketing the site? Prior planning permission would be needed if site was to be also marketed for another community use.</p> <p>Policy Map 9.2 For Stow settlement only, maps should be at least same scale as Sturton's map. Using map very difficult to locate Stow's Allotments. Where are they and how are they accessed? At the time of visit a possible access from Church Road appeared to be temporarily fenced off. Also using map difficult to identify</p> | <p>Part 4 criterion 4 d)" before "listed!" insert "avoids adversely impacting on Heritage Assets listed....."</p> <p><i>Policy 7 – 33 should remain as it is connected to The Friend's burial ground. Mel has amended both the list and the map and will provide to OP</i></p> <p><i>We have re-written 5.8 Policy 8 policy aim and justifications etc and the text box. Replace with the revised version attached.</i></p> <p><i>Policy 9 (p57) and Policy 10 (p62). Other than my suggestion re (i) Sturton by Stow Cemetery being added to the map and therefore the text on page 58 and (2) St Edith's being more accurately identified I can't see anything further. Maps should all be at same scale.</i></p> | <p>MB will provide map to OP</p> <p>MB to provide to OP</p> <p>OP</p> |
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| | | <p>facilities in and around the Village Green.</p> <p>Legend needs to be the same on both maps?</p> <p>Perhaps help if list of facilities in policy had sub headings eg Sturton / Stow to coincide with where facilities are shown on which of the two maps.</p> <p>Policy 10: Protected Views</p> <p>Consistency of terms would help. Is it... Locally Protected Views.. or just ...Protected views? The supplementary document calls them Protected Views.</p> <p>Policy Map 10.1 There are two boxes for view 11)</p> <p>Some pictures of views in the Protected Views supporting document could be a little sharper.</p> <p>Please ensure that a detailed description of views is given particularly to those landmarks in central/direct part of view.</p> <p>Policy 11: Local Green Space</p> <p>Good to see the sites that have been identified as local green spaces. But just wondered if sites 1 and 8 are in reasonable close proximity to the community they serve?</p> <p>Site 1 is quite a walk from Sturton much of which is along a busy and fast main road which has to be crossed and also some distance to go along Cowdale Lane</p> <p>before reaching gate. However there is a wide green verge to walk on.</p> <p>Site 8 is a fair distance too. Best way to get there appears to be along PROW from Sturton and then a walk up Fleets Lane which appears to be a classified road.</p> <p>Part 2 Suggest replace .. will not be permitted with will not be supported....</p> <p>Part 3 Suggest deletewill be supported and should provide....and add at end...will be supported.</p> <p>Policy 12: Green Infrastructure</p> <p>Part 4 How about identifying green infrastructure assets on a policy map like for local green spaces? For example you could show the four assets listed in this policy (i to iv).</p> | <p>Policy 10 <i>Delete word "locally" in the first para. of Policy 10</i></p> <p><i>Consider if any sharper images available for some of the views in the Protected Views supporting document</i></p> <p>Policy 11 Local Green Space we leave as is. However, Policy Map 11.1 SbS Local Green Space doesn't show Bransby. As such it makes Jubilee Wood seem out on a limb as WLDC comments suggests. If the map were changed to show the same as Policy Map 10.1 Protected Views it would make more sense. We'll keep Jubilee Wood in anyway as the Parish Council see it as a community wildlife facility.</p> <p>Policy 12 and 13 A map has been prepared showing the wildlife corridors</p> | |
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| | | <p>Policy 13: Environmental Protection</p> <p>Are there any local environmental assets that could be identified on a policy map and protected by this policy?</p> <p>Part 1 Suggest will be supported .. instead of will normally be acceptable..</p> <p>Part 2 Suggest will be supported which:instead of..... than will be expected to:</p> <p>Policy 14: Flood Risk</p> <p>Cross reference needed in section and policy to flood maps on pages 77 and 78.</p> <p>Part 5 designed not designated? Part 5</p> <p>Page 78 Surface water flood risk map needs to be at larger scale like that for river flood risk map.</p> <p>Policy 15: Broadband and Services</p> <p>NPPF only supports and encourages the provision of infrastructure to assist the supply of high speed broadband provision. Therefore suggest:</p> <p>Part 2 replace ... should provide... with... which provides.. and at end add ... will be supported.</p> <p>Part 3 first sentence... replace.... should include... with... which includes... and at end add.... will be supported. Second sentence suggest replace... should contribute..... with... which contributes... and at end add .. will be supported.</p> <p>Policy 16: Footpath and Cycleways</p> <p>Feel that terms used here need tightening to avoid any inconsistency/confusion.</p> <p>Suggest retitle section heading to..... Policy 16 Walking and Cycling</p> | <p>Map prepared showing wildlife corridors</p> <p>Policy 14 covered by Anglia Water comments</p> <p>Part 5 - Amend</p> <p>Needs revising by OP</p> <p>Policy 15 agree changes</p> <p>Policy 16 agree all changes, but note the following:</p> <p>Unmade roads and tracks, which are not a PROW can</p> | |
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| | | <p>The footpath and bridleway shown on policy map are definitive public rights of way. Consider justification is needed for the inclusion of unmade roads on the Policy Map 16. They are not PROWs. Is it permissible for public to use these for walking and cycling? Do the landowners allow such access?</p> <p>Suggest retitle Policy 16 heading to: Walking and Cycling</p> <p>Part 1 Suggest replace reference to ... non-vehicular routes... with .. walking and cycling routes.....</p> <p>Part 2 Suggest replace reference to..... public footpaths ... with public rights of way footpaths as identified on Policy Map 16.....</p> <p>Policy Map 16 Retitle to Walking and Cycling Routes</p> <p>Suggest these changes to Legend:</p> <p>Change from Walking Routes to Walking and Cycling Routes</p> <p>Yellow route... retitle... Footpath-public right of way- walking</p> <p>Blue route .retitle .Bridleway-public right of way– walking and cycling</p> <p>Green route ..retitle .. Unmade road - walking and cycling.</p> | <p>only be included where the owner's permission is given. We can include these but only with that caveat. Site 8 is on a popular walking route, Fleets Lane being part of that route.</p> | |
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Appendix C –Residents’ E-mail Responses

| REGULATION 14 PRE-SUBMISSION CONSULTATION – RESIDENTS’ E MAIL RESPONSES | | | | |
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| DATE | FROM | COMMENT/CORRECTIONS | RESPONSE | By/Actioned: |
| Neighbourhood Profile | | | | |
| 6.12 20 | Resident #1 | <p>Page 34 - Rectory Gardens should be Old Rectory Gardens</p> <p>Page 34 Rectory Gardens - - it's actually Old Rectory Gardens leading to Allan Close & Davey Close.</p> <p>The photos at p45 are not of houses on Old Rectory Gardens, they are on the two Closes.</p> <p>A suggested improvement for the area would be that the road sign be replaced to say Old Rectory Gardens, leading to Allan Close and Davey Close. These record the local farmer who owned the pig farm on which the estate is built - Allan Davey.</p> <p>page 40 - 'red and multi-coloured red brick' ?</p> <p>page 47 - at 3.4.8, 3.4.9, 3.4.12 and 3.4.13 refer to Area 1? Is that just poor copying & pasting from the Area 1 section, that should say Area 2?</p> <p>children's. not children's'</p> <p>page 56 - not sure how the houses/ gardens are all viewed as neat & tidy with the dilapidated house & overgrown garden on the east of School Lane about half day down. Also not sure what is meant by the 'street furniture' here? Improvement might be a 'beware pedestrians' sign as the lack of path on either side makes it very dangerous to walk down.</p> <p>page 57 - surprised no mention made of the permanent water 'leak' in 2 places on Church Road leading to the pumping station. It is an ongoing problem. Also the tendency to flood at the lowest point of the road on a regular basis, which should probably be added to the improvement list, especially with the completion of the 2 new houses opposite the pumping station.</p> <p>page 59 - most of the suggested improvements here were discussed at the village meeting in August 2018 eg central village signage which was not felt during the consultation to be something of concern, and others were investigated through discussion with Highways eg mirror and we were advised it would not be approved by Highways?</p> | <p><i>Amend page 34</i></p> <p><i>Amend page 34</i></p> <p><i>Amend label</i></p> <p><i>Refer to Sturton Parish Council</i></p> <p><i>Amend to read ' red and multi-coloured brick'</i></p> <p><i>Amend 3.4.8 3.4.9, 3.4.12 and 3.4.13 to read Area 2</i></p> <p><i>Possessive plural would be children's. Amend if found but cannot see reference.</i></p> <p><i>Suggest insert 'Generally' at the beginning of the entry on Buildings. Add in the suggestion re signage in improvement ideas</i></p> <p><i>Page 57 – add into Improvement Ideas: 'Given the tendency to flooding at the lowest point in the road, the capacity of the sewage plant needs addressing.'</i></p> <p><i>Page 59 - Add: "December 2020 Update A village meeting in August 2019 discussed most of the suggested improvements. Signage within the village was not a priority and Highways indicated they would not be in</i></p> | <p>OpenPlan (OP)</p> <p>DMT/CG/GH</p> <p>OP</p> |

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| 6.12.20 and 12.12.20 | | <p>Page 58 - GS4 isn't near the church or on Church Road? Again the mirror near the pub was investigated and Highways said they would not approve?</p> <p>Page 61 - cottage at 1 Stow Park Road? should that be deleted?</p> <p>page 72 4.4.4 - there isn't a The Close in Stow? Is that another copy & paste issue ?</p> <p>4.4.7 plots around the cul-de-sac - the only cul-de-sacs are St Mary's Crescent (I'm not sure where there are any potential plots around there, unless it is referring to the old garages) and Church Lodge which again has no potential for further plots?</p> <p>p73 4.4.9 Thatched roof 'existing ones protected' - what does that mean? It's not listed so how can development plan say it will be 'protected' If someone can't afford to re-thatch or wants a different roof, can they be forced to re-thatch it?</p> <p>page 78 Plan (map) FC6 - as drawn is not as per the OS maps - I understand the farmer just unilaterally moved the route? FC5 - continues into Sturton FC3 - continues N-E the other side of the road that runs from Ingham Road to Coates Church, and goes right to the edge of the church curtilage. It is nearly always well marked through the crops and passable all the way from Squires Bridge to the Church.</p> <p>p83 buildings - line 9 - terraced bungalows 'are at the junction' not 'is at the junction'</p> <p>p85 street scene - line 3 'green lane', not 'track' heading south</p> <p>p85 - open spaces - ASIDE - if we can find proof that it used to be track, can we get it reinstated?</p> <p>p85 - buildings 'unsightly and ramshackle' ouch that sounds unnecessarily mean, maybe 'now dilapidated' barn (nb Pam - until the wind blew off</p> | <p><i>favour of a mirror. New village signs are on order and new benches have been purchased including one located on Green Lane. The Parish Council will be pursuing other issues with Highways."</i></p> <p><i>Move the last sentence of "Open Spaces" on page 58 to "Open Spaces" on page 62.</i></p> <p><i>Page 61 Change house number to 2</i></p> <p><i>Page 72 - Delete reference to The Close</i></p> <p><i>No change needed to 4.4.7 - it is a general stipulation not specific to any individual road</i></p> <p><i>Page 73 4.4.9 - Good point it's not enforceable. Amend 3^d sentence to read: 'Thatched roofing will be encouraged.'</i></p> <p><i>Page 78 - PD to amend map and pass to OP</i></p> <p><i>Amend page 83</i></p> <p><i>Amend page 85</i></p> <p><i>Refer to Stow Parish Council to clarify</i></p> | <p>PD will provide amended map to OP</p> <p>OP</p> <p>PJ/NR/PD</p> |
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| | | <p>the roof there was ALWAYS a family of barn owls living in it)</p> <p>p87 - improvement ideas - a marked accessway for horses, cyclists and pedestrians one side of the locked gate.</p> <p>p89 - improvement ideas - ask landowner of field which FC5 crosses to the south of Stow Park Road, to follow the practice of other village farmers to make year round pedestrian access more easily possible.</p> <p>p90 - street scene - line 3. wide gaps 'enable' views ?</p> <p>p90 - views & vistas - fields with rape in vary each year?</p> <p>p92 - 'Terraced bungalows at Coates' - easier to identify as that is how they are described in the body of the document</p> <p>p97 - 5.4.12. ashes or ash but not Ashs</p> <p>p99 - open spaces - GS:4 - FC6 not F/C6</p> <p>p101 - street scene - No pavements - 'other than the outside farmyard' doesn't make sense. suggest 'other than one outside the farmyard which is usually obstructed by parked vehicles.'</p> <p>Light traffic? I'd question that at weekends in the summer</p> <p>p102 Improvement ideas - restrictions on vehicles parking on the current pavement and new pavements through the hamlet on at least one side of the road. The combination of Bransby horses staff vehicles/ quad bikes and agricultural vehicles, together with visitor traffic, makes it dangerous for pedestrians through the hamlet</p> <p>p104 - Street scene - pavement in front of houses on east side of Thorpe Lane assisting pedestrian safety</p> <p>p106 - street scene - line 1 'offer an open setting' not 'and open setting' - line 5 FC not F/C</p> <p>p111 - 6.4.2 character Area not Areas</p> | <p><i>Amend to 'now dilapidated barn'</i></p> <p><i>Page 87 and 88 - Add suggestions to Improvement ideas</i></p> <p><i>Page 90 - leave as it is</i></p> <p><i>Page 92 – Amend label as suggested</i></p> <p><i>Page 97 5.4.12 Amend to 'ash'</i></p> <p><i>Page 99 – Amend to FC6</i></p> <p><i>Page 101 Amend as suggested to: 'other than one outside the farmyard which is usually obstructed by parked vehicles.'</i></p> <p><i>Page 102 – add into Improvement ideas</i></p> <p><i>Page 104 - Add into street scene as suggested</i></p> <p><i>Page 106 – amend first line of Street scene as suggested and amend line 5 to FC5</i></p> <p><i>Page 111 Amend to Area</i></p> | OP |
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| Heritage Assets <i>Propose we re-name this Locally Important Heritage Assets following comments from Ian Marshman, LCC. NB This will need changing in the Plan.</i> | | | | |
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| 15.11.20 | Resident #1 | <p>32 - insert ' Asset No.24' rather than just No.24 as it wasn't until I read on & saw other notes that refer to asset numbers that I realised it was a reference to asset 24 above</p> <p>40 - which road is the smithy on? I know, but anyone not knowing what 'Bradshaws' is won't know</p> <p>46 - which road is the Cross Keys</p> <p>Any reason why no mention of the Stow cemetery - are its hedges and wildlife not as mentionable?</p> | <p><i>Amended</i></p> <p><i>Amended</i></p> <p><i>Amended</i></p> <p><i>Stow cemetery now included. Table and map updated.</i></p> | Mel will provide revised document to OP |
| Green Spaces | | | | |
| 15.11.20 | Resident #1) | <p>p7 Historic Significance. Jubilee Wood was WHAT by the Parish Council - word missing Recreational Value. 'in' rather than 'is' a safe environment.. ?</p> <p>p11 Recreational Value - again 'in' rather than 'is' a safe environment</p> <p>p3 index and p14 Add to the heading Local Greenspace 3 : 'Playpark and Green' Old Rectory Gardens... Like the Glebe, it is just part that is greenspace not the whole</p> <p>p27 part of the 'green areas' is used for community carol singing at Christmas and I can't see any mention of the public footpath that goes from Normanby Road through to the north east corner of the green - (the remaining part of historic route from the School House to the Church). the field had been given to the Parish with a covenant/ proviso that it be used as a children's playpark</p> <p>p32 - I seem to recall Paula mentioned that the field had been given to the Parish with a covenant/ proviso that it be used as a children's playpark - that was why SRF couldn't put adult exercise equipment in. If it was donated with that proviso should that be mentioned ?</p> <p>p36 Richness of wildlife - 'all manner of land and aquatic animals'</p> | <p><i>Page 7 Amend – add 'initiated' by the parish Council and change 'is' to 'in'</i></p> <p><i>Page 11 – change 'is' to 'in'</i></p> <p><i>Pages 3 and 11 Revise wording</i></p> <p><i>Page 27 under Historic Significance add as as second sentence: ' a public footpath goes from Normanby Road through to the north east corner of the green - (the remaining part of historic route from the School House to the Church).'</i></p> <p><i>Page 32 under Historic Significance add: ' the field is believed to have given to the Parish with a covenant/ proviso that it be used as a children's playpark. '</i></p> <p><i>Page 36 – change 'an' to 'and'</i></p> | OP |
| Protected Views | | | | |
| 22.11.20 | Resident #1 | <p>After the first 2 pages, the heading hasn't been amended from 2018 to 2019</p> <p>2. It was apparently repaired 1670 so it's believed to be 17thC not 18thC</p> | <p><i>Page 3 onwards the header needs changing to say 2019 - 2036</i></p> <p><i>Page 3 View 2 4th line: amend</i></p> | OP |

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|---------------------------------|-------------|---|---|----|
| | | <p>4. 'helps defines' (doesn't make sense - does 'helps' need deleting? or should it be 'helps define' - but that doesn't really make sense either.</p> <p>5. add 'listed' after Grade 1</p> <p>7. are there plural listed farmhouses? I thought there was just the one?</p> <p>8. Although it is Westwood Farm, the area itself is Westwoods (with an s).. Lincolnshire big (blue) skies? We always talk about big Lincolnshire skies but often it's our sunsets rather than blue?</p> <p>10. 'The Co-Op'? Should it say 'The Lincolnshire Co-Op store'?</p> <p>17. Random speech marks at the end of the narrative - can't see them opening anywhere.</p> <p>Interestingly my most photographed & (for me, after the view of the Church coming into the village from Normanby top), the most 'I'm at home/ in Stow' view is Green Lane looking South from Pooh sticks bridge direction towards Ingham Road.. The hedges both sides, the thickly grassed lane, the unbroken view/ channel.. maybe it was deemed too far from any houses to be included? The heritage aspect is presumably Pauline's pollarded oak behind & the fact that it's a v old track? & as for the view from the western end of the PROW that comes out above Bates' field looking over the Trent Valley from a unique vantage point where we wanted to put a bench.</p> | <p>To say 'believed to be 17th C.</p> <p>Page 4 view 4: delete last sentence and add ' This is a definitive Stow view reflecting its historic character.'</p> <p>View 5 – add in 'listed' after Grade 1</p> <p>View 7 – amend to ' a Grade 2 listed farmhouse"</p> <p>View 8 – add 's' to Westwood' and delete 'blue'</p> <p>10 – leave as it is</p> <p>17 – delete speech marks</p> <p>View from just past Normanby to church is included, Green Lane nearer Ingham Rd. is included in the photographs, but not as one of the Protected Views. Protected Views were selected by the NPG as a whole.</p> | |
| Draft Neighbourhood Plan | | | | |
| 19.11.20 | Resident #2 | <i>Page 9 under the map it is as below..though above it is clear that it is Stow and Sturton</i> | <i>The label referred to should also refer to Stow</i> | OP |
| 24.11.20 | Resident #3 | <p>I would like to make the following comment on the draft plan by email, as it is a bit long for the comments section on the on-line form.</p> <p>The plan does a good job of laying out ground rules for future developments. It reflects accurately the wishes expressed in the Consultation exercises by residents.</p> <p>There is one aspect, which I feel needs more emphasis. This concerns future growth over and above that currently advised in the Central Lincolnshire Local Plan (CLLP) for the period up to 2036.</p> <p>To quote paragraph 3.2.7 of "the Present" in the draft NP: Sturton by Stow is categorised as medium with a 15% growth and Stow as small with 10%. As of 15th May 2020, Sturton by Stow has a remaining allocation of 7 dwellings out of the 97 calculated and Stow has no dwellings with all 17 used. Given the apparent lack of allocation availability serious consideration must be afforded to new building development, taking account of community need as well as market forces.</p> <p>This is a point well made, and likely to be picked up on in a future revision of the CLLP.</p> <p>In paragraph 4.2 "Objectives", the point is made that Stow 'should remain within the 2019 footprint'. This was depicted in the responses to question 11 of the Household Survey and is correctly included in the Objectives. The respondents to the same question for Sturton are if anything even more emphatic in their wish for development to be by means of building conversions,</p> | <i>Agree with all comments so add to Policy 2 as indicated in italics except to say...surrounding countryside... instead of ..countryside.. in 2.</i> | OP |

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| | | <p>brownfield and infill developments.</p> <p>Stow though is already pretty densely developed, and there is not much more room for more houses within the present footprint. It seems likely that at some point in the future the village will have to expand its footprint. The draft NP does not presently indicate how this should be handled when it were to arise, either for Stow or more widely.</p> <p>I would suggest that the following addition, shown in italics, to point 2) of Policy 2 "Residential Development Management":</p> <p>2. In the countryside, residential development proposals will be resisted unless, alone or cumulatively with other proposed or recently approved development proposals, they demonstrate that residential development is clearly essential to the effective operation of rural operations or local agriculture activity including tourism and leisure.</p> <p><i>In the event development outside the 2019 village footprints is required, for example to accommodate Government imposed growth targets which can not be met by building conversions, brownfield and infill developments, it should conform to the following principles:</i></p> <ul style="list-style-type: none"> • <i>maintain the overall shape of the village concerned to the maximum extent possible</i> • <i>avoid instigation of ribbon developments</i> • <i>encourage use of earlier approved locations which have not yet been used</i> • <i>avoid development on permanent grassland greenfield sites for carbon capture reasons, on ridge & furrow for heritage reasons, and on sites of architectural interest, such as abandoned medieval villages</i> • <i>adhere to the remaining Policies in this document</i> <p>As a current member of Stow Parish Council, I have seen how contentious building applications, particularly those which would be outside the village footprint, can become. Including the above guidance will provide the respective Parish Councils with a firm and welcome basis on which to base their reaction to any such proposals.</p> | | |
| 30.11.20 | Resident #3 | <p><u>Policy 2</u></p> <p>para 1f The clear demonstration of Community Support - eg in the form of door to door surveys such as caused us such grief in Stow recently - is not needed in all cases. I think it should only be explicitly required when the proposed development would either be outside the village footprint, or would take the growth in the village concerned above the level advised in the latest revision of the Central Lincolnshire Local Plan.</p> <p>para 1g The banning of back developments needs to be qualified, not a blanket ban, as there may be cases where it would not be harmful. Perhaps this could be done by appending "unless the back plot is exceptionally large and the development would not adversely affect neighbouring properties"?</p> <p>para 1L Typo after "lacking" (an unneeded apostrophe)</p> <p>para 2. The "tourism and leisure" are not agricultural activities, so this does not make sense. The phrase should either be deleted or the intended point should be drafted sufficiently clearly.</p> <p><u>Policy 6</u></p> <p>para 5a. There is a word missing. In "is adequate for each new development that firm, approved and funded..." there should be an "or" in front of "that".</p> <p><u>Policy 7</u></p> <p>para 1 is a bit garbled. Suggest to split it into two sentences, and I think there may be a word missing. It may be better like this (additions highlighted in yellow):</p> <p>Proposed developments will be supported where they preserve or enhance the character or appearance of the Parish, and</p> <p>† Listed buildings and their settings, and any features of special architectural or historic interest such as nondesignated heritage assets, are set out in Policy Map 7 and are listed in the Heritage Assets Study</p> <p><u>Policy 9</u></p> <p>The Policy Aim fails to state an aim! A re-word is needed.</p> <p><u>Policy 10</u></p> | Agree all proposed changes | OP |

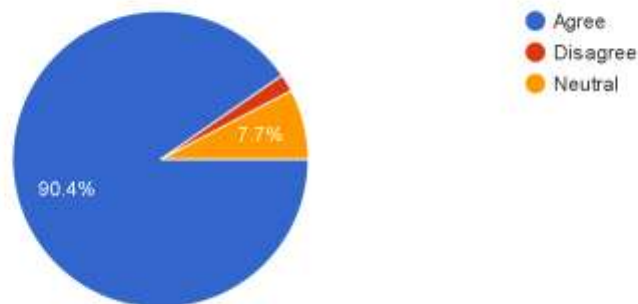
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| | | <p>para 2. Typo - there should not be an "s" on the end of "minimise".</p> <p><u>Policy 14</u></p> <p>The elimination of release of sewage into the environment is stated in the Policy Aim, but not in the policy itself! Suggest to amend as follows (additions highlighted in yellow):</p> <p>Proposals for new residential development should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure will be designed and constructed such that it does not increase the level of flood risk or the risk of release of sewage into the environment and, wherever possible, reduces flood/sewage risk in the area;</p> <p><u>Policy 16</u></p> <p>para 2: Suggest to amend as follows:</p> <p>Developments that propose improvements or extensions to the existing public footpaths or cycleways from Sturton by Stow to Stow and other nearby settlements, or the creation of new ones, shall be strongly supported.</p> | | |
| 12.12.20 | Resident #1 | <p>p17 - are the distances to Lincoln & Gainsborough 'as the crow flies' or by road? Whichever they are, there is an error as if ATCF - Lincoln is closer than 11 miles, if by road, Gainsborough is definitely at least 8 miles away from Stow, as Normanby is 7.5 miles from Gainsborough</p> <p>p18 - 3.1.9 thatched cottage mum told Mel B that the deeds date back to 1756 but it is believed it be older than that, with a date slab of 1670 having been built into the house.</p> <p>p19 3.1.14 line 3 - close the square brackets</p> <p>p22/23/24 - the maps are all titled 'Hertiage' instead of heritage</p> <p>p29 economic - 3rd bullet point - needs re-formatting</p> <p>p31 - 4.3.6 - 1,2,6,8 and 11-14</p> <p>p34 P1 g. line 3 delete 'for' after mitigated.</p> <p>p50 - point 1 of policy 6 not there?</p> <p>p51 - I can't make sense of 5a - should there be a word or phrase between 'for' and 'delivery'?</p> <p>p52 line 4 insert 'be' between can & appreciated, put 'by' instead of 'for' future generations?</p> <p>p54 - the index only goes up to 52 but numbers on map go higher & what does RF stand for?</p> <p>p58 - 1 b) add 'or' at the end</p> <p>2. line 3 delete 'to' before Section 1</p> <p>p59 I don't understand what this is saying. (and if I don't, I guess there might be others)</p> <p>p61 map 9.2 - is the labelled 'Village Green' really where you mean? I thought it was near the church where the whipping irons are?</p> <p>p63 5.10.4 not sure that the first line makes sense - 'by principle of actions'?</p> <p>p63 P10 2. capital L P V as we are talking about a defined LPV. Also changes from singular to plural & back to singular.. maybe. 'Development proposals likely to impact on one or more defined Locally Protected Views should be accompanied by a supporting landscape assessment to demonstrate how these views have been taken into account and the steps taken to preserve or minimize the impact on the views.'</p> <p>p66 5.11.2 line 4 remove s from aims -</p> | <p>Page 17 3.1.1 2nd line – Add in 'By road...it is... to the beginning of the second sentence. Amend Gainsborough mileage to read...8½ miles (13.6 kms.).</p> <p>Amend as per the suggestions page 18 – page 58 and page 61 - page 82</p> <p>Page 59 add the words: " that the facility has not been viable for " after "Authority". Could OP please look at this and confirm.</p> | OP |

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| | | <p>p67 - P11 1. 3) & 4) are very muddled. Looking at the plan it should be..</p> <p>3) The green, Davey Close and the playpark, Allan Close, off Old Rectory Gardens Sturton by Stow</p> <p>4) The playpark and green, The Glebe, Sturton by Stow</p> <p>P11 2.line 2 should be Spaces - as rest of sentence plural?</p> <p>p72 - 2.b) should it read 'that reinstate the green infrastructure's purpose' etc</p> <p>p72 4. i. where is refers to 'with other villages' - should 'or hamlets' be added? I'm thinking of Green Lane, FCs that link Stow to Coates, paths around Normanby?</p> <p>p73 line 3 - 'ensuring their appropriate' not 'the'</p> <p>p73 5.13.3 line 2 remove apostrophe after residents - and should it not say 'demonstrated that residents value the protection of environmental assets' etc</p> <p>p74 P13 2.j - looking at the way it's worded, should that be section 3 rather than 2.j?</p> <p>p76 P14 5. line 1 should it be 'designed' not 'designated'?</p> <p>p80 P15 5. bottom line village's - need that apostrophe</p> <p>p82 P16 1 b) if it's part b) it needs to follow on the main part of 1 so. b) do not unduly adversely impact on.... etc</p> | Should read b) do not unduly adversely... | |
| 9.12.20 | Sturton Stores (AL) | <p>How did the co op manage to obtain planning permission and change of use to build a store opposite my livelihood and home? I have contributed twenty years of my life to running my business and serving the community, even more so throughout the pandemic.</p> <p>I was shocked to hear a rumour that someone had said that the co op had paid me some money! This is definitely NOT the case.</p> <p>According to the neighbourhood plan Sturton General Stores Ltd is an asset to the village, if this is the case why would the council seek to jeopardise this?</p> <p>According to the USE CLASS at the end of the neighbourhood plan another shop should not have been allowed within 1km of an existing so how did this happen?</p> <p>I am attaching some information regarding this if you could be kind enough to answer these questions</p> <p>Planningportal.co.uk</p> <p>F2(a) shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280sq metres and there are no other such facility within 1000 metres.</p> | Replied outlining the neighbourhood plan process. NFA | |
| 29.1.21 | | <p>In light of renaming the Historic Assets table to Locally Important Historic Assets</p> <p>Amend on:</p> <p>Page 15 3rd bullet</p> <p>Page 52 5.7.3 1st line</p> <p>Page 53 1. 5th line</p> | Amend | OP |

Appendix D – Online Survey Results (Graphics)

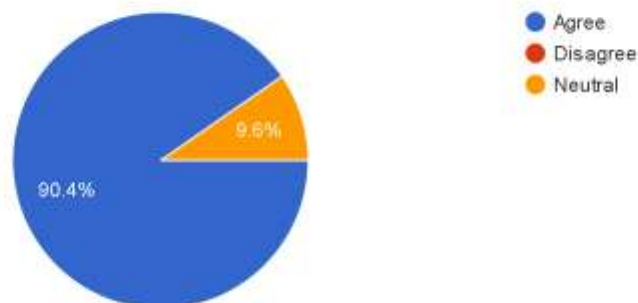
Do you agree with the Vision for Sturton By Stow and Stow contained in the Draft NP?

52 responses



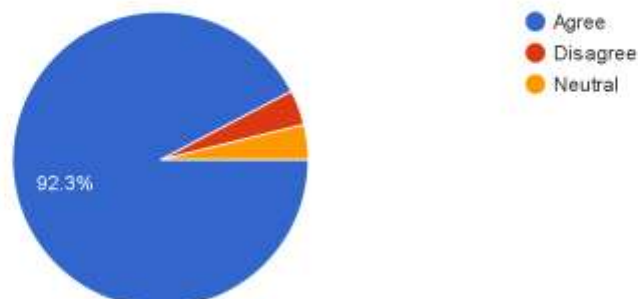
Do you agree with the Objectives for Sturton By Stow and Stow contained in the Draft NP?

52 responses

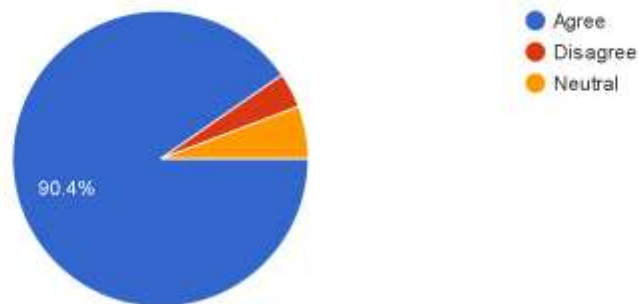


Do you agree with the Policy 1 - Sustainable Development for contained in the Draft NP?

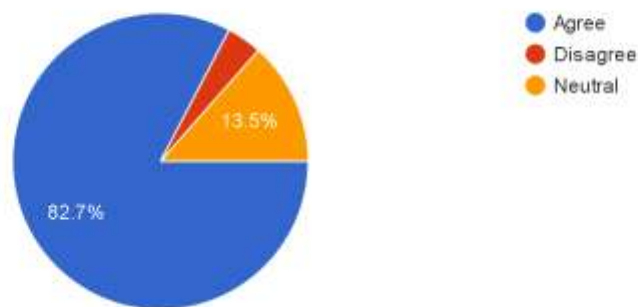
52 responses



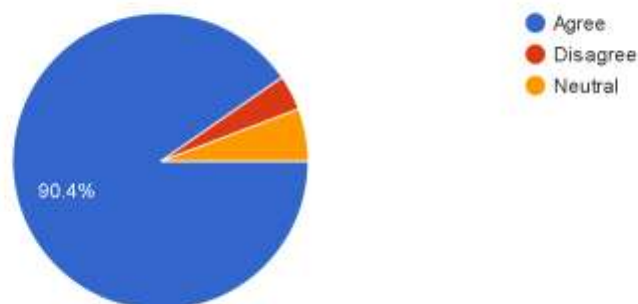
Do you agree with the Policy 2 - Residential Development Management contained in the Draft NP?
52 responses



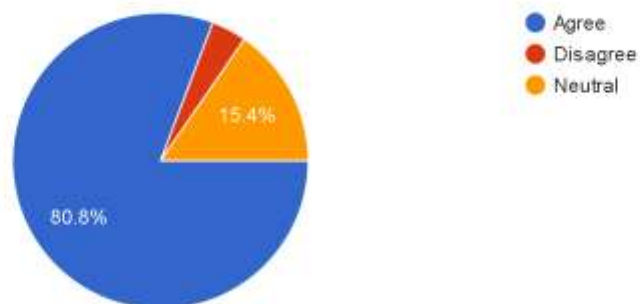
Do you agree with the Policy 3 - Area of Separation between Sturton By Stow and Stow contained in the Draft NP?
52 responses



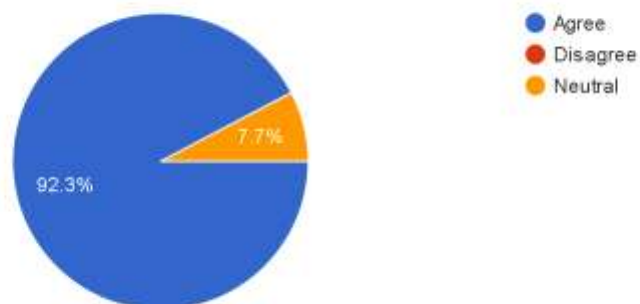
Do you agree with the Policy 4 - Housing Mix and Affordability contained in the Draft NP?
52 responses



Do you agree with the Policy 5 - Local Connection Criteria contained in the Draft NP?
52 responses



Do you agree with the Policy 6 - Delivering Good Design contained in the Draft NP?
52 responses

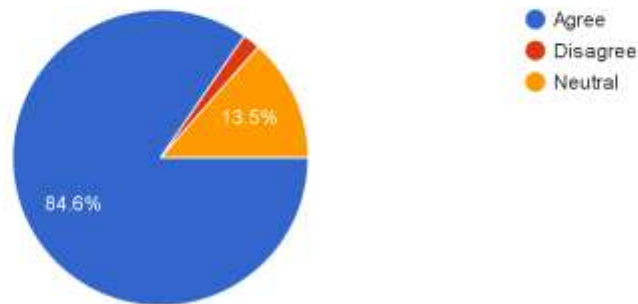


Do you agree with the Policy 7 - Historic Environment contained in the Draft NP?
52 responses



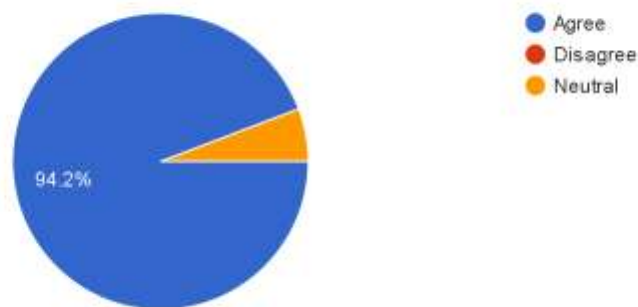
Do you agree with the Policy 8 - Employment and Business Development contained in the Draft NP?

52 responses



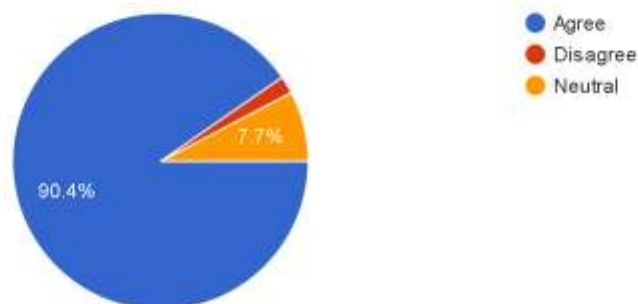
Do you agree with the Policy 9 - Community Facilities contained in the Draft NP?

52 responses

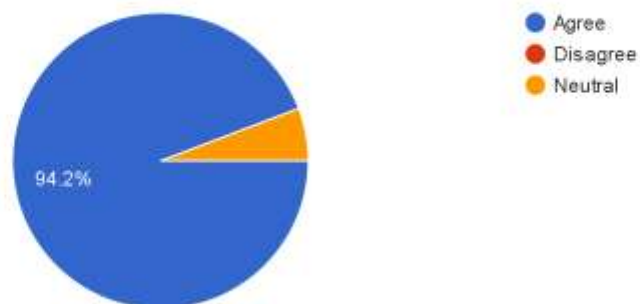


Do you agree with the Policy 10 - Protected Views contained in the Draft NP?

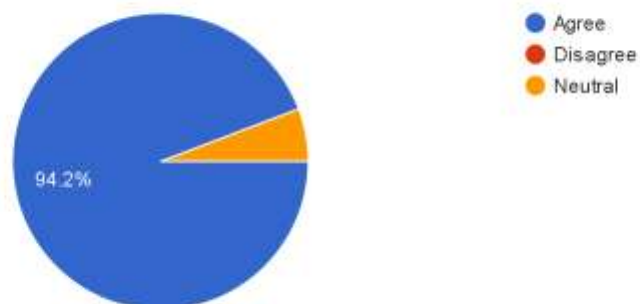
52 responses



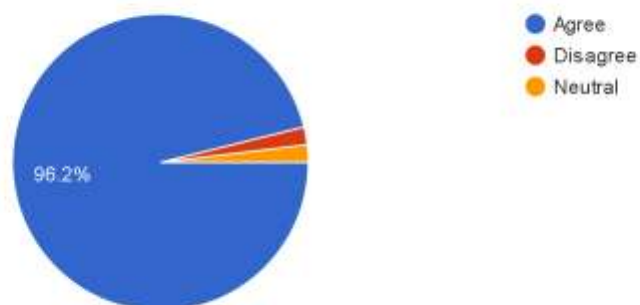
Do you agree with the Policy 11 - Local Green Spaces contained in the Draft NP?
52 responses



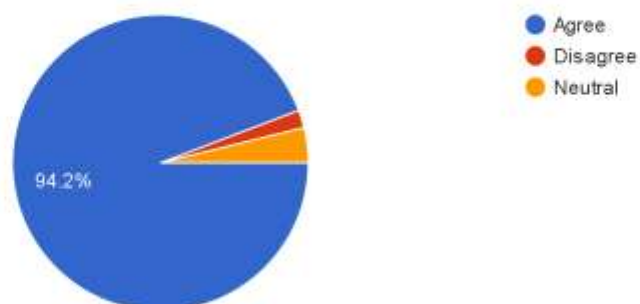
Do you agree with the Policy 12 - Green Infrastructure contained in the Draft NP?
52 responses



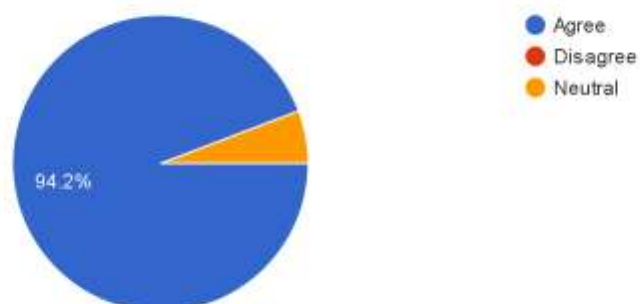
Do you agree with the Policy 13 - Environmental Protection contained in the Draft NP?
52 responses



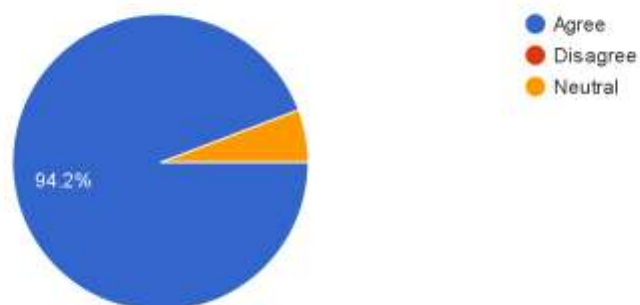
Do you agree with the Policy 14 - Flood Risk contained in the Draft NP?
52 responses



Do you agree with the Policy 15 - Broadband and Services contained in the Draft NP?
52 responses

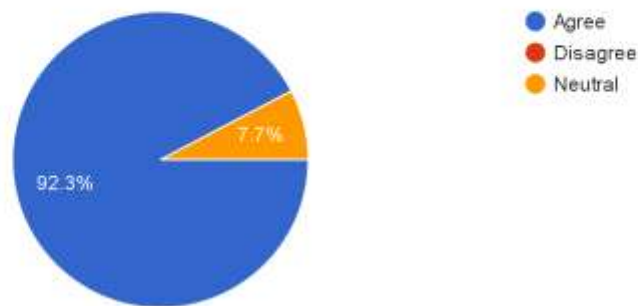


Do you agree with the Policy 16 - Footpath and Cycleways contained in the Draft NP?
52 responses



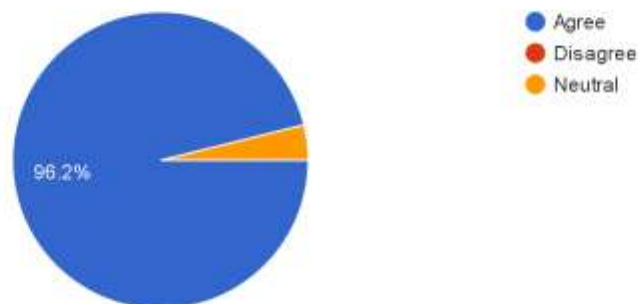
Do you agree with the Community Aspiration 1 'Promoting health & well-being' contained in the Draft NP?

52 responses



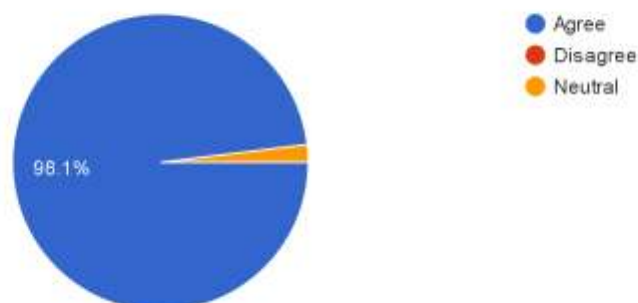
Do you agree with the Community Aspiration 2 'Providing a safe environment' contained in the Draft NP?

52 responses



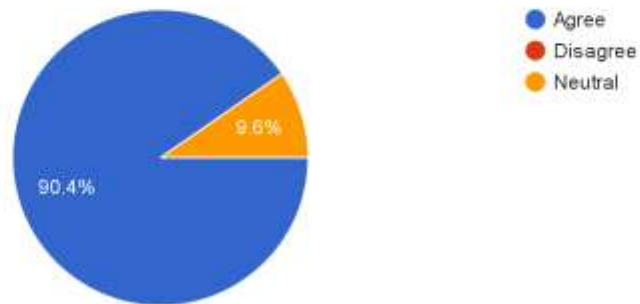
Do you agree with the Community Aspiration 3 'Protecting and enhancing our environment' contained in the Draft NP?

52 responses



Do you agree with the Community Aspiration 4 'Economic development and infrastructure' contained in the Draft NP?

52 responses



Appendix E – Online Survey Results (Textual Comments)

| Section | Comments | NPG Actions |
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| Vision | <p>For all the questions (bar Policy 7 which did not give me a neutral option) I have answered neutral. This is because I deliberately did not take part in devising this plan and so left it to those who were prepared to put in huge amounts of time and effort. It is not for me, now, to agree or disagree with what has been drawn up. I therefore accept it, as drawn up by these kind volunteers. Thank you.</p> <p>I have read through your plan and agree with almost everything within it.</p> <p>The vision largely sets out the consensus represented in the resident responses.</p> <p>very comprehensive plan</p> <p>The far-reaching vision is ideal for the time span given</p> | <i>Noted</i> |
| Objectives | <p>Yes see above. We must protect our green areas whilst providing affordable well designed homes for our younger residents.</p> <p>Stating objectives is only part of the reason for this plan, following through is much more important. We see large houses being constructed, where clearly smaller units were highlighted as a priority</p> <p>Good to know there are plans in place</p> <p>Well considered objectives that follow the discussions with the community.</p> <p>Objectives have taken in mind the eclectic mix of the rural area.</p> <p>Ridge and furrow in itself is no better for wildlife than level grassland. "Expand safe cycle routes" should be "create safe cycle routes" as we have no cycle routes that I would consider safe</p> | <p><i>Noted</i></p> <p><i>Noted</i></p> <p><i>Wording changed</i></p> |
| Policy 1 | <p>Agree in total</p> <p>Development requires infrastructure to support it. The sewage works off Fleets road requires updating, and flood control is essential..</p> <p>All new developments must take full account of the</p> | <i>Noted</i> |

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| | <p>increasing impact of climate change. Necessary enhancements of all utilities must be undertaken before the completion of any development.</p> <p>Many parts of the villages have been blighted by flooding from the river or from problems with surface drainage. This should be taken account of when any new development is planned. Drainage surveys should happen as a matter of course. Has the flood alleviation scheme on Thorpe Lane been included?</p> | <i>Investigating</i> |
| Policy 2 | <p>Lighting needs to be kept to the property and not spill over to surrounding properties. Light pollution is a problem.</p> <p>Agree with your policy.</p> <p>There are open sludge tanks in the sewage works, and adding more residents will add to the odour problem.</p> <p>Need to have energy, broadband, water supplies etc to cope with new housing etc</p> <p>Any reason why Mere House (Grayfox) is not shown in the built up area on policy map 2 : 1 ?</p> <p>Renewable energy supplies should be incorporated into a development where practicable, also rainwater harvesting.</p> <p>The building of properties that reflect the needs of the villages balanced by the need for Builders to balance their income and expenditure may not be simple. Recent experience suggests that it can be accomplished.</p> <p>Does reference in 1e to Sturton Road actually mean Saxilby Road?</p> | <p><i>Anglia Water already aware</i></p> <p><i>Agreed, but currently not part of national planning requirements</i></p> <p><i>To be checked</i></p> |
| Policy 3 | <p>Wholeheartedly agree with this - but I fear that it's not just the block on Stow Road that needs protecting, as any future development of land to the north-east of Allan Close and land to the south of Ingham Road (east of Barley House) could well decrease the area of separation by the back door.</p> <p>I think our need to provide homes for the younger generations should take priority over this item.</p> <p>There should be sufficient infill land within village boundaries to cater for 15% additional houses</p> <p>You can see these gaps continually shrinking around other local Lincolnshire villages. I.E. Scothern and Sudbrooke.</p> <p>The land adjacent to the road between Stow and Sturton</p> | <p><i>Agreed</i></p> <p><i>The only opinion expressed to the NPG prior to the</i></p> |

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| | should be available for future development. Why not? | <i>consultation was to protect this piece of land.</i> |
| Policy 4 | <p>We need a better range of affordable housing for young families and for those downsizing</p> <p>Essential that we build small 2/3 bed homes with 2 parking spaces and efficient use of power.</p> <p>As long as developers pay attention to it.</p> <p>see answer to Policy 2</p> <p>The cost of affordable housing should reflect the income levels in the local area.</p> <p>The present social housing market provided doesn't always reflect well on rental management properties.</p> <p>Individual developments of up to 9 dwellings in Sturton cannot be expected to provide a range of housing types as stated. It should read that, "overall, new developments should provide a range of housing types" etc</p> <p>Affordable housing ensures that the primary school continues to be viable.</p> | <p><i>Developers to date are free to choose house designs</i></p> <p><i>Building costs are unrelated to local income levels</i></p> <p><i>The limit is from the Central Lincolnshire Development Plan. Larger developments are allowed but only with local support.</i></p> |
| Policy 5 | <p>Absolutely - all we need now are some dwellings to which these criteria can be applied</p> <p>In a free market are you allowed to set such criteria?</p> <p>There may be some merit in allowing 'complete outsiders' to come and live here. I think this plan itself has been drawn up partly by a number of such people. They may have a lot to offer the community.</p> <p>I agree but see above answer on priorities.</p> <p>There are instances when families have been allocated to a rural area which is not suitable for their needs.</p> <p>I am not sure that such a policy would be legal. Discrimination in favour of local people could attract a legal challenge. Who would oversee and arbitrate if this policy was implemented.</p> <p>If housing developments were small ie nine for Sturton and</p> | <p><i>Noted, this Policy may not be legally sustainable</i></p> <p><i>Community Infrastructure Levies have been introduced to supplement S106</i></p> |

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| | a smaller number for Stow would Section 106 arrangements be applicable - not sure I understand. | |
| Policy 6 | <p>Except the problem here is that what constitutes 'good design' is subjective. Presumably someone thinks the new houses in Church Lane, Stow, are good design. Others think they are a complete eyesore, quite out of keeping with the village and far too large for their location.</p> <p>Yes, good design, smaller buildings and efficient use of power and off street parking for at least 2 vehicles.</p> <p>The latest standards of energy efficiency should be applied to new developments, including design, materials and the use of renewable energy.</p> <p>Poorly designed developments stand out whilst well designed developments generally do not....</p> <p>I agree with the thrust of the Policy, but have sent comments on some details to Pam Duncan in an email of 30/11/20 at 15:09</p> | <i>Noted</i> |
| Policy 7 | <p>I can't see anywhere in the draft plan a requirement that developers (especially in the Parish of Stow - so to include Normanby, Coates and Stow Park) carry out at least basic archaeological investigations prior to commencing work, and agree to await the outcome of excavations if anything significant is found. Given the number of 'lost' villages in close proximity, the history of the St Mary's and many buildings in the villages, previous finds in the area of archaeological significance etc, I think there should be some provision along those lines. Some infill land in Stow will not have been dug deep for generations and could hold significant finds - look at Cammeringham. Policy Map 7 index does not cover all the places marked on the map</p> <p>Our history is important and should be preserved wherever possible.</p> <p>Maintaining links with the past and understanding what relevance it has for now is a good thing.</p> <p>I agree with the thrust of the Policy, but have sent comments on some details to Pam Duncan in an email of 30/11/20 at 15:09</p> | <p><i>Noted, the archaeological group in the County Council are mandatory consultees in planning applications</i></p> <p><i>This will be cross-checked.</i></p> |
| Policy 8 | <p>Local shops, pubs and facilities are desirable.</p> <p>The addition of some industrial starter units is a must.</p> | <i>National Government Policy is to increase to</i> |

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| | <p>Experience requesting planning permission for a small business has shown that the process isn't flexible or catered to different circumstances. It appears to be a one size fits all box ticking exercise so far. I hope I'm proved wrong.</p> <p>Working from being ever more prominent now, poor broadband service impedes a great deal. Half of the premises on High Street get good quality speed whilst half no greater than 15GB. Cottage industries should also be encouraged. Maybe offering grants.</p> | <i>Gigabit speeds</i> |
| Policy 9 | <p>Fibre broadband.</p> <p>Absolutely correct.</p> <p>As a recently arrived resident, I had not realised there were so many!</p> <p>No mention of the cemetery on Stow Road, Sturton??</p> <p>I agree with the Policy, but have sent comments on the Policy Aim to Pam Duncan in an email of 30/11/20 at 15:09</p> <p>"Bus stops and particularly the bus shelter" Is this referring to Stow? In Sturton most, if not all bus stops have a shelter.</p> | <p><i>Noted</i></p> <p><i>The Cemetery is protected by other national regulations.</i></p> <p><i>Will investigate</i></p> |
| Policy 10 | <p>At least one of the protected views has already been ruined by huge houses down Church Lane, Stow.</p> <p>Agree but cannot be an essential compared to provision of houses for young people.</p> <p>Strongly agree. Planning now been requested for building on land/gardens behind existing properties. Done right this works but can also have a detrimental effect on the neighbouring properties loss of views.</p> <p>I agree with the Policy, but have corrected a typo in an email to Pam Duncan of 30/11/20 at 15:09</p> <p>Where views can only be seen from roads it is important that increased road traffic does not deter residents from enjoying and gaining benefits from those views. Speed limits should be adhered to, especially where there are no pavements.</p> | <p><i>Noted</i></p> <p><i>Occupants in existing properties do not have rights to a view</i></p> |
| Policy 11 | <p>Old Rectory Gardens is not actually a Green Space - but see separate comments</p> <p>The village environs must not be sacrificed to the beast of development avarice.</p> | <p><i>The Plan is attempting to list them for the first time. Probably</i></p> |

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| | <p>is an allotment not a local green space?</p> <p>Yes wherever possible, more important than views in policy 0</p> <p>Protecting and maintaining green spaces should be a priority</p> | <i>Noted</i> |
| Policy 12 | <p>Following this stage of development a group should take forward the request to construct a footpath/cycleway joining Sturton to Saxilby.</p> <p>Agree see answer 11</p> | <i>Agreed, an independent working group should pursue this aspect</i> |
| Policy 13 | <p>Totally agree</p> <p>The village sewage works is continuing to emit odours/particles.</p> | <i>Anglia Water aware</i> |
| Policy 14 | <p>A permanent solution should be found to the constant annual flooding in Sturton.</p> <p>No more building until flood mitigation measures have been agreed for the whole village.</p> <p>I do not know much about this but we must act to avoid flooding of homes, business properties and roadways.</p> <p>Flooding is an ongoing issue in certain areas of the villages. New developments should use permeable driveways and parking areas where practicable. The impact of any development on the existing foul and surface water infrastructure should be assessed and capacity increased as required before completion of the development.</p> <p>As mentioned there are flooding issues already that show further investigation is required.</p> <p>I agree with the thrust of the Policy, but have sent comments on some details to Pam Duncan in an email of 30/11/20 at 15:09. The comments concern inclusion of prevention of sewage release in the Policy, as it is included in the Policy Aim.</p> | <p><i>The solution is beyond the remit of the NPG. The topography of the village is the main issuer. Future planning constraints can only reduce the additional risk.</i></p> <p><i>Agreed but this is Parish Council issue to follow up</i></p> |
| Policy 15 | <p>This is VERY important as the last 12 months have demonstrated - as people work, study and do leisure activities/ exercise classes etc online, households need fast/ reliable internet and housing development in some areas of the villages in recent years has steadily reduced the speed and reliability of the service to existing residents. This cannot be allowed to continue</p> | <i>National policy if for Open Reach (or other suppliers) to provide Gigabit capacity to every household</i> |

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| | <p>This needs resolution swiftly due to the need to work from home for many critical staff. The reliability of current connections for ALL residents is poor and there is no current incentive for Open Reach to improve this in the near future</p> <p>Our children and grandchildren will live by the internet, the best possible is very desirable.</p> <p>Broadband and mobile connectivity in Bransby is shocking.</p> <p>so long as existing residents are not compromised by new builds and extra demand on systems</p> <p>Fibre to the property.</p> <p>Access to high speed broadband and improved mobile connectivity is imperative to support 21st century domestic and economic activity.</p> <p>Particularly important now that in future it is likely most of us will work from home partially, classed as blended working.</p> | |
| Policy 16 | <p>I think consideration should be included of bridleways too due to the number of horses stabled and owned/ exercised locally.</p> <p>Cows in field through which one footpath from Stow to Sturton goes are a danger .</p> <p>A painted cycle / footpath has been suggested for Ingham Road. This would be an excellent, low cost solution to improving non-motorised links for sturgeon and stow residents, improving safety on the road and reducing traffic speed</p> <p>Walking amongst trees and along hedgerows is good for everyone.</p> <p>Strenuous efforts are needed to significantly expand the footpath network to allow for pleasant circular walks, This could be achieved by utilisation and improvement of existing field margins, tracks, and river embankments. Designation of these as "permissive footpaths" may well be the way forward as elsewhere in the county. Looking at the map of our local district I am struck by the large area to the west of Sturton by Stow with a complete absence of footpaths. Expansion of the footpath network will obviously be of physical and mental benefit to the local population and could well contribute to a reduction of car usage as</p> | <p><i>Noted</i></p> <p><i>Animals should be fenced off to protect the public</i></p> <p><i>Noted</i></p> <p><i>A follow up working group is needed to pursue this initiative.</i></p> |

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| | <p>people find congenial walking routes close to home.</p> <p>I agree with the thrust of the Policy, but have sent comments on some details to Pam Duncan in an email of 30/11/20 at 15:09. The comments concern including cycleways in the Policy, as well as footpaths</p> | |
| Aspiration 1 | <p>We need more ‘commercial’ properties locally to accommodate a dentist/ doctor/ other therapists. Adult gym equipment could be added to the Recreation Field.</p> <p>Nearly agree but sometimes people have to want to be healthy and they do not. We can provide the possibilities but we cannot make them use the facilities.</p> | <i>The local Clinical Commissioning Group has not supported additional provision.</i> |
| Aspiration 2 | <p>engendering close community spirit certainly helps with many of these - where people are seen as looking after each other & their neighbours by taking action on seeing dog-fouling/ fly-tipping/ criminal activity etc , rather than ‘telling tales’, the incidence would hopefully reduce.. the community speedway has is a great initiative and the new speed signs in Stow have meant a lot more braking as vehicles enter the village</p> <p>No argument with this.</p> <p>More houses means more vehicles so important to provide the criteria listed for safe environment</p> | |
| Aspiration 3 | <p>Encourage more people to volunteer in spare time, get working groups together</p> <p>Totally agree, if not done we will lose it all. High priority item, as high as efficient affordable housing.</p> | <i>Noted</i> |
| Aspiration 4 | <p>17 is strongly connected to 15. How often on village forums (Saxilby as well as our villages) do you see people who are new to the village, or existing residents but frustrated with their current service, asking which provider gives the best service in the area.. If businesses are going to succeed, a large number need the internet for some aspect of their work.</p> <p>Of course, this is a good aspiration.</p> <p>keeping good public transport available and having options for working from home (considering recent events of 2 Lockdowns) or having small business opportunities locally will be good.</p> | <i>Noted</i> |
| Other | Really good draft that has obviously taken a lot of time - | <i>Noted</i> |

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| Comments | <p>and great efforts have been made to ask for local feedback.</p> <p>A comprehensive plan. Well done to all involved!</p> <p>Clearly there has been a lot of work out into this document by people who really care about our villages (as do I). Thank you to those people. However, previous experience leads me to doubt that the planners will take any notice at all of village opinions. One hopes that this is not merely a 'tick box exercise' so planners can say locals have been consulted.</p> <p>Much time and effort has gone into this plan from many residents. I hope it is duly considered by other authorities when there is the need to reference this.</p> <p>I think that your document shows a well thought out policy and I hope that you get a very high degree of support from everyone involved. Well done. David Wright.</p> <p>Happy that this exercise is being carried out. I hope that it's followed through to result in a coherent and sympathetic plan to enhance the lives of the residents.</p> <p>All of above seem laudable aims.</p> <p>Thanks to all involved</p> <p>we would like to thank you for all your hard work</p> <p>No</p> <p>Climate change is the most urgent challenge facing the world. Our community must ensure all steps within our control/influence are taken to lessen the impact it will have on our children, grandchildren and future generations and the villages they live in.</p> <p>Thank you for the effort that has been expended throughout this piece of work for our communities.</p> <p>Thank you for posting the survey!</p> <p>It truly feels like Sturton by Stow is quite a unique and special place to live.</p> <p>Many thanks to the team who have spent many hours working on this vital task to protect and enhance our communities.</p> <p>Bransby always seems to be the 'poor relation' of the parish. Roads not maintained - inadequate drainage -</p> | <p><i>Participation in the Parish Council is the path to greater visibility of Bransby issues.</i></p> |
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| | <p>Verges/hedges only ever maintained by Horses Home. The majority of people visiting the area are coming into Bransby to visit the Horses Home - so it is not unreasonable to expect roads etc to be properly maintained. Even the village 'BRANSBY' sign has not been replaced after being demolished months ago.</p> | |
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