

# Neighbourhood Plans

- Nev Brown - West Lindsey District Council
- Senior Neighbourhood Plan Officer
- provide support to NPs

# Neighbourhood Plans

1. Examples in West Lindsey
2. What is a neighbourhood plan?
3. Preparing a NP
4. Support available



**Corringham Neighbourhood Plan  
2021 to 2036**  
(Referendum Version October 2021)

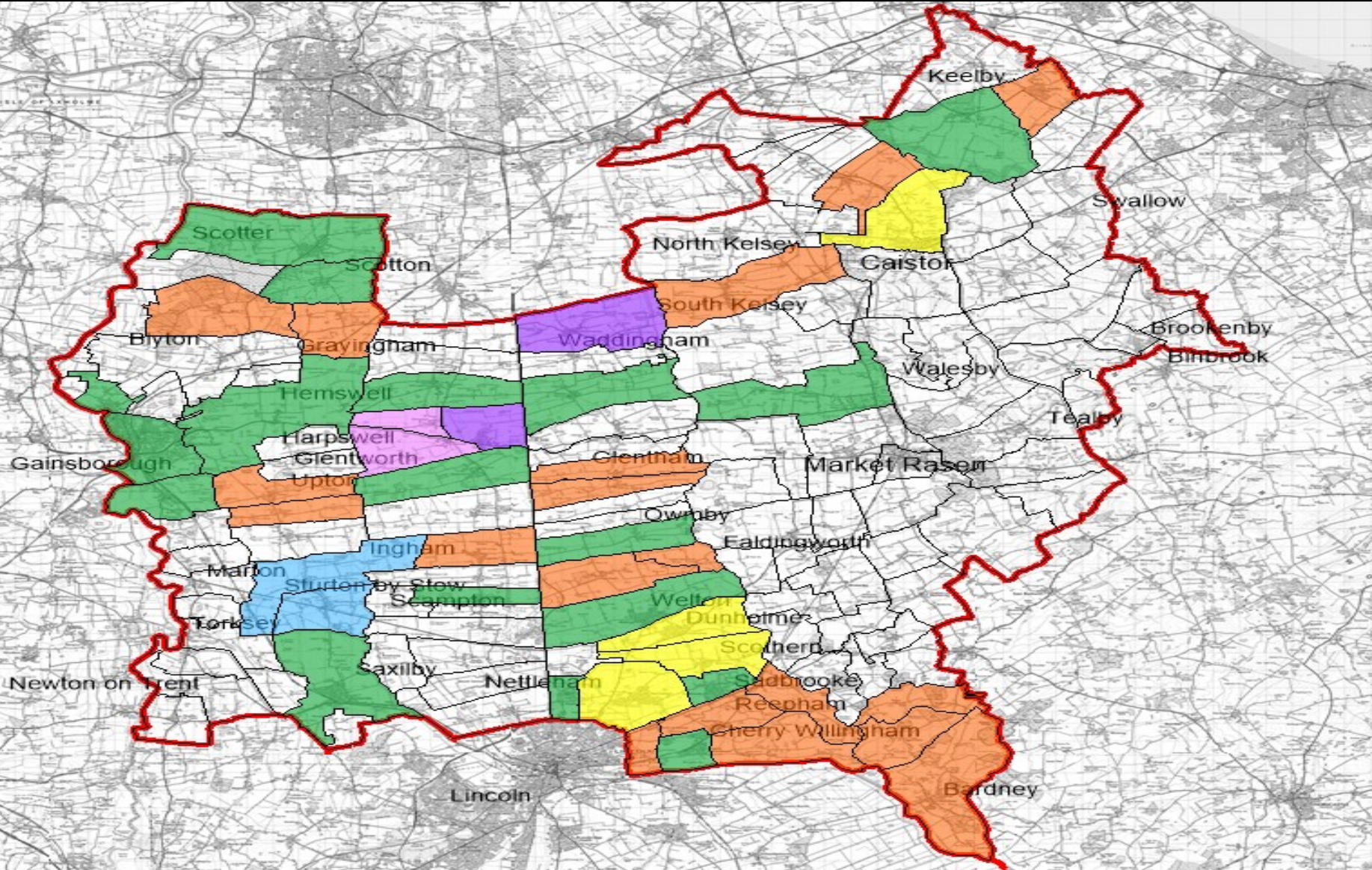


## Scotter Neighbourhood Development Plan 2017 - 2036

*Scotter Parish Council*

This Neighbourhood Development Plan for Scotter will guide development in our Parish over the next 19 years.

# Examples – West Lindsey's NPs



# Examples - NPs



## Morton Neighbourhood Plan 2019 - 2036

Referendum Version March 2021



Making a Difference

## SCOTTON NEIGHBOURHOOD PLAN



Referendum Version  
2019-2036



R.A.G.E.  
Rejuvenating Gainsborough for Everyone...



## Gainsborough Neighbourhood Plan



2020-2036

Produced by Gainsborough Neighbourhood Plan Steering Group on behalf of Gainsborough Town Council, residents and businesses

# Examples NPs made or almost

## Made/Adopted

- Caistor, Dunholme, Nettleham, Saxilby, Welton, Scotter, Scothern, Riseholme, Brattleby, Lea, Osgodby, Great Limber, Cherry Willingham Willoughton, Glentworth, Spridlington, Sudbrooke, Scotton, Gainsborough, Morton, Bishop Norton and Atterby, Corringham

## Examination / Referendum

- Sturton by Stow and Stow

## Submission

- Hemswell and Harpswell, Hemswell Cliff

# Examples NPs underway

## Draft Consultation

- Waddingham, Keelby

## Draft in preparation / designated

- Bardney, Fiskerton, Ingham, Reepham, Laughton, Normanby by Spital, Owmbly by Spital, Grasby, South Kelsey, Langworth, Northorpe, Greetwell, Hackthorn and Cold Hanworth, Upton and Kexby, Scampton

## Pre Designation

- Marton, Newton on Trent, Torksey, Willingham by Stow, North Carlton, Broxholme, Tealby, Blyton, Swinhope

# Examples NPs future - review

## In the future

- Market Rasen, Middle Rasen, Brookenby, Burton, Burton Waters, Nettleton, North Kelsey, Torksey Lock, New Toft, East Stockwith, Laughterton, Fillingham, Rothwell, North Owersby, Knaith Park, Swallow, Moortown, Walesby, Wickenby, Holton le Moor, Riby, Springthorpe, East Ferry, Legsby, Searby, Bigby, Cammeringham, Claxby, Snitterby, Thoresway, Holton cum Beckering, Lissington, North Willingham, Fenton, Faldingworth, Glentham

## Being reviewed

- Caistor, Nettleham, Scothern, Dunholme

# What is a neighbourhood plan?

- introduced by Localism Act 2011
- gives communities powers to shape their areas
- used to decide planning applications in the parish
- NP is a document written by the community
- a statutory planning document part of Development Plan



# Development Plan

- National Planning Policy Framework – NPPF
- in accordance with Development Plan unless other material considerations
- Development Plan for West Lindsey
  - ≈ Central Lincolnshire Local Plan - strategic
  - ≈ Neighbourhood Plans - detailed



# NPPF



Ministry of Housing,  
Communities &  
Local Government

## National Planning Policy Framework

### Maintaining effective cooperation

24. Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries
25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
27. In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

### Non-strategic policies

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.
29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>18</sup>.
30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

<sup>18</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

# Local Plan

CENTRAL LINCOLNSHIRE

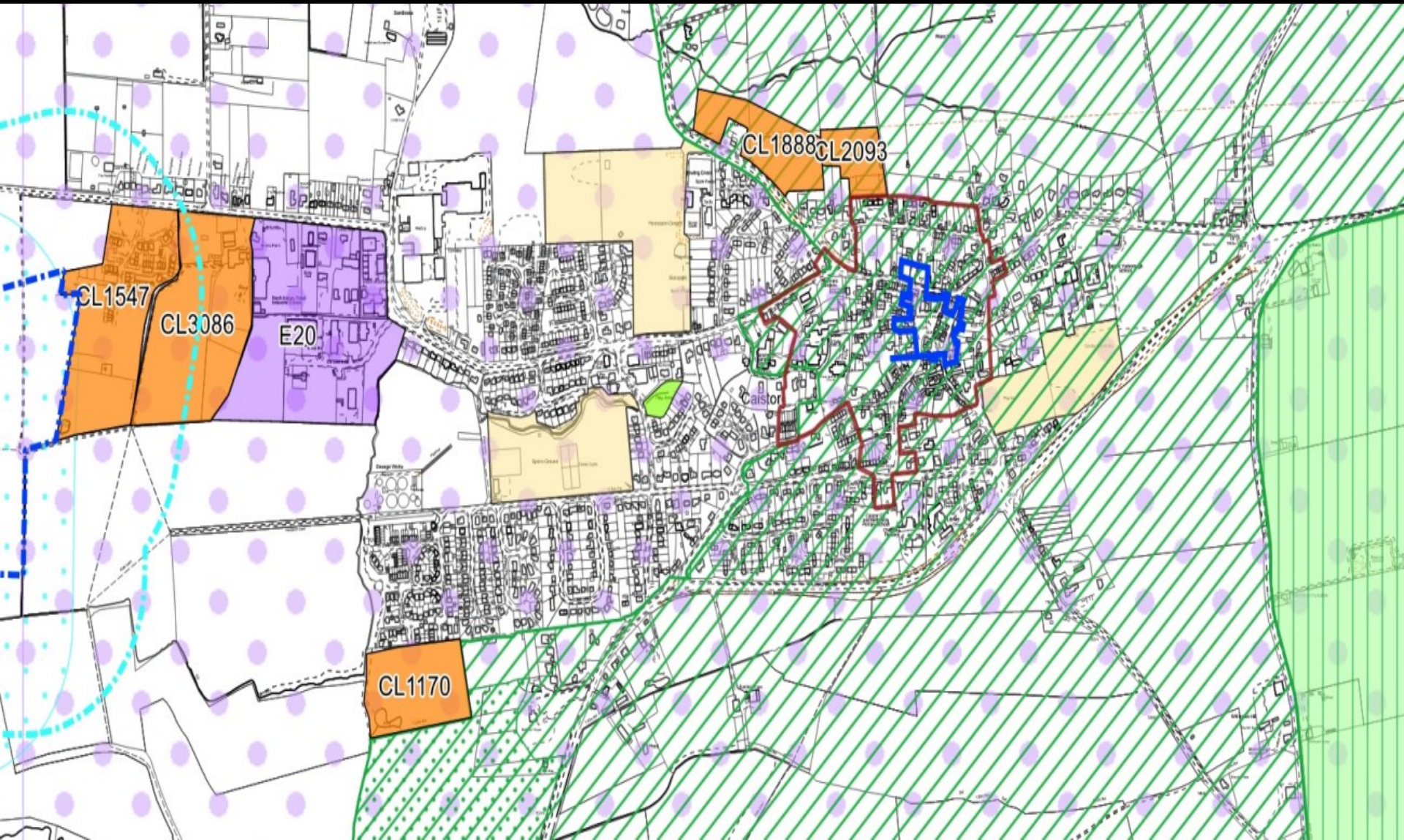
## Local Plan



**Adopted  
April 2017**



# Local Plan - map



# Local Plan - policy

## Policy LP51: Residential Allocations - Market Towns

The following sites, as identified on the Policies Map, are allocated primarily for residential use:

Ref.	Address	Site Area (ha)	Indicative Dwellings/ Remaining Capacity*
CL1170	Land at Sunnyside, Caistor, west of Tennyson Close LN7 6NZ	2.67	60
CL1547	Caistor Hospital Site, North Kelsey Road	5.44	94
CL1888	Land adjacent and to the rear of Roman Ridge on Brigg Road, Caistor	2.21	50
CL2093	Land North of North Street, Caistor	1.10	28
CL3086	Land to the South of North Kelsey Road, Caistor	6.01	135

# Neighbourhood Plan format

- A4 sized document about 30 pages long
- key sections
  - ≈ intro / background / history
  - ≈ consultation outcomes / objectives / aims
  - ≈ proposals/policy map
  - ≈ policies
  - ≈ aspirations

# NP proposals/policy map

Map 6: Additional Local Green Spaces protected through the Neighbourhood Plan



# NP policy section

## Policy 9: Local Green Space

1. The following green spaces are designated as Local Green Space:
  - a) LGS 1: recreation Ground and playing Field and Play Area (Northorpe Road); and
  - b) LGS 2: The Jubilee Tree (Kirton Road); and
  - c) LGS 3: Dooks Close Amenity Space.
2. New development will not be supported on land designated as Local Green Space except in very special circumstances.



# NP content

- residential development
- new housing sites / affordable housing site
- infill sites / housing types - mixes
- development boundary / limits
- design codes / character areas
- boundary treatments (walls/hedgerows/fences)
- business uses / town centre
- community facilities
- notable buildings
- local green spaces
- tourism



# NP content

- important views/ landscape
- green belts/ wedges / watercourses
- trees / woodland / hedges
- parking issues/ parking standards
- wildlife areas / nature conservation
- rural diversification
- rights of way/ walking/ cycling
- sustainability/net biodiversity gain/health and well being/active travel/climate change / renewable energy



# What a NP is not

- only issues that require planning permission
- not all local concerns
- not many highways issues - bus times, speeding,
- not a guidebook/history to the parish
- cannot influence things outside the parish
- can include community aspirations /CIL contributions



# Preparing a NP

- support
- consultation, events, questionnaire survey
- vision and objectives
- housing sites / developed footprint
- character appraisal
- local green space / notable buildings / important views

# Support - WLDC

[Coronavirus - latest information and service disruptions](#)

## Neighbourhood planning

The Localism Act introduced a new local tier to the planning system called neighbourhood planning. This enables Town and Parish Councils to prepare, with the community they represent, a Neighbourhood Development Plan (NDP) or Neighbourhood Development Order (NDO).

Local people can now take a proactive role in shaping the future of the areas they live in. Neighbourhood Plans or Orders need to conform to the existing higher level planning framework but can still offer communities the ability to create a local solution to local issues.

### Neighbourhood Planning Training Workshop

West Lindsey District Council and Community Lincs are offering two workshops on Wednesday 2 October 2019 at Middle Rasen Village Hall. For more information and bookings please use the following link.

[The Route to Neighbourhood Planning](#)

### Useful links

- [Community Rights](#)
- [Locality](#)

### Latest news

- > [Mayflower Choral Commission](#)
- > [TV Historian Dan Snow Commemorates the 400th Anniversary of the Sailing of the Mayflower](#)
- > [Security notice](#)

# Support - Locality

Neighbourhood Planning

locality  
brought to you by

I'm looking for...

Home About Apply Resources Network Advice

## Neighbourhood Planning Support

Shape the future of your local area by creating a neighbourhood plan or neighbourhood development order.

Welcome to Neighbourhood Planning Support, where you'll find everything you need to know about how to develop a neighbourhood plan or neighbourhood development order and what support is available to you.

As part of a pilot, additional support is available for groups bringing forward [affordable housing for sale](#).

### Important notices for Neighbourhood Planners

[How Coronavirus affects neighbourhood planning](#)

[Continuing neighbourhood planning during COVID-19](#)

locality  
the power of community

- Funding basic grant £10k
- Free technical support packages
- Design codes/housing need
- PC/Steering group and Locality

# Support - planning consultant

- most NPs employ a consultant
- works successfully
- use Locality grant funding
- fully qualified and experienced
- local examples
- involved start to finish



# Housing sites

## Potential Site (1) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing Garden land
<u>Site Size (hectares)</u>	0.14	<u>Brownfield/Greenfield</u>	BF

The site is an area of garden land is located to the rear of existing properties along Vicarage Road. The current condition of the site is overgrown and generally in a poor condition. The site is located within the existing settlement footprint of the village. Any development here would likely be restricted to only a few properties due to the existing accessibility and the private amenity of neighbouring properties.



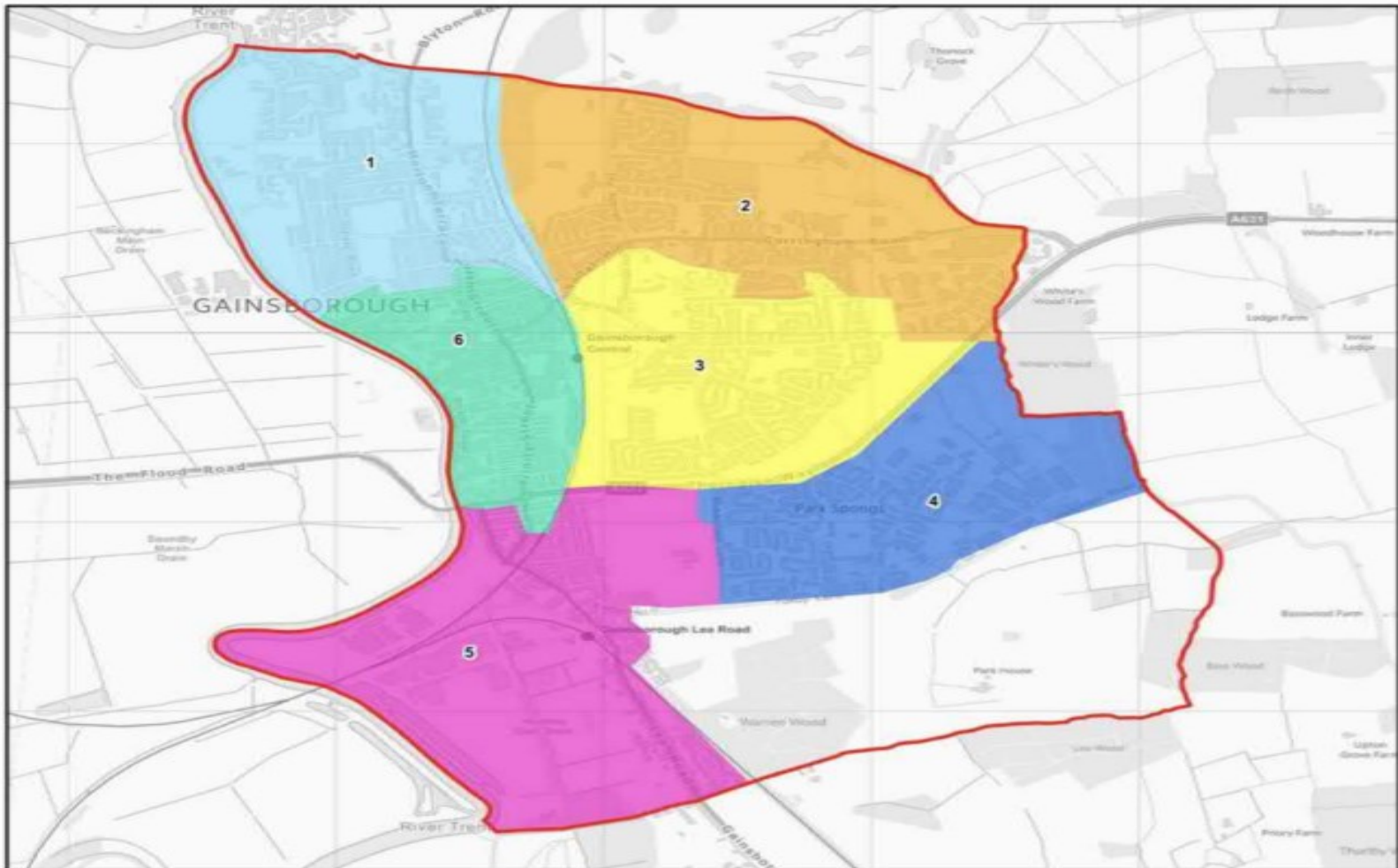
# Developed footprint



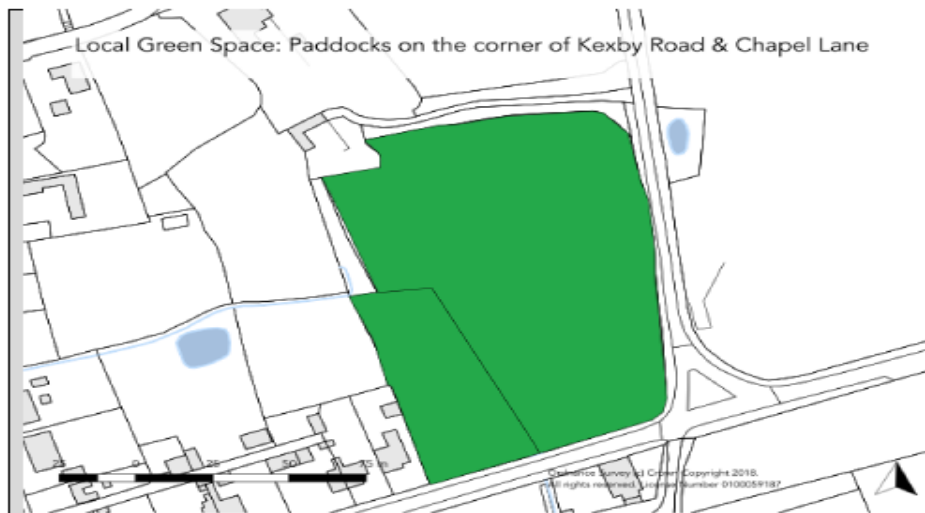
Name	Dwellings (indicative)
CS1	1
CS10	1
CS11	2
CS12	1
CS13	1
CS14	1
CS15	1
CS16	1
CS17	1
CS18	4
CS19	1
CS2	4
CS22	1
CS3	3
CS4	1
CS5	1
CS6	1

# Character appraisal

**Map 12 Townscape Character Areas** (as defined in the AECOM Heritage and Character Assessment Study)



# Local green spaces






## The Sites Holds a Particular local significance because of its:

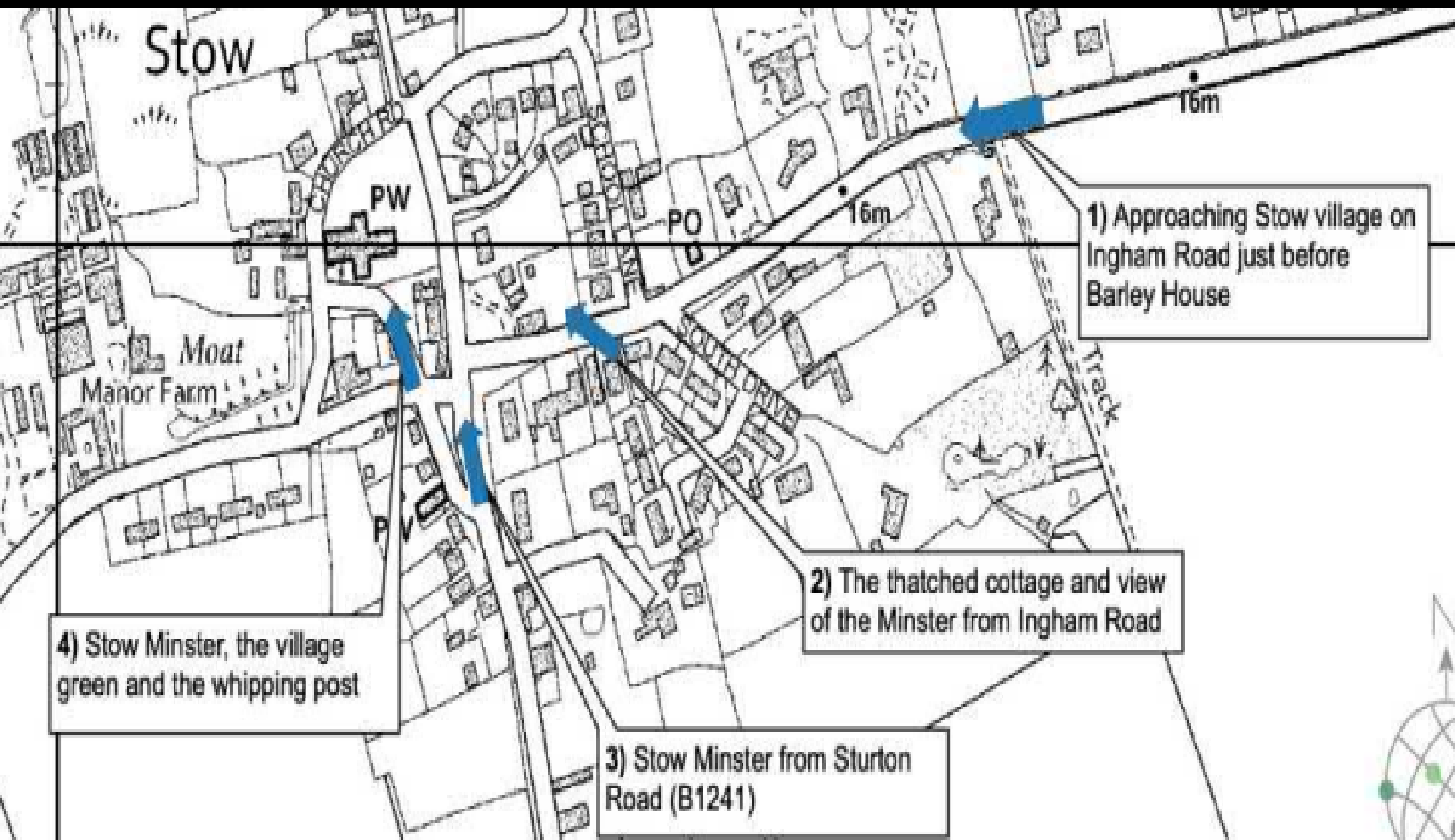
Beauty	Historic Significance	Recreational Value	Tranquility	Richness of Wildlife	Any Other Reason
<p>This site is located at a key gateway into the village. It is visible as you enter the village and contributes to the initial impression of the village as a small, rural community. The field provides views across to the historic core of the village, the buildings of the conservation area and in particular St Michaels Church and Northlands House. When areas of the field are not being grazed, it has a wild meadow feel with lots of native wild flowers.</p>	<p>It has traditionally been used as grazing land for local people with horses and was identified as part of the NP survey and consultation as a key open space. The field also contains an open culvert that is part of the drainage system connecting Glentworth lake to Fillingham lake.</p>	<p>Over time many village residents have used the field for grazing horses. It is not a public open space as such but provides an important visual and tranquil amenity for residents.</p>	<p>It is on the edge of the village and has natural wild habitats for birds and insects. It provides a tranquil view of the village reflecting the rurality of Glentworth and the grazing chickens and horses add significantly to this rural idyll.</p>	<p>Because of the open nature of the field and the presence of the open culvert, some of the wildlife (primarily the wildfowl) that use the pond in the Pocket Park also use this pasture – the birds can often be seen crossing Chapel Lane between the 2 sites.</p>	

# Notable buildings

## Non-designated Heritage Assets

Name of Building	Historic Merit	Contribution to local character	Photograph
<p>Seeley's Cottages 22 – 24 High Street</p>	<p>Originally a row of cottages now converted into 2 properties. No 24 - Seeley's Cottage was built for Robert Seeley, a high-class grocer in Bailgate and a devout Methodist.</p>	<p>Part of the original village, stands in a prominent position on the High Street. Fronts straight onto the path. Not a usual feature in the village.</p>	
<p>The Old School House High Street</p>	<p>This was built in the 19th century as the village school when Education Acts made schooling compulsory.</p>	<p>The separate entrances for boys and girls can still be seen and it is now the Church Hall. Used as a meeting facility</p>	
<p>Vine Cottage 8 -10 High Street</p>	<p>Originally a row of cottages the last one a post office – 1 of 4 different buildings in the village that has been a post office and part of the original village.</p>	<p>Now two cottages with additions but with many original features. The original post box outline can be seen in the wall on number 8</p>	

# Important views



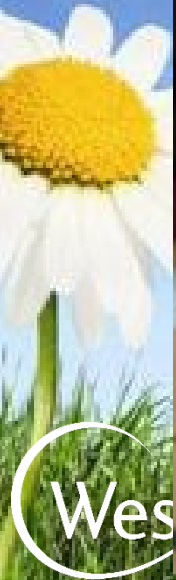
# NP stages - roles

- designation PC/WLDC
- prepare draft NP PC
- draft NP consultation PC
- submission NP consultation PC/WLDC
- examination and referendum WLDC
- making of NP WLDC / PC

# Draft NP stage

- draft produced by PC
- including supporting documents
- WLDC advice and support only
- planning consultant and Locality assistance
- it is the PC's NP
- 6+ weeks consultation
- consultation run by PC
- consult interested bodies
- responses dealt with by PC

# Draft NP stage



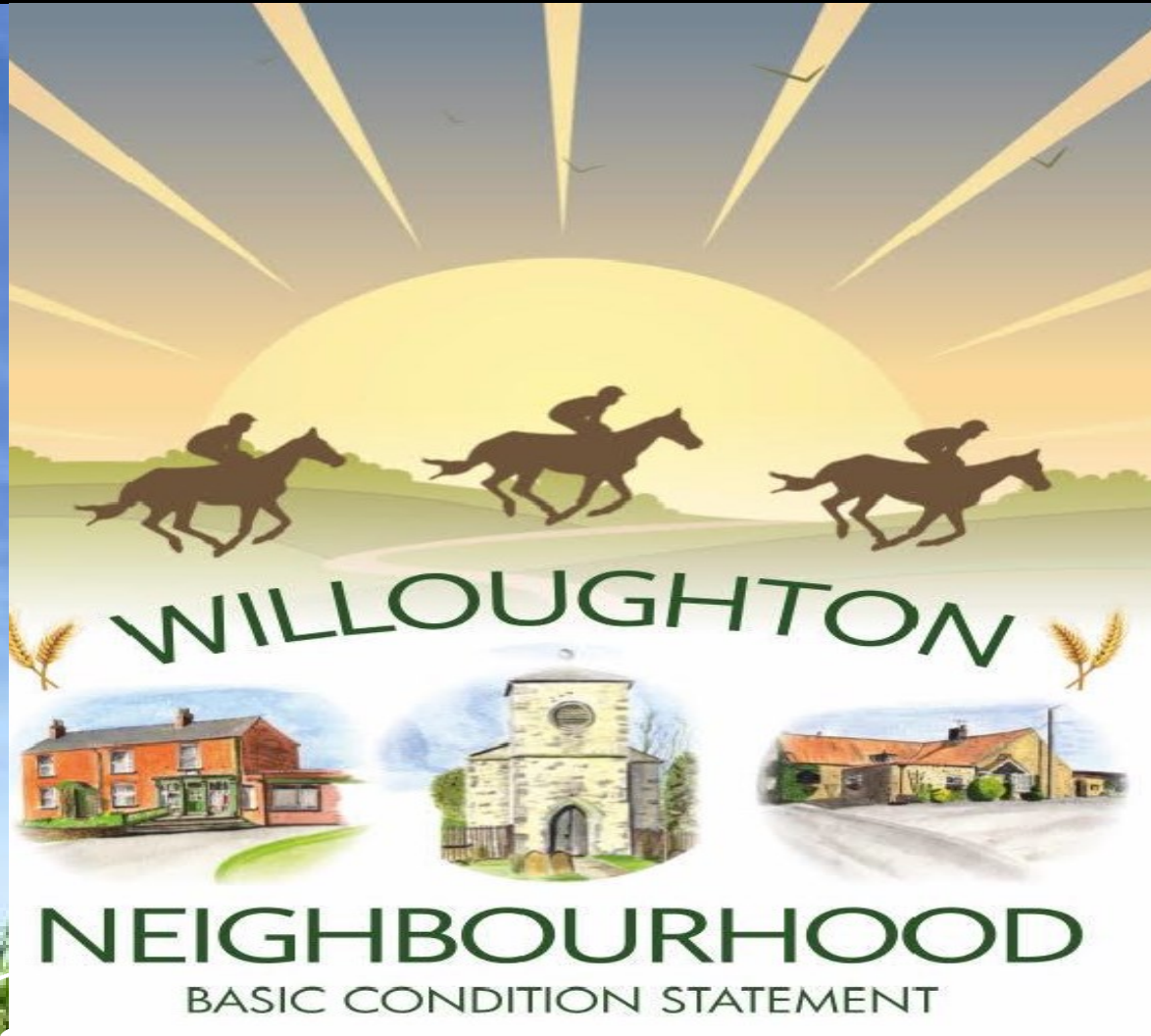


# Submission stage

- handover of NP to WLDC
- WLDC takes lead for final stages
- PC must provide submission documents:-
  - submission version of plan (updated draft NP)
  - basic conditions statement
  - consultation statement
  - SEA/HRA screening report
  - other supporting documents



# Submission stage



# Submission stage

**Table 2: Development Management Policies and conformity with the NPPF**

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1	New Residential development in Willoughton	47, 50, 55, 56, 57, 76 and 159	This policy supports new housing proposals provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development should meet
Policy 2	Public Open Space and wider Green Infrastructure	74, 75, 76, 77 109, 64, 131, 75, 96	The plan area is enriched with a beautiful surrounding at the bottom of the cliff and has significant trees, hedgerows, stone walls and views that give the settlements its character. It is important that these environmental assets are protected for both the character of the area, the wildlife and biodiversity.
Policy 3	Design and	47, 50, 55, 56, 57,	This policy supports new

# Examination stage

APPROVED



The image shows a technical drawing, likely a mechanical or electrical blueprint, with a large, red, outlined stamp that reads "APPROVED" diagonally across the center. The drawing includes various lines, arrows, and text. On the left, there is a vertical stack of lines with arrows pointing to the right, labeled "FILE". To the right, there is a rectangular box containing a zigzag line representing a resistor, labeled "HE1". Below this box, there is a label "25x19". Further to the right, there are more lines and arrows, and the number "19" appears multiple times. The background is a light green color.

# Examination stage

- submission stage completed
- representations received
- examination stage begins
- selection of examiner WLDC PC/TC
- led by WLDC in agreement with PC/TC



# Examination stage

**In Policy 1.1 replace the list of key local views with the numbering system and the view descriptions as those set out in the Character Profile (pages 21 and 22).**

**In Policy 1.2 replace 'provided that they demonstrate that they have taken account' with 'where they take account of'.**

**In Policy 1.3 replace 'may cause harm to Key Local Views will need to demonstrate how' with 'that would cause harm to Key Local Views will be supported where'.**

*In Policy Map 1 modify any view descriptions so that they are fully consistent with the descriptions as set out in the Character Profile (pages 21 and 22)*

# Referendum stage

# Referendum



# Referendum stage

‘Do you want West Lindsey District Council to use the neighbourhood plan for XXX Parish to help it decide planning applications in the neighbourhood area?’

If there is a ‘yes’ vote at the referendum, then WLDC will ‘make’ (adopt) the Plan in order for it to be used for planning decisions.



# Making of NP stage

- adoption/completion/making/make/made
- referendum result published
- report to Full Council to make NP
- now forms part of Development Plan
- planning application decisions in accordance with DP unless other material considerations dictate otherwise



# Making of NP stage

## 9 a) Making the Willoughton Neighbourhood Plan

► Chairman of the Council - Cllr. Steve England



# Next steps

- designate parish as a NP area
- set up a NP steering group
- agree MoU between PC and NSG
- access Locality funding
- appoint a planning consultant
- community engagement
- prepare draft NP