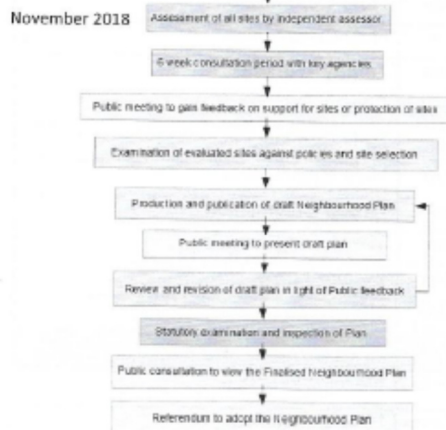
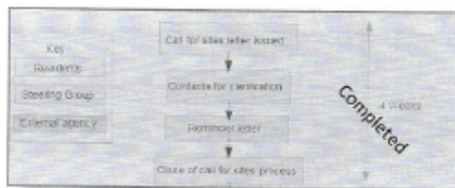




Call for sites update

All submitted sites are currently under review by AECOM – an independent organization, who will assess all sites on their suitability. To remind you of our progress and the up -coming activities, we have included the following flowchart.

Although the period of independent site assessment is likely to take several months to complete, we consider it important to keep you updated on the progress that we are making. With this in mind we would like to invite you to:-



Public drop-in session

Come and view the site submissions for the Neighbourhood Plan and chat with members of the Steering Group about the future of your village

**Saturday 1st December 2018
St Peter & Pauls Parish Church
11:00am-4:00pm**

Neighbourhood Plan Steering Group meetings are held on the 3rd Monday of each month at St Peter & Paul Parish Church 7:00 pm. All are welcome to attend.



AECOM Imagine it.
Delivered.

Reepham Neighbourhood Plan

Site Assessment
Final Report

April 2019

Reepham Neighbourhood Plan – Call for Sites

Statutory Consultee List

West Lindsey District Council
Lincolnshire County Council – Planning
Lincolnshire County Council – Highways
Lincolnshire County Council – Archaeology
Lincolnshire County Council – Minerals and Waste
Lincolnshire County Council – Education and Cultural Services
Lincolnshire County Council – Countryside access
Internal Drainage Boards – Reepham – Witham Third
Environment Agency
Natural England
Historic England
Anglian Water
Sport England

Dear Consultee,

Reepham Neighbourhood Plan – Independent Assessment of Proposed Development Sites

Reepham Parish Council are currently producing a neighbourhood plan. A fundamental part of our neighbourhood plan is to plan for the level of housing growth set out by the Central Lincolnshire Local Plan. Our neighbourhood plan is seeking to allocate areas of land for residential use to meet the addressed need. These allocations will effectively accept the principle of residential development on the specific sites. It is therefore crucial to the process that statutory agencies are provided with the earliest opportunity to comment on the potential residential allocations and methodology.

Therefore, we are inviting comments on the attached Independent Assessment Report.

The consultation period will run for a 6 week period and concludes on 13/05/2019, please send your comments to nigel@djsallowconstruction.co.uk

The report is largely based on the site assessment approach adopted by the Central Lincolnshire Local Plan. The neighbourhood plan seeks to mould this approach into a localised version while maintaining its strategic principles and objectives. This Report will form part of the evidence base supporting the residential allocation policies within our neighbourhood plan. As part of the site selection process within the Report, we have provided a draft recommendation on the sites. Once this consultation has concluded, the Parish Council will consider the comments made and will make a decision as to which sites will be allocated for residential use within the draft (Reg 14) neighbourhood plan.

Please be aware our neighbourhood plan as a whole will be consulted on with statutory bodies as part of the Regulation 14 and 16 consultations. This consultation on the report is being completed as an advanced consultation which aims to confirm a robust methodology and select the most appropriate sites for residential development within our neighbourhood plan.

Please get in contact with us directly if you require any further information.



PUBLIC OPEN MEETING
7pm-9pm on Thursday, 4th July 2019
Reepham Parish Church
 Community Engagement & Communication of Call for Sites
 Independent Assessment

Dear Resident,

The purpose of our 3rd Public Meeting is to share with you, the sites that have been submitted as part of the Call for Sites process, carried out last year. These sites have now been independently assessed and commented upon by a number of statutory Authorities (such as Highways, Natural England etc) and now it is time to find out what our community think of these potential sites for development, what form it should take and any alternative uses of these sites. Our meeting will be an open event with displays showing the results of the independent assessment of each site along with Statutory Authority comments received to date.

There will be opportunity at the meeting to review these sites and ask questions to the Neighbourhood Plan Steering Group. We then will ask for everyone to let us know what they think about each site, whether it be good, bad or neutral. There will be a set period after the Public Meeting to submit comments by paper form or online. This will give a chance for people to properly consider the benefits and drawbacks to any potential development. We really need to know what people support, not just what they don't like.

The process of site selection relies upon different streams of information from different sources and the most important source of information is from you, the Parish Resident. Your input is needed and highly valued.

If you cannot make the Public Meeting, there is a planned drop-in session at the Parish Church on 15th July which will be of similar format. If you wish to get ahead and view the independent report, this can be obtained at Reepham Parish Council Website or a paper copy can be loaned to you by contacting the group. (see back page)

Please reason through this flyer to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see you at the Public Meeting or drop-in session.

Nigel
 Nigel Hewerdine – Chair, Reepham Neighbourhood Plan Steering Group

The Ongoing Process

The diagram below shows the contributory information streams that will be used to finally assess each proposed / identified site.



Sites with favourable inputs are more likely to be incorporated into the final draft of the Reepham Neighbourhood Plan.

Want to know more?

Electronic copies of the independent assessment report are available at Reepham Parish Council Website - <http://parishes.lincolnshire.gov.uk/reepham/>, or if you wish to borrow a paper copy, please contact the steering group by one of the methods listed below.

There will be a 6 week period after the Public Meeting to submit comments on sites.

WAYS TO CONTACT THE STEERING GROUP

Reepham@reepham.org.uk
 @ReephamNIP
 Reepham Neighbourhood Plan

Private letterbox behind the counter at village shop
 Telephone The Chairman, Nigel Hewerdine
 07793 414 755 (weekends & evenings only please)

The call for sites process asked for sites to be submitted by local landowners and property owners.

In all, 22 sites were submitted ranging from single dwelling proposals to multiple dwelling sites combined with local facilities. These 22 sites were then put forward for technical, independent assessment along with sites previously identified during a Strategic Land Availability Assessment (known as SHELAA) giving a grand total of 33 sites. These are listed below.

Ref.	Location	Ref.	Location
1	42 High Street, Reepham	CL300	land adjacent to Reepham Manor / Oakleaf Ground
2	5 Acres South of Moor Lane, Reepham	CL306	land adjacent to Reepham and Cherry Willingham Village Hall
3	52 High Street, Reepham	CL302B	land per CL300. Site is part of the above but separated by Village Hall
4	Land to North of houses at Cherry Willingham (Little Cherry)	CL173	26 High Street, Reepham
5	15 High Street, Reepham	CL175	1 Malton Close, Reepham
6.1	Land to North & East of The Green, Reepham	CL174	Chapel Close, Reepham
6.2	Land to West of Reepham	CL172	28 Church Lane, Reepham
7	Land South of A158 at Sudbrooke (Reepham Parish)	CL306	land adjacent to Reepham Manor
8	Land to East of Kernal Lane, Reepham	CL423	land East of No.5, Moor Lane, Reepham
9.1	Land North of Moor Lane, Reepham	CL171	26 Filkerton Road, Reepham
9.2	Land South of Moor Lane, Reepham	CL187	Berfield Farm, Wighy Road, Reepham
10	11 High Street, Reepham	CL190	Subrooke (A158)
11	Land to West of Filkerton Road, Reepham	CL190	land at North Greenwell and Hawthorn Road, Cherry Willingham.
12	4 Church Lane, Reepham		
13.1	3 Church Lane, Reepham		
13.2	Chambers Yard, Filkerton Road, Reepham		
14	9 High Street, Reepham		
15.1	Land North East of Cherry Willingham (Little Cherry)		
15.2	Land to North of the above site		
15.3	Land to West of 14 Church Lane, Reepham		
16	9 Church Lane, Reepham		
17	Judge Farm, Filkerton Road, Reepham		

The first step in the assessment was to perform a desktop assessment of all sites against relevant national and local policy. This had the effect of reducing the pool of sites needing more detailed assessment through the site pro forms and site visits.



So what does all this mean? The independent assessment report is only one of the information streams used to produce a Neighbourhood Plan for Reepham. Public support for sites, Statutory Authority comments and further consultations with the site owners will all be considered when sites are compiled for community supported selection to take place. A diagram is provided on the back page to help demonstrate the various information streams that will be used.

But remember..... The Neighbourhood Plan is NOT just about housing. Planning the future use of land in our Parish (Development) should also provide opportunity for community benefit.

The maps below and to the right summarise and locate the sites assessed by the report. Within the report, the sites are given a colour coding based upon a traffic light system. Green being no limitations to development, Amber being some limitations to development and Red being many limitations making the site unsuitable for development. It should be noted here that these findings are a snapshot in time and limitations can be overcome including those that have been identified in the 1st stage of the report. It should also be noted that the map colour coding does not reflect the independent assessment findings, only the source of the site proposal. Red being call for sites and blue being SHELAA sites.





Open Public Meeting

4th July 2019



Welcome to our 3rd Public Meeting

1 - Introduction.

- Purpose of the plan.
- Call for Sites progress to date.
- Call for Sites next steps.

2 – Display of Call for Sites results, assessments & comments.





Purpose of the Neighbourhood Plan

- In direct response to the localism act.
- Provides a local plan, developed by the community, to ensure community growth is in line with local needs.
- To provide guidance to WLDC when determining future planning applications.
- To help deliver community benefit opportunities.
- To understand what the community of Reepham supports.



Call for Sites – Progress

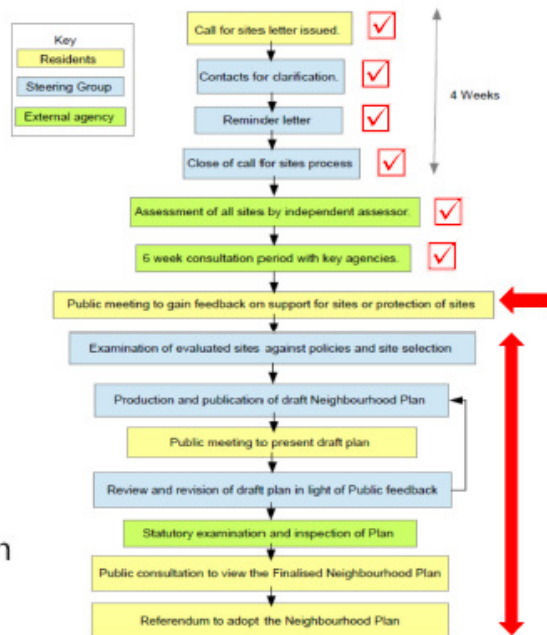
- The 1st stage of the call for sites commenced July / August 2018.
- Submission for technical support approved by locality funding & AECOM appointed by locality to carry out an independent assessment of the submissions.
- AECOM report then issued to Statutory Authorities for comment.
- All subsequent information has been shared with site owners and opportunity given for feedback.





The Next Steps.....

- Community feedback
 - Feedback forms
- Site owner consultation
- Review of collected information (site by site basis)
- Draft proposals & communication



Can this site be supported by the Neighbourhood Plan?





Can this site be supported by the Neighbourhood Plan?

Supported sites should provide community benefit, be of a sustainable nature and have sufficient local public support. They should also be compliant with the requirements of The Central Lincolnshire Local Plan (CLLP) and existing National Planning Policy Framework (NPPF).

Community benefit should be considered at all opportunities. The Neighbourhood Plan is not just about housing.



Thank you for attending

Your input is appreciated and vital to the process

Any further questions????????????

Repeat consultation – Saturday 13th July, 2-4pm



WAYS TO CONTACT THE STEERING GROUP



Reepham Neighbourhood Plan



**Private letterbox behind
the counter at village shop**



@ReephamNP



ReephamNDP@gmail.com



**Telephone The Chairman, Nigel Hewerdine
07793 414 755 (weekends & evenings only please)**



FEEDBACK MEETINGS

DO YOU HAVE FURTHER QUESTIONS OR WANT TO KNOW MORE?

We are holding 3 further discussion sessions at Reepham Parish Church for people to come along and find out more about the Neighbourhood Plan process and discuss the sites submitted by landowners.

SATURDAY 14TH SEPTEMBER 10-12PM

WEDNESDAY 25TH SEPTEMBER 7-9PM

We hope to see you there.

A summary document containing all of the statutory authority comments is now available at Reepham Parish Council Website under Neighbourhood Planning section.

Loan paper copies are also available by request.

WAYS TO CONTACT THE STEERING GROUP



Reepham Neighbourhood Plan



Private letterbox behind
the counter at village shop



@ReephamNP



ReephamNDP@gmail.com



Telephone The Chairman, Nigel Hewerdine
07793 414 755 (weekends & evenings only please)



CALL FOR SITES SUBMISSIONS

HOUSEHOLD COMMENT FORM

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon all of the potential sites for development as per the recent public meetings to communicate the call for sites process and subsequent assessments and comments.

The form lists all of the sites and we encourage you to make comments on all of these. **It is important for our process that we know what people support as well as what they don't support.**

The community feedback plays a major part in deciding which sites can be legitimately supported within the Reepham Neighbourhood Plan. After all, the plan is for the community and produced by the community. This is your chance to get your views heard.

If you feel that you would like more information about any sites in particular or wish to discuss possible community benefits, then please do not hesitate to get in touch. We really want to make sure that residents are able to make informed decisions when making their feedback. The independent report and statutory comments are available at the Reepham Parish Council website under the Neighbourhood Planning section.

The closing date for feedback will be at the end of September 2019.

WAYS TO CONTACT THE STEERING GROUP



Reepham Neighbourhood Plan



@ReephamNP



ReephamNDP@gmail.com



Private letterbox behind
the counter at village shop



Telephone The Chairman, Nigel Hewerdine
07793 414 755 (weekends & evenings only please)



Name (optional).....
Postal Address (required).....
.....



Site 1 – Land to the rear of 42 High Street

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 2 - 5 Acres South of Moor Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 3 - 52 High Street

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 4 - Land to North of houses at CW (Little Cherry)

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 5 - 15 High Street

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....



Site 6.1 – Land to N & E of The Green , Reepham

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 6.2 - Land to West of Reepham

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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.....

Site 7 – Land South of A158 at Sudbrooke (Reepham Parish)

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 8 – Land to East of Kennel Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 9.1 – Land to North of Moor Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....



Site 9.2 – Land South of Moor Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

Site 10 – 11 High Street

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

Site 11 – Land to West of Fiskerton Road

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

Site 12 – 4 Church Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....

.....

.....

Site 13.1 – 3 Church Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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Site 13.2 – Chambers Yard, Fiskerton Road

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 14 – 9 High Street

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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.....

Site 15.1 – Land North East of CW (Little Cherry)

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 15.2 - Land to North of Site 15.1

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site 15.3 – Land to rear of 14 Church Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....



Site 16 – 9 Church Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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.....

Site 17 – Leigh Farm, Fiskerton Road

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

.....
.....
.....

Site CL3082

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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.....

Site CL3083

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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Site CL3084

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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.....



Site CL1423

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

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Site No. _____ Name: _____

Continued Comments:

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Site No. _____ Name: _____

Continued Comments:

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Appendix E - Stage 1 review of sites

Information Flyer

Stage 1 review feedback form



CALL FOR SITES - STAGE 1 REVIEW

Community Engagement & Consultation

Dear Resident,

Before the COVID-19 pandemic, we had planned to hold our 4th Public Meeting. The purpose of this meeting was to share with you, the Stage 1 review of the sites submitted under the Call For Sites process and the previous Strategic Housing and Land Availability Assessment (SHLAA). In view of the ongoing restrictions on public gatherings and general health concerns we have produced this document to communicate the results of our stage 1 review.

Using the information gathered from the independent consultant, statutory authorities, landowners and the community we have reviewed the sites to see which can be taken forward to be considered for future development.

This information can now be distributed to every household. We then will ask for everyone to let us know what they think about each of the remaining sites, whether it be positive, negative or neutral. There will be a set period after the distribution to submit comments either by paper form or by e-mail. This will be your chance to consider fully the benefits and drawbacks to any potential development.

With a reduced number of sites being taken forward for consideration, there is a smaller number of sites on which to focus your feedback. We hope this will encourage all Parish residents to shape the future of our community. We thank those who have submitted feedback during the last consultation. All feedback will be taken forward and be considered during future reviews.

The process of site selection relies upon different streams of information from different sources and the most important source of information is from you, the Parish Resident. Your input is needed and highly valued.

Please read-on through this document to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see as many people as possible once we can hold a public meeting again.



Nigel Hewerdine – Chair, Reepham Neighbourhood Plan Steering Group

Stage 1 Review - To identify windfall sites and those sites that have clear and absolute constraints that prevent them from being supported within a Neighbourhood Plan. For example, non-compliance to NPPF & CLLP policies.

WINDFALL SITES – AN EXPLANATION.

The National Planning Policy Framework (NPPF) defines windfall sites as:

‘Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.’

‘Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’

Direct advice from WLDC – “It is not reasonable at this time to identify them as counting towards your growth target given their potential deliverability issues.”

Those sites identified as windfall will be removed from the site selection process at Stage 1 review and not be counted towards our 15% growth target.

Any plans for future development of these sites would be considered by WLDC under any relevant planning application made by the site owner or their agent.

The following sites have been identified as windfall and will not be taken into the Stage 2 review due to allocation not being reasonable within the Neighbourhood Plan.

SITE REFERENCE	SITE LOCATION
5	15 HIGH STREET
10	11 HIGH STREET
12	4 CHURCH LANE
13.1	3 CHURCH LANE
14	9 HIGH STREET
16	9 CHURCH LANE

SITES WHICH ALREADY HAVE PLANNING PERMISSION.

Submitted sites which already hold planning permission have already been considered against our current 15% growth target of 61 dwellings. As a result, our current target figure is XX dwellings. The following sites already hold planning permission and so will not be taken into the Stage 2 review due to allocation not being required within the Neighbourhood Plan.

SITE REFERENCE	SITE LOCATION
1	LAND TO REAR OF 42 HIGH STREET
3	52 HIGH STREET

SITES WHICH CANNOT BE SUPPORTED DUE TO NON-COMPLIANCE

Submitted sites which do not comply with existing planning policy, such as National Planning Policy and The Central Lincolnshire Local Plan, cannot be supported by The Reepham Neighbourhood Plan. The following sites will not be taken into the Stage 2 review due to the stated reasons as identified by AECOM site assessment and WLDC comments.

SITE REFERENCE	SITE LOCATION	IDENTIFIED NON-COMPLIANCE CODE (SEE BELOW)
2	5 ACRES SOUTH OF MOOR LANE	A
4	LAND TO REAR OF HAWTHORN ROAD	B & C
6.1	GOOD'S YARD SITE	B & C
6.2	LAND TO THE WEST OF KENNEL LANE	B & C
7	LAND OFF A158 AT SUDBROOKE	B
8	LAND EAST OF KENNEL LANE	B & D
13.2	CHAMBERS YARD, FISKERTON ROAD	A & B
15.1	LAND NORTH OF HAWTHORN ROAD (1)	B
15.2	LAND NORTH OF HAWTHORN ROAD (2)	B & C

- A - The site is contrary to NPPF paragraph 79 – Isolated homes in the countryside.
- B - The site is contrary to CLLP policy LP2 – Development outside core shape & form.
- C - The site is contrary to CLLP policy LP4 – Growth in medium villages (15%).
- D - The site is contrary to CLLP policy LP26 – Ribbon development.

SITES TO BE TAKEN INTO STAGE 2 REVIEW

The following sites will be reviewed further at Stage 2. Some of these sites do have compliance issues but need further clarification and analysis due us receiving conflicting viewpoints from consultees such as AECOM (The site assessment report) and West Lindsey District Council.

SITE REFERENCE	SITE LOCATION
9.1	LAND NORTH OF MOOR LANE
9.2	LAND SOUTH OF MOOR LANE
11	LAND WEST OF FISKERTON ROAD
15.3	LAND REAR OF 14 CHURCH LANE
17	LEIGH FARM, FISKERTON ROAD
CL1423	LAND EAST OF 5 MOOR LANE
CL3082	LAND ADJACENT TO VILLAGE HALL
CL3083	LAND ADJACENT TO CRICKET FIELD
CL3084	LAND ADJACENT TO REEPHAM MANOR

On the following page there is an updated map of the village core which shows the sites to be considered in the Stage 2 review.

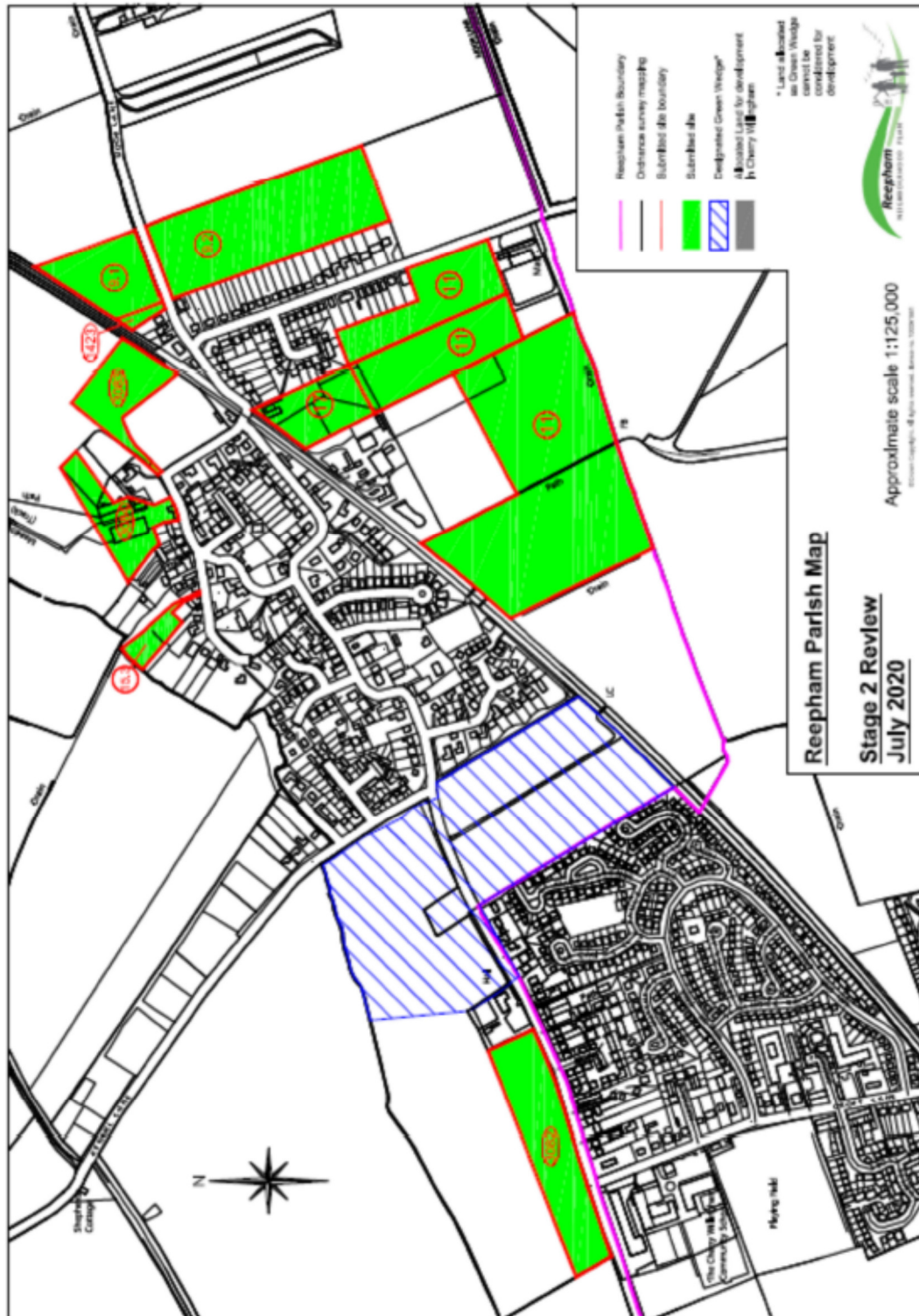
Further community feedback and opinion will also allow us to gauge public support for individual sites, so it is vitally important that we collect further consultation feedback from our community.

COLLECTION OF COMMUNITY FEEDBACK FOR STAGE 2 REVIEW

Along with this document, you should find a feedback form. This has space for you to give us your views on the remaining sites as listed in the table above. To aid in the feedback process, the feedback form includes the comments received from the Statutory Authorities for each of the remaining sites.

We hope you can complete this feedback form and return to the Reepham Neighbourhood Plan letterbox in the village shop before the **end of September 2020**. We would like to start the Stage 2 review at the beginning of October. Your views will play a major part in the Stage 2 review.

Please get in touch if you have questions about any of the contents of this document or if you require further information.



COMMUNITY CONSULTATION & FEEDBACK

Stage 2 Review - To clarify questions raised during stage 1 and to assess against second round of community feedback following public consultations carried out post stage 1.

Site list narrowed down to final shortlist

COMMUNITY CONSULTATION & FEEDBACK

Stage 3 Review - To compare the merits of each remaining site against each to select the sites to be adopted within the Reepham Neighbourhood Plan. To assess further public consultation results.

Sites selected to fulfil the target growth of 15%. Taken into draft Neighbourhood Plan for community consultation & future referendum.

WAYS TO CONTACT THE STEERING GROUP


ReephamNDP@gmail.com

 Follow us on
twitter
@ReephamNP

 Find us on
facebook.
Reepham Neighbourhood Plan


Private letterbox behind
the counter at village shop


Telephone The Chairman, Nigel Hewerdine
07793 414 755 (weekends & evenings only please)



COMMUNITY FEEDBACK FOR STAGE 2 REVIEW

HOUSEHOLD COMMENT FORM

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon all sites remaining following the stage 1 review reported in the recent Reepham News. It aims to identify development sites for promotion by the Reepham Neighbourhood Plan.

This feedback form includes the comments received from the Statutory Authorities for each of the remaining sites and includes space for you to give your views on each of them.

It is important for our process that we know what people support as well as what they don't support.

Community feedback plays a major part in deciding which sites can be legitimately promoted by the Reepham Neighbourhood Plan. The resulting Plan determines the future growth within our Parish. It is the responsibility of us all to ensure our views are recorded so that the plan truly reflects the aspirations of our community.

It is important that residents are able to make informed decisions when making their feedback. If you need more information about any of the sites or wish to discuss possible community benefits, then please do not hesitate to get in touch. The independent report and statutory comments are available at the Reepham Parish Council website under the Neighbourhood Planning section.

Comments you might already have made on these sites in Stage 1 feedback are recorded. If required, you are free to add to this and they will be recorded similarly against your address.

The closing date for feedback will be the end of January 2021.

Please deliver your completed form to our postbox behind the counter in the village shop.

Please get in touch if you have questions about any of the contents of this document or if you require further help or information.

Name (Optional)

.....

Address * (required)

.....

.....

Postcode (required)

.....

*Your address is used as means of referencing and validating your comment. All those who reside, work or run businesses within the Parish are able to contribute towards the formation of the Reepham Neighbourhood Plan. No personal data is stored.

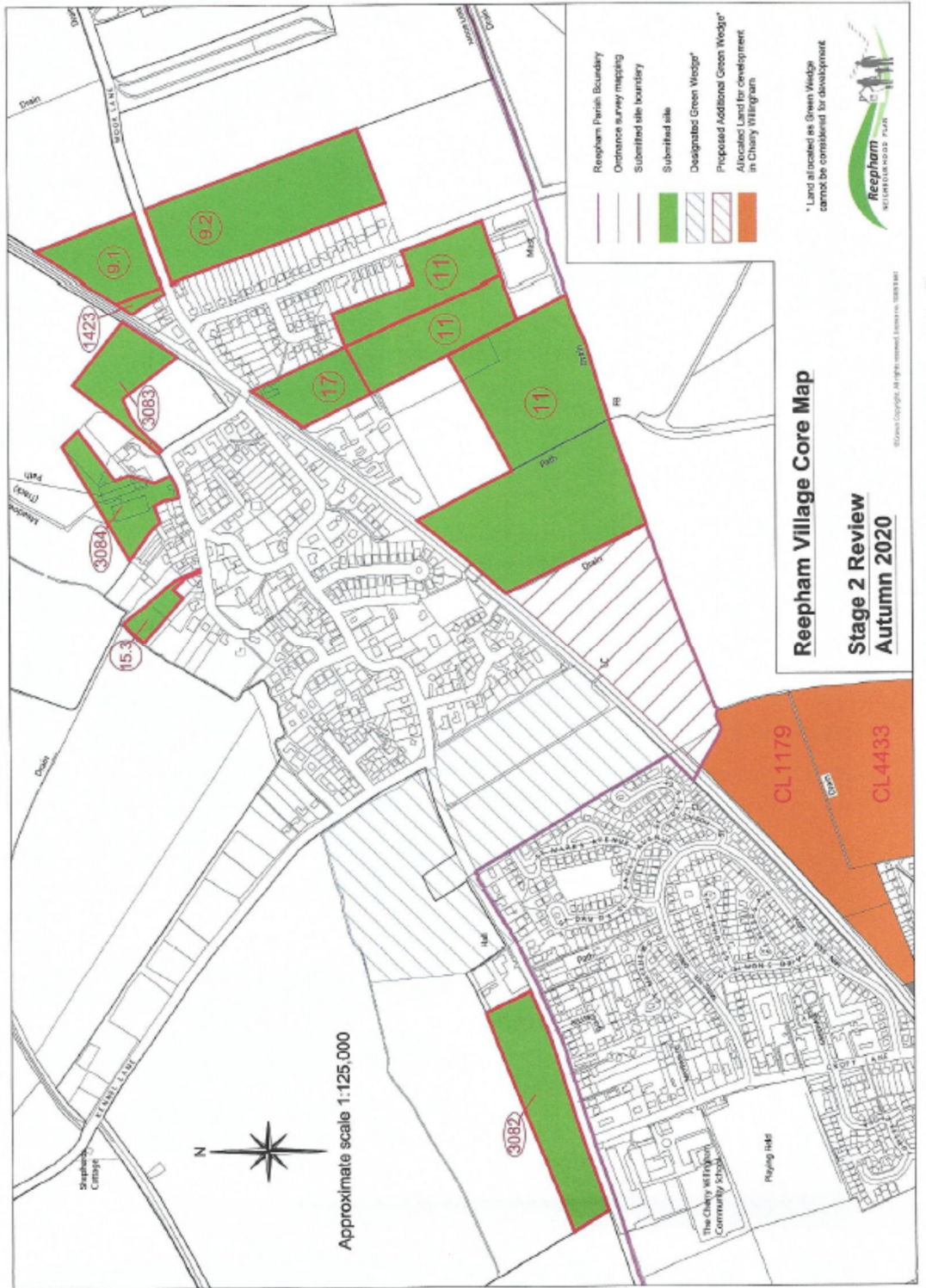
Comments

Points to consider might include number of dwellings, location and/or character of development, impact on the surroundings and wider Parish. Balance of benefit against harm e.g. open space, heritage, environmental and/or community facilities.

If you require further space for your comments, please attach additional sheets making sure you reference your comments to the relevant site.

Notes on number of dwellings

- (1) Indicative number of dwellings defined by AECOM and is calculated from the area of a site submitted at a concentration of 23.9 – 30 dwellings per Hectare.
- (2) Proposed number of dwellings is that which was given by landowners in their call for sites submission.
- (3) Indicated number of dwellings given by landowner subsequent to submission and assessment.



Site 9.1 – Land to North of Moor Lane

Proposed use: Housing Indicative Number of dwellings⁽¹⁾: 39-41/8⁽²⁾

AECOM Site assessment
In theory, the site is suitable for residential development: We have not identified any major environmental or other policy constraints. However, despite its relatively small size, the site would have a disproportionate impact on visual amenity as it would form a spur of development out into the open countryside it adjoins countryside on three of its four sides and adjoins development only on its shortest side
Although this site is suitable, available and achievable for residential development, we recommend that a smaller portion of the site, such as CL1423 identified in the SHEELA, be considered for allocation rather than the whole site.

Comments by West Lindsey Planning on this site
Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

Additional comments
This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site CL1423 Land East of No.5 Moor Lane

Proposed use: Housing. Indicative Number of dwellings⁽¹⁾: 8

AECOM Site assessment
This site is suitable, available and achievable for residential development. The allocation of the site is recommended as preferable to that of the overlapping but larger site 9.1, which would have more significant landscape and visual amenity impacts.

Comments by West Lindsey Planning on this site
Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

Additional comments
This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site 9.2 Land South of Moor Lane

Proposed use: Housing Indicative Number of dwellings⁽¹⁾: 102-129

AECOM Site assessment:
 This site is suitable, available and achievable for residential development. However, we recommend that the northern portion of the site only is considered for allocation to mitigate the relative inaccessibility of the south of the site were it to form a long cul de sac.

Comments by West Lindsey on this site:
 Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham. (WLDC)

Additional comments:
 This site is close to a number of finds of high status Roman and Iron Age material either side of Fiskerton Road. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and may require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site 11 – Land to West of Fiskerton Road

Proposed use: Housing, education, open space and Play areas Proposed Number of dwellings⁽²⁾: up to 76

AECOM Site assessment
Site not assessed by AECOM

Comments by West Lindsey Planning on this site
 Site should not be rejected. The north east part of site should be considered for allocation. The opportunity to develop this site with site 17 with shared access from Fiskerton Road should be explored. (WLDC)

Additional comments
 None

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site 17 – Leigh Farm, Fiskerton Road

Proposed use: Housing

Indicative Number of dwellings⁽¹⁾: 1.27 Ha site only

AECOM Site assessment Site not assessed by AECOM
Comments by West Lindsey Planning on this site Site should not be rejected. Access problem could possibly be resolved if site was developed with the north east part of Ref 11 with shared access off Fiskerton Road. (WLDC)
Additional comments None

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site 15.3 – Land to rear of 14 Church Lane

Proposed use: Housing.

Proposed Number of dwellings⁽²⁾: 1

AECOM Site assessment There are a few major constraints on this site: The north of the site is located in Flood Zone 3. A footpath runs through the site. Therefore, the site is in broad terms, suitable for residential development, available and achievable for residential development.
Comments by West Lindsey on this site Site not supported as would be encroachment into open countryside. (WLDC)
Additional comments None

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site CL3083 – Land adjacent Reepham Manor / Cricket Ground

Proposed use: Housing. Indicative Number of dwellings⁽¹⁾: 35/7⁽³⁾

AECOM Site assessment
Land adjacent Reepham Manor/ Cricket Ground
However, the reasons for refusal of the planning permission for the larger site can be easily mitigated for the smaller CL3083.
Despite minor constraints would extend development in the open countryside and beyond the core shape and form of the village the site is suitable, available and achievable for residential development.

Comments by West Lindsey Planning on this site
Part of site lies in Reepham conservation area and the rest lies alongside it. Any development proposal on the site should conserve or enhance the character and appearance of the Reepham conservation area.

Additional comments
None

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site CL3084 - Land adjacent Reepham Manor

Proposed use: Housing. Indicative Number of homes⁽¹⁾: 36

AECOM Site assessment
Despite minor constraints part of the site is within the Reepham Conservation Area the site is suitable, available and achievable for residential development.

Comments by West Lindsey Planning on this site
Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be outside the core, shape, and form of Reepham. Site has issues with trees and also access due to heritage buildings. (WLDC)

Additional comments
This office has previously commented upon earlier proposals for this site, and our previous advice still stands. We have serious concerns regarding the demolition of the historic barn (to provide access) on the frontage of the site and which was identified as a locally important asset within the Reepham Conservation Area. We have also recommended that a programme of archaeological evaluation by trial excavation is required as a condition of any future grant of planning permission because of the potential for previously unidentified remains of medieval settlement as the site is within the area of the historic village. (LCC Historic Places)

Your Opinion: (Please tick) Positive Neutral Negative

Your Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')

Site CL3082 - Land adjacent to Reepham & Cherry Willingham Village Hall

Proposed use: Housing. Indicative Number of dwellings⁽¹⁾: 66-83/45⁽³⁾

AECOM Site assessment

Land adjacent Reepham and Cherry Willingham Village Hall
 The site is suitable for residential development:
 Though in Reepham parish, it is directly adjacent to residential development in Cherry Willingham;
 There is existing access from Hawthorn Road;
 The site is within short walking distance to services in Cherry Willingham; and
 The site visit revealed the presence of a ditch between the site and the road, which would require minor levelling work or bridging the existing ditch prior to development.
 Apart from that, the site is suitable, available and achievable for residential development. The assessment of applicable constraints suggests that CL3082 is more suitable than site 6.2 put forward in the CFS.

Comments by West Lindsey Planning on this site

Not suitable for allocation. Contrary to Policy LP2 of CLLP. Would be outside the core, shape, and form of Cherry Willingham (WLDC)

Additional comments

This site is in an area of archaeological interest. Proposals to develop this site would need to provide an assessment of the site's archaeological potential, and would likely require a programme of archaeological evaluation in advance of any future planning application, as required by the NPPF 189, and CLLP LP25. (LCC Historic Places)

We note that site CL 3082 includes a ditch which "might require bridging or levelling": It is not clear from the assessment whether there is any ecological value associated with watercourse –could the development of the site bring forward opportunities for biodiversity gain/environmental uplift? Any structures within the watercourse will require the permission of the consenting authority in this instance the IDB and will be required to demonstrate there is no increase in flood risk. (Environment Agency)

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative')



Proposed Additional Green Wedge

80% of respondents to the Village Questionnaire expressed agreement with the need for additional Green wedge to avoid coalescence (merging) of Reepham with Cherry Willingham due to the allocation of housing (Site CL1179) at the Parish Boundary. (See Map)

Your comment

Getting in touch



Reepham Neighbourhood Plan



@ReephamNP



ReephamNDP@gmail.com



**Private letterbox behind
the counter at village shop**



**Telephone The Chairman, Nigel Hewardine
07793 414755 (weekends & evenings only please)**

The Neighbourhood Plan steering group is a small group of people from across our community. They have in common a passion for the village and community in which they live. The work of the group has the sole purpose of recording and representing the interests and views of the community of which they are a part -in order to give everyone an equal voice in shaping the future change and growth of our village.

The process of Neighbourhood Planning is a clearly defined process with key steps that have to be taken. Much of the work is documentation, consultation and leg-work! Although not always exciting, if you are willing or able to help or just give your opinions, do get in touch. Volunteers are always welcome!

Your voice is important and your Neighbourhood Plan must include your views

Appendix F - Public meeting 4 - Regulation 14

Regulation 14 public meeting flyer & details

Draft Neighbourhood Plan Comment Form

Statutory Consultee List

Regulation 14 comments & actions taken

Statutory Consultees Comments.

Community Comments.

Landowner Comments



PUBLIC OPEN MEETING

7.30pm on 14th July 2022

Reepham Parish Church

Communication of The Draft Neighbourhood Plan

Dear Resident,

The draft of The Reepham Neighbourhood Plan is now complete. It is time to communicate the contents of this draft document to the community and interested parties.

The above date will mark the commencement of a statutory consultation period known as Regulation 14 which will last for 8 weeks to conclude on 8th September 2022. During this period, the community, statutory authorities and Neighbouring Parish Councils will be able to review, seek explanations and make comments to provide feedback on the contents of the plan and the proposals within. This marks the final round of community consultation which will be used to inform any necessary changes before the final version of the Plan goes to West Lindsey District Council, statutory inspection and the public referendum.

The draft Neighbourhood Plan document will be available from 14th July on the Reepham Parish Council website along with accompanying documents such as The Reepham Character Assessment, Core Shape & Form Review, site review & site selection methodology to name but three!

Please read-on through this flyer to find out more. Thank you for your interest in the Reepham Neighbourhood Plan and I hope to see you at the Public Meeting.



Nigel Hewardine – Chair, Reepham Neighbourhood Plan Steering Group

Regulation 14 Consultation – 14th July > 8th September 2022

8 Weeks consultation period with;

- Call for sites land-owners. (Stage 3)
- Reepham residents.
- The Parish Councils of Cherry Willingham, Nettleham, Sudbrooke, Fiskerton, Greetwell & Langworth.
- Statutory Authorities
 - West Lindsey District Council
 - Environment Agency
 - Natural England
 - Historic England
 - Anglian Water
 - Drainage Board
 - Lincolnshire County Council
 - Highways
 - Archaeology
 - Mineral & Waste
 - Education

COMMUNITY CONSULTATION & FEEDBACK

FINAL REVIEW OF THE DRAFT PLAN PRIOR TO SUBMISSION

WAYS TO CONTACT THE STEERING GROUP



ReephamNDP@gmail.com



Telephone The Chairman, Nigel Hewardine

07793 414 755 (weekends & evenings only please)



DRAFT NEIGHBOURHOOD PLAN

COMMENT FORM

Dear Resident,

Please find attached, a feedback form which gives the opportunity to comment upon the draft Neighbourhood Plan document which was released on 14th July.

This date marks the commencement of a statutory consultation period known as Regulation 14 which will last for 8 weeks to conclude on 8th September 2022.

During this period, the community, statutory authorities and Neighbouring Parish Councils will be able to review, seek explanations and make comments to provide feedback on the contents of the plan and the proposals within. This marks the final round of community consultation which will be used to inform any necessary changes before the final version of the Plan goes to West Lindsey District Council, statutory inspection and the public referendum.

The draft Neighbourhood Plan document is available on the Reepham Parish Council website along with accompanying documents. Paper copies of these can be requested by contacting the Neighbourhood Plan Steering Group.

The form lists all of the site allocations and we encourage you to make comments on all of these as well as the plan document as a whole.

Feedback forms will require a valid Reepham postal address to enable validation of comments during external inspection.

The closing date for feedback will be the 8th September 2022.

Forms will need to be returned to any of the following addresses.

- 56 Fiskerton Road
- 1 Church Lane

WAYS TO CONTACT THE STEERING GROUP



ReephamNDP@gmail.com



Telephone The Chairman, Nigel Hewerdine
07793 414 755 (weekends & evenings only please)



COMMENT FORM



Name. (optional).....

Postal Address. (required).....

.....

Site H1.1: Allocation of Housing Land to the South of Leigh Farm

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)

Site H1.2: Allocation of Land North of Moor Lane

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)

Please turn over.



Site H1.3: Allocation of Land West of Fiskerton Road

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)

General Comments on the draft plan document

Opinion: (Please tick) Positive Neutral Negative

Comments: (Please provide details as to why your opinion is 'Positive' or 'Negative' and quote any relevant sources)

Please use additional sheets if required.

Regulation 14 - Statutory Consultee List.

Organisation

Anglian Water	(AWA)
Central Lincolnshire Planning Team	
Defence Infrastructure Organisation	(DIO)
Environment Agency	(EA)
Historic England	(HE)
Lincolnshire County Council -	(LCC)
Archaeology	
Childrens Services (Education)	
Countryside Access	
Highways and Flood Team	
Minerals & Waste	
PROW team (sustainable drainage)	
Libraries and Heritage	
Public Health	
Economy and Places	
Bikeability & Cycling Officer	
Transport Services Group	
Development Planning	
Lincolnshire Bat Group	
Lincolnshire Fire & Rescue	
Lincolnshire Historic Buildings	
Lincolnshire Police Liaison Officer	
MOD safeguarding zones	
National Grid	
Natural England	(NE)

Network Rail

Office of Rail Regulation

Royal Society for the Protection of Birds (RSPB)

Sport England

West Lindsey District Council (WLDC)

Western Power Distribution

Witham Third District Internal Drainage Board

Greater Lincolnshire LEP

Greater Lincolnshire Nature Partnership

Greater Lincolnshire Local Enterprise Partnership

Lincolnshire Research Observatory

Department of Housing, Planning and Local Government

Homes England

Regulator of Social Housing

Ministry of Defence - Defence Estates Operations

English Heritage

Three

BT

Vodafone

Mobile Operator

EE

O²

Lincs Partnership NHS Foundation Trust

NHS Foundation Trust

NHS Property

Lincolnshire Agricultural Society

Lincolnshire Gardens Trust

Lincolnshire Bird Club

Lincolnshire Rural Housing Association

Rail Future (Lincolnshire Branch)

University of Lincoln

SUSTRANS

Lincolnshire Chamber of Commerce and Industry

Economic Development Lincolnshire County Council

Diocese of Lincoln

Church Commissioners for England

Home Builders Federation

Lincolnshire Cooperative Society

Stagecoach East Midlands

Disability Lincs

Dial a Ride

Cherry Willingham Parish Council

Fiskerton Parish Council

Langworth Parish Council

Sudbrooke Parish Council

Nettleham Parish Council

Greetwell Parish Council

Local MP Sir Edward Leigh

Local Councilors - A Welburn
 I Fleetwood
 C Darcel
 C Hill
 C Davie

Statutory Consultee Comments

<u>From</u>	<u>Comments</u>	<u>Actions / NPSG Response</u>
DIO Safeguarding	Standardised response regarding issues of height and birdstrike rate increases.	RNPSG assess the draft allocations to not affect any of the issues raised. No revisions required.
Environment Agency	Localised standard response with no issues raised directly relating to proposed allocations.	Positive points to extract to help support the proposed allocations. No revisions required.
Environment Agency	Response relates to the overall Parish.	Sites to be positively located in terms of geology & flooding. No revisions required.
Greetwell PC	Greetwell Parish Council have no comments to make on the Reepham Neighbourhood Plan other than to congratulate the team responsible for putting the document together.	No revisions required.
Historic England	Historic England advice has been actioned in advance of this letter.	Steps advised have already been taken by RNPSG. This letter validates the actions taken. No further revisions required.
National Grid	Letter confirms no assets in terms of High Voltage Electricity or High Pressure Gas Mains are affected.	No revisions required.
National Grid	National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	No revisions required.
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	No revisions required.
Nettleham PC	The Reepham Neighbourhood Plan seems to be carefully, and thoughtfully prepared, and we have no further comment to make.	No revisions required.
Sudbrooke PC	Sudbrooke Parish Council do not have any comments to make on the Reepham Neighbourhood Plan other than they are impressed with the level of information and content.	No revisions required.
Witham Third IDB	The main document of the plan does not mention flood risk, it is only referred to in Appendix A which identifies zone 3 on the Environment Agency Flood Map and states no development should take place within it. It would be advisable if a map showing the flood zones and suitable text is included in the main document.	Accepted - Flood Zone mapping included as per the recommendation. Para 2.4

<p>LCC Historic Places</p>	<p>9. Historic Environment This is well researched and demonstrates considerable knowledge of the village’s history and development, as evidenced in and expanded upon in the separate Character Assessment.</p> <ul style="list-style-type: none"> • 9.1 correct title of the database is the “Historic Environment Records” (singular) • 9.1 standardised use of either BC/AD or BCE/CE where dates are used to provide consistency and aid comprehension. 	<p>Accepted. Corrections made.</p>
<p>LCC Historic Places</p>	<p>Page 21. The map reproduced from Custodians of Continuity is too small and grainy to be easily read or understood. Please re-scan it and include so it fills the width of the page like other maps in the report. It is fortunate that Reepham’s development has been so closely studied by Stocker & Everson and I’m sure they would appreciate their work being integrated into the village’s Neighbourhood Plan to help inform its protection and future development.</p>	<p>Accepted. A clearer copy sourced and used.</p>

<p>LCC Historic Places</p>	<p>This is a comprehensive list but there is still some room for improvement, particularly beyond heritage assets which are not buildings. We would also recommend including the list, as well as the map within the actual plan, not buried in an appendix to the Character Assessment. It will be easy for developers to overlook as an appendix and the map is not easy to interpret which building or feature is meant from a dot on the map, whereas the name, address and photo used in the appendix is much clearer. You could rename section B “Non-Designated Heritage Assets: Buildings” and C “Non-Designated Heritage Assets: Features & Areas”</p> <ul style="list-style-type: none"> • The cricket pavilion is the only asset which I think may struggle to make the cut. As it is 1960s and not especially architecturally elaborate, although it is a nice building it probably cannot be described as having heritage value necessary to be considered a non-designated heritage asset. • Some of the proposed ‘Features’ are perhaps features of the village's character (such as hedges, sinuous roads, and stonework) rather than heritage assets in their own right. This character is already well-described in the preceding section so does not need to be included in the list of non-designated heritage assets. We would suggest reducing section b to include only low wall, stone walls, the village green and the signpost. 	<p>Accepted. Heritage Assets reviewed and now listed in line with LCC recommendations</p>
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<p>LCC Historic Places (continued)</p>	<p>You should also add to this the former Hollow Way (both a natural and a heritage asset) and the only field of surviving medieval ridge and furrow earthworks, as successfully included in Sturton & Stow's recently approved Neighbourhood Plan. Ideally all the walls which are deemed to be of interest would also be mapped so we know clearly which are being referred to, and that you want to offer a measure of protection to. The countryside around the village is not a non-designated heritage asset in its own right. If there are particular areas of countryside that are of special interest or character, these stand a better chance of making the grade than the entire landscape of the parish.</p> <ul style="list-style-type: none"> • It is not clear why the stable at Reepham Manor is included in both the list of non-designated properties and the list of non-designated features. The former list would be the best fit alongside other farm buildings. 	
<p>LCC Historic Places</p>	<p>Appendix C – Character Area Summaries and Design Code</p> <p>The summaries and the design codes appear to be a little sparse and lack the detail and illustrations usually found in design codes, helping developers and landowners to understand what features are welcomed and which should be avoided.</p> <p>The Government has recently produced a National Model Design Code and supporting Guidance Notes, which clearly sets out how they intend future design codes both local neighbourhood or site level to area wide version to be structured and what they should include.</p>	<p>Accepted – Design Codes and relevant appendices of the NP document and Character Assessment updated.</p>
<p>Sport England</p>	<p>Paragraph 99 of the NPPF offers clear advice on how sport facilities should be considered in the planning system. The inclusion of Policy 12 (Local Green Space and Important Open Space) in the Draft Neighbourhood Plan is welcomed by Sport England, in particular in recognising the designation of Reepham's cricket pitch as an Important Open Space.</p>	<p>General comment – No revisions required.</p>
<p>WLDC</p>	<p>Map 2A Trees and Treelines</p> <p>Good to see trees identified on map and covered in Policy 2.</p>	<p>General comment - No revisions required.</p>

<p>WLDC</p>	<p>Map 2B Reepham Heritage Assets Good to see non-designated assets shown on map. All assets shown should have a cross-reference to the Character Assessment in which details of each asset are given. Does the map show all heritage assets or just those in Reepham village?</p>	<p>Accepted - Cross reference check completed of sections in both documents plus parish wide map added.</p>
<p>WLDC</p>	<p>Policy 1: Historic Environment (Policy) The policy needs an introductory statement eg All development should etc.....:- then followed by criteria 1 to 7? See other policies for examples. 1. The term North East Quadrant is already used in the Local Plan to identify the sustainable urban extension in Lincoln. Suggest using a different name. How about identifying key green verges on a map and designating them as Local Green Spaces too? 2. It appears that the key source of information about the non-designated heritage assets is provided by the Character Assessment. Yet there is no linkage to this in the policy. What are the buildings on the local list? They are not shown on Map 2B or listed in the Character Assessment. Are they the same thing? Are they the Important Buildings in the CAA updated for the NP and renamed non-designated heritage assets? Need to be consistent with heritage asset terms and what comes under each. Suggest that the introductory statement to part 2 be reworded something like this: Where development affects designated heritage assets (eg listed buildings) or non-designated heritage assets as identified in the Character Assessment and in Map 2B, development should:</p>	<p>Accepted - All development added to policies plus quadrant to quarter reference updated. Map added for the identification of key green verges. Removed references to local list.</p>
<p>WLDC</p>	<p>4. Reference to where the important views and vistas are shown and described later in NP needs to be given here. 7. Infill is a term widely used by NP. The Local Plan defines it as the “development of a site between existing buildings”. Is this what you mean? Or are you meaning something broader?</p>	<p>Accepted – Policy amended as suggested.</p>

<p>WLDC</p>	<p>Map 3: Character Areas in Reepham Would the Settlement Break area be better shown in the G- Open Countryside rather than in the A- Hawthorn Road Character Area?</p>	<p>Accepted - Updated areas A & G mapping as per comment</p>
<p>WLDC</p>	<p>Chris Bradley, Conservation Officer commented: The conservation area shown is not the existing approved one and as shown on Map 2. I would steer away from altering the Conservation Area in the Character Area Assessment as it will not be changing at this time. The other option would be to have the Conservation Area boundary shown as a separate image (eg Map 2) but then the Character Area Assessment does not need to follow it if you change the name from “Conservation Area” to “Historic Area” or something that will allude to the historic environment without it being the conservation area. I would recommend adding a caveat to say to look for the Conservation Area Appraisal for additional information on the Conservation Area</p>	<p>Accepted - Title in key changed.</p>

<p>WLDC</p>	<p>Policy 2: Design of New Development 2. b) i) Could the green verges be also identified and shown on a map? In terms of protecting trees, not covered by TPOs, from development you might like to consider having these policies in your NP. Where appropriate, proposals must preserve the identified “Trees and Treelines” shown on Map 2A. Proposals that unduly remove, or would cause unnecessary harm, to these trees will not be supported unless there is clear public benefit to outweigh the loss or harm, and a suitable compensatory strategy is included in the proposals. For existing trees and hedges around allocated housing sites you might like to consider a policy something along these lines: The existing trees and hedges within and in proximity to Housing Allocations identified in the NP are important natural features which contribute positively to the amenity, biodiversity, screening, and historic setting of the sites and their surrounding landscape character. Development proposals that would result in the loss, damage, or deterioration of these natural features will be resisted. Development proposals for the site impacting existing hedges and trees should be prepared in accordance with the requirements of Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan.</p>	<p>Accepted - Green verges recognised earlier - Tree statement included in policy 2 and hedges.</p>
<p>WLDC</p>	<p>3. This part of the Policy is welcomed. But how about Climate Change having its own section in the NP with its own policy? Like Nettleham NP’s Review has done with Policy D5. It would help users of the policy if the measures could be listed. Are there any others that could be included? Perhaps use Nettleham’s policy as a checklist. There needs to be an explanation in the supporting text as to why it is vital to address Climate Change in the NP and have a policy. To help users of the policy the NP needs to provide references to examples/good practice/standards which would help demonstrate if the particular requirements of the policy have been met or not and therefore if the proposal can be supported. For instance building regulations/ standard assessment procedures.</p>	<p>Accepted - Environmental section added.</p>

WLDC	<p>Para 11.1 The CLLP is currently being reviewed. It has now reached an advanced stage meaning that any NPs being prepared in WL need to consider its policies as well as those in the adopted CLLP.</p>	Accepted - Updated CLLP information applied to the NP document
WLDC	<p>Paras 11.2 and 11.3 On Map 4 the settlement edge boundary is tightly drawn around Reepham and for a medium village as defined by the Local Plan would not appear to offer the opportunities for development as required by the Local Plan eg up to 9 dwellings. Is it therefore contrary to the Local Plan requirements?</p>	Map is the CURRENT EDGE - PROPOSED EGDE map added. Note added to NP to clarify.
WLDC	<p>Policy 3 Residential Development on Infill sites 1. Infill development is defined by the Local Plan as development between existing buildings. Is this what the policy means by infill development or is it referring to something broader? a) The Local Plan currently considers up to 9 dwellings. Is 1 or 2 units unduly restrictive and contrary to the Local Plan?</p>	Accepted - Infill definition added - Allocation sizes are based on the appropriateness for the location.
WLDC	<p>Policy 4: Housing Type, Mix and Affordability 2. Support for custom and self-build housing is welcomed which is in demand in the local area as identified by the current WLDC CSBH Register. Justification for this support needs to be given in the supporting text to Policy 4. How about including something on these lines? Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built-ready for occupation ('turnkey'). Custom and self-build housing can secure affordable homes for local people enabling them to access home ownership, live in homes designed to meet their needs, and stay in their local areas.</p>	Accepted - Proposed definition included.
WLDC	<p>Central government guidance encourages the inclusion of self-build and custom housebuilding policies within neighbourhood plans, and local authorities are required to promote this alongside keeping a register of self-build housing demand. West Lindsey District Council's register indicates that there is a need for self-build and custom housebuilding within the Reepham area, and this will likely increase over time.</p>	Accepted – Self build reference added to policy H1.3

<p>WLDC</p>	<p>Policy 5: H1.1 Allocation of Land to the South of Leigh Farm Has consideration been given to accessing the site from the existing lane/access to the north of the site? This would appear to offer better connectivity to the village. Also, the site’s deliverability would then not appear to be dependent on site H1.3 coming forward first. Has consideration been given to developing the field to the north of the site and thereby filling the awkward gap left between it and the proposed settlement edge boundary?</p>	<p>Access is not possible due to the safety issues of the junction and level crossing and the protection the heritage asset of Leigh Farm. Policies H1.1 & H1.3 stitched together tighter with regards to access. The allocation is based on landowner call for sites land availability. The gap provides a future direction travel when the land becomes available. Future infill.</p>
<p>WLDC</p>	<p>Para 14.3 There is still a large field left between the housing site H1.3 and the proposed settlement edge boundary. Has consideration been given to shifting the site northward to close this gap? Currently, it appears that both site locations H1.1 and H1.3 have been dictated by ownership rather than good planning.</p>	<p>The allocation is based on landowner call for sites land availability. The gap provides a future direction travel when the land becomes available. Future infill.</p>
<p>WLDC</p>	<p>Policy 7: H1.3 Allocation of Land West of Fiskerton Road 1. Para 14.1 says the site is allocated for 32 dwellings but Policy 7 states 34. a) Difficult to achieve a smooth transition if significant gap left between the site and the settlement edge. b) Can 15 dwellings per hectare be achieved given the requirement in f) for there to be a mix of properties? Does this represent an effective and efficient use of land as required by the NPPF? e) higher building lines? heights? Add a new part to the policy supporting provision of custom and self-build housing on site. Something along these lines. 2. The provision of custom and self-build housing on this site will be supported subject to compliance with relevant design policies. Proposals to deliver at least 5% of the total number of dwellings on this site as custom or self-build homes will be particularly welcomed.</p>	<p>Accepted - The 32 / 34 is a typing error now corrected. The policy for the location includes provisions for the points raised - 5% self build has been incorporated.</p>

<p>WLDC</p>	<p>Policies 5 and 7 H1.1 and H1.3 allocations Has the impact of allocations H1.1 and H1.3 on the local school been taken into consideration? Such developments could present significant capacity issues for the school. This needs to be addressed. There is also the issue of children from the allocated sites having to walk across the level crossing. Is this acceptable? Have the Education Authority and Network Rail been consulted about the suitability of the allocations in terms of the above challenges?</p>	<p>LCC and Network rail have been consulted at Regulation 14 stage. Pre-school age families will be accepted into Reepham School. Network Rail advised costs of any improvements to be met by developer and quoted as a six figure sum.</p>
<p>WLDC</p>	<p>Sarah Elvin WLDC’s Homes, Health, and Wellbeing Team Manager comments on the Reepham NP from a housing perspective are as follows:- “Policy 7 g which requires the development “Land west of Fiskerton Road” to deliver 20% of the dwellings as affordable is in line with policy S22 of the new Central Lincolnshire Local Plan that will be going through examination shortly. Policy 7 in this way will be met through the CLLP once adopted and it is positive the Neighbourhood plan and the CLLP align in this way. I like the fact they refer to a questionnaire from the community for support but also to advocate for the mix of housing (Policy 4) to be smaller, I would have liked to have seen the actual questionnaire and all results in one place to make it easier to refer to and analyse and I mean this from a housing perspective so it was obvious to see how they have come to some of the conclusions around housing need. I think from a housing perspective it seems like a sensible level of growth and with the proposed allocated site there will be a small delivery of affordable housing, and with the tenure not specified it will revert to the CLLP which will require a proportion of low-cost home ownership options alongside affordable rented properties.”</p>	<p>No revisions required.</p>
<p>WLDC</p>	<p>Policy 8: Parking Standards 2. The NP seeks higher parking standards for 1 and 5+bedroomed dwellings than the Local Plan Review does. There needs to be justification given as to why NP seeks these higher standards</p>	<p>Maintained to meet community aspiration to improve on street parking.</p>

<p>WLDC</p>	<p>Policy 9 Accessibility – Pedestrian and Cycle Routes 1. Is it reasonable to expect minor sites to meet this policy? Should this requirement be proportionate to the scale of development proposed? 2. It would be useful to have a map showing all pedestrian and cycle routes in the NP area both existing and proposed (eg Fiskerton Road) and referenced in policy.</p>	<p>Accepted - Site 9.2 excluded from this item. Maps added to NP document.</p>
<p>WLDC</p>	<p>Policy 10 Business Development Standards 1. ... provided they adhere.....and demonstrate the following:</p>	<p>Accepted - Amended to suit comment.</p>
<p>WLDC</p>	<p>17 Natural Environment There appears to be something missing between para 17.14 and supporting text for Important Views. There is little connection between the two. Does Natural Environment need a policy and Important Views need a new chapter heading? For the Natural Environment chapter how about identifying and protecting nature habitats (biodiversity)/ in the NP area such as woodlands and watercourses and showing these on a map and also encouraging biodiversity net gain? As in the Nettleham NP Review, the identification of green corridors in the NP would be welcomed. Green corridors make a strong contribution to the character of an area and are important to the movement of local wildlife and people. The function, setting, and biodiversity, landscape, access and recreational value of green corridors can be protected and enhanced by the NP. The NP should encourage biodiversity net gain (BNG) from windfall and allocated developments. A requirement should be included in relevant general policies and also in individual policies for each housing allocation (policies 5,6, and 7).</p>	<p>Accepted - Green corridors for H1.1 & H1.3 considered and incorporated</p>

WLDC	BNG can help mitigate climate change through the restoration and protection of nature. For example, additional woodland creation will help take more carbon dioxide out of the atmosphere. BNG delivery can be a way in which local communities can be directly involved in climate-related adaptation projects, including tree planting and maintenance. BNG can help communities adapt to climate change by increasing resilience to extremes of weather, including heat waves and flooding. For example, green and blue spaces, such as woodlands, parks, and rivers, can provide localised shading and cooling effects, whilst green roofs, street trees and other vegetated surfaces can help reduce flood risk in urban areas	Accepted - Green corridors for H1.1 & H1.3 considered and incorporated
WLDC	Important Views Does this need to be a separate chapter? Text and map are taken from the Character Assessment (CA). There is no introductory text provided. Why not borrow from that given in the CA for the Views chapter?	Accepted & updated.
	<u>Map 6</u>	
WLDC	View 4.1 has no arrow and view 4 is not mentioned in the supporting NP text.	Accepted & updated.
WLDC	Map could do with being shown at a larger scale. Difficult to use. The Character Assessment map is of better quality.	Accepted - CA map used.
WLDC	View 2.3 the text and CA sayviews in from the south and east..... but the map arrow shows it looking out of the village.	Accepted & corrected.
WLDC	Views 3.1 to 3.6 are not shown on Map 6. They are references to general views only. They need to be more specific and identified on the map. The corresponding photo in CA needs to show that specific view too.	Accepted & corrected.
WLDC	The photos in the CA must relate to the view's arrow shown on the map - taken from that spot and in the direction of the arrow.	Accepted & corrected.
WLDC	Ideally, views should be taken from a public place eg road, right of way, or public open space. From the map, it is not clear if this can be achieved for some views.	Accepted & corrected.
WLDC	View 2.4 shown on the map looks in the direction of the sewage works.	Accepted & corrected.
WLDC	Best if the view is described as having a focal point/landmark eg church tower, Lincoln Cathedral	Accepted & updated.

<p>WLDC</p>	<p>Policy 11: Important Views and Vistas 1.The following views are safeguarded..... Not all of the views identified in supporting text appear to be taken forward in the policy. The text and CA list 19 views and 4 categories of view. The policy has 10 views and 3 categories. Moreover, a different referencing is used (letters rather than numbers) to that given in supporting text and on Map 6. Confusing. The referencing should be the same for all. It is crucial that there is consistency running through the NP and its supporting documents regarding Important Views. The details need to be the same in the CA, on Map 6, NP supporting text, and Policy 11. The CA includes photos of the views which is very useful. The policy should provide a cross-reference to these. For the view description more needs to be said about the viewpoint and focal point of the view, such as landmarks.</p>	<p>Planning policy relevant views taken forward in NP document.</p>
<p>WLDC</p>	<p>Policy 12 Local Green Space and Important Open Space The Hollow is identified in the supporting text but not shown on Map 7 nor mentioned in Policy 12. 2. The spaces listed here should be safeguarded as Local Green Spaces too. Cannot guarantee that they will remain in the Local Plan. What about designating these areas as Local Green Spaces? -allotments gardens (accessed from Althea gardens?) -primary school playing field/football pitch at end of Dawsons Lane -wildlife area, rear of Beck Hill</p>	<p>Accepted - Comments incorporated into updated documents.</p>
<p>WLDC</p>	<p>Para 19.4 Green Wedge not Green Gap</p>	<p>Accepted - Text updated.</p>
<p>WLDC</p>	<p>Map 8 The southwest tip of the proposed Settlement Break area forms part of a site the recent subject of a planning application for housing development – ref 142874. The application’s housing layout and master plan appear to show the area in question as public open space/woodland.</p>	<p>Accepted & corrected.</p>
<p>WLDC</p>	<p>Policy 13 Settlement Break 1.separation of the three settlements?... two?</p>	<p>Map updated - 3 Parishes</p>

<p>WLDC</p>	<p>Policy 14 Community facilities 1. Reepham and Cherry Willingham Village Hall not shown on Map 9. What about including these community facilities also? -restaurant, North Lane, Sudbrook which lies in the Reepham NP area -tennis courts, Hawthorn Road</p>	<p>Point acknowledged & items incorporated.</p>
<p>WLDC</p>	<p>Appendix B Character Assessment Chris Bradley, Conservation Officer made this general comment about the CA: The Character Assessment is very good. It details the buildings and gives their significance as properties and within their environments. I would advise this being a template for the other NPs in terms of the historic character assessment. Non-Designated Heritage Assets: Properties For non-designated properties, it should be explained that virtually all derive from the Reepham Conservation Area Appraisal in which they are called Important Buildings. Further, it should be noted what the differences are between the two lists. What buildings have been added and why and which buildings were not taken forward in the Character Assessment? There needs to be a backstory for the non-designated properties. c. Non-Designated Heritage Assets: Features These Features in the Character Assessment are currently presented in a general way. However, to be recognised as non-designated features they need to relate to a specific address and be identified on a map.</p>	<p>Accepted - Lists updated in both CA & NP documents to reflect comments.</p>
<p>WLDC</p>	<p>Appendix C Character Area Summaries and Design Codes A bracketed note in the introduction suggests that the document is not complete. How about including the design codes as policies within the NP under The Built Environment chapter which features character areas?</p>	<p>Accepted – Design Codes and relevant appendices of the NP document and Character Assessment updated.</p>

Community Comments

<u>Support</u>	<u>Neutral</u>	<u>Object</u>	<u>Actions / NPSG Response</u>
The allocation will provide a secure connection between neighbouring properties. Consideration of current views and privacy of affected properties should be an important element of the planning process.			No updates required.
A single dwelling is an ideal addition to that area of Reepham bringing a natural borderline to the village. The impact to the immediate neighbour must be an important consideration.			No updates required.
A great opportunity to hopefully provide a mixture of dwellings to suit all types of buyers and ages. An allocation of public green space must be included in any large development including an area for children to play safely.			No updates required.
An ideal neighbourhood plan. A great solution. Superb work from the team of volunteers.			No updates required.

		<p>We believe that the proposed developments (H1:1 and H1:3) would have a detrimental impact upon residential amenities. Local amenities are extremely sparse. As an example, we currently we must travel as retired persons to Nettleham for our nearest GP surgery.</p>	<p>The additional houses will help secure and extend local services in the future. No Revisions Required.</p>
		<p>We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.</p>	<p>The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.</p>
		<p>We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.</p>	<p>These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.</p>

		We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
I commend the Steering Group on their thoroughness in drawing everything together in the Plan to ensure that Reepham has a fruitful and pleasing future.	Satellite communities of Reepham need to be considered.		Acknowledged - CIL monies statement included to ensure additional funds are spent throughout the Parish.
	Executive Summary Document Required.		Acknowledged.
	CLLP allocation will not be exceeded - statement to be included in NP.		Target growth is removed from updated CLLP – No Revisions Required.
	Traffic calming to Station Road & High Street in light of increased traffic.		Traffic calming would need to be an identified requirement by way of traffic survey. Additional speed signage is being provided by RPC. No Revisions Required.
My overall impression is the thoroughness which permeates every part of the plan and the processes followed to reach this stage. It is comprehensive, clear and balanced. The identified objectives flow from the consultation results and the inevitable			No updates required.

<p>compromises are well justified. The Character Assessment is an excellent piece of research. I support the proposals for housing development in the south of the village as that will not affect the historic core but also they have the possibility of planning gain for more public open space. Everyone involved in drawing up this plan is to be complimented on their work which I hope will be the basis for developing the village in the future.</p>			
		<p>Letter received objecting to Housing allocations H1.1 & H1.3 due to;</p>	
		<p>Loss of habitat.</p>	<p>These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.</p>
		<p>School places.</p>	<p>Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.</p>
		<p>Character of village.</p>	<p>Appropriate in location wider context. No Revisions Required.</p>

		Character of village.	Comment is incorrect. DPH is 15 in the draft. No Revisions Required.
		Parking.	Draft plan has parking standards. No Revisions Required.
		Traffic.	H1.1 & H1.3 are appropriate locations due to the proposed access being at the edge of the village with the fastest way to the Lincoln bypass being from the village not through it. No Revisions Required.
		Poor Links.	Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Shape & Form.	Linear ribbon development is not permitted. Infilling within the core shape and form is unavailable therefore sequentially infilling on the edge is the preferred strategy. No Revisions Required.
		Shape & Form.	Joining the historic ribbon development and integrating into wider existing shape and form. Nuclear Growth. No Revisions Required.
		Good Farm.	Statement is not wholly correct. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Emissions.	Target growth needs to be achieved with considerate & sustainable design solutions to modern problems. No Revisions Required.
		Flooding.	Modern design principles will ensure good stormwater drainage is provided. The site is not in a designated flood area. No Revisions Required.
		Open Space.	Sites H1.1 & H1.3 PROVIDE public open space. No Revisions Required.
		Size of development.	Unless promoted by a neighbourhood plan, which it is. No Revisions Required.

		Limited footpath access.	NP Policy requires this. No Revisions Required.
		Policy differences.	The sites are inherently different due to the proposed scale and as such have different policies. No Revisions Required.
		Policy differences.	54 target growth is required. No Revisions Required.
		Policy differences.	Design of new dwellings on WTC have not taken into account the future plans of the landowner . Note - The designer was aware of future proposals at the time of the the design. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		Insufficient footpaths & disabled access.	Point raised not accepted. Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Good Farm.	Statement is not wholly correct. No Revisions Required.
		School places.	Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.
		Negative burdens of volume of traffic, pedestrian safety, litter, noise pollution, light pollution.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.

		Development goes against strengths of the village.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Inconsistency between policies H1.1 & H1.3	The policy conditions are relevant to the specific site. The comment misses the point. No revisions required.
		4 points raised pitching questionnaire results against proposed allocation policies.	Allocation are made on a balanced assessment approach. From this, appropriate locations are identified. Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Loss of habitat.	These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Affect on Solar Panels on Walnut Tree Close.	The comment is not accepted as a credible concern. No revisions required.
		3 points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Drainage concern.	Modern design principles will ensure good stormwater drainage is provided. The site is not in a

			designated flood area. No Revisions Required.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Local number of houses for sale.	The point is not accepted as relevant. No Revisions Required.
		Additional traffic to school.	The school intake will not increase as the school is at capacity. No revision required.
		Congestion prediction at level crossing.	The comment is speculation and not based on any factual data. No revision required.
		Walnut Tree Close natural daylight.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		H1.2 site condition includes 'not have a negative impact on the private amenities of the neighbouring dwelling' but this condition is excluded from site H1.1 and H1.3	The nature of the different allocations requires individual policy conditions. H1.1 & H1.3 have specific provisions for the protection of the existing neighbouring dwellings. No revisions required.
		H1.1 site condition includes 'not have an unacceptable impact on amenity of the residential properties at Leigh Farm or those new dwellings adjoining the site on	The nature of the different allocations requires individual policy conditions. H1.1 & H1.3 have specific provisions for the protection of the existing neighbouring dwellings. No revisions required.

		H1.3' but this condition is excluded from site H1.3	
		3 points raised pitching questionnaire results against proposed allocation policies.	Allocations are made on a balanced assessment approach. From this, appropriate locations are identified. Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Loss of habitat.	These considerations have been taken into account when selecting the most appropriate location for development within the village. No Revisions Required.
		Points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Insufficient footpaths & disabled access.	Point raised not accepted. Policy for H1.1 & H1.3 include footpaths links to create sustainable routes into the village & complete circular walking route in the village. No Revisions Required.
		Negative noise impact.	Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.
		Good Farm.	Statement is not wholly correct. More appropriate locations exist deemed so by site assessment. No revisions required.
		Change from affluent demographic.	Point is not accepted nor acceptable. Reepham is open to all irrespective of financial standing. No revisions required.

		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Local number of houses for sale.	The point is not accepted as relevant. No Revisions Required.
		School places.	Admission policy is not in the gift of RNPSG. School places can never be guaranteed for persons relocating to any area after the deadline for an application has been missed. The draft plan supports the sustainability of the school and the attendance of local children. No Revisions Required.
		Additional traffic to school.	The school intake will not increase as the school is at capacity. No revision required.
		Location of railway line.	Safe crossings are available via 2 routes. No revisions required.
		Walnut Tree Close natural daylight.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.
		Fiskerton Airfield Solar Farm.	Not disputed however Fiskerton is not in our remit and the approval of the plans would indicate this is appropriate development. No Revisions Required.
		Letter received objecting to Housing allocations H1.1 & H1.3 due to;	
		Points raised pitching questionnaire results against proposed allocation policies.	Allocations are made on a balanced assessment approach. From this, appropriate locations are identified. Target growth is to be achieved with control measures, in policy, to mitigate negative impacts. No revisions required.



		Detrimental impact on local amenities.	Increased demand secures the future of local amenities. Target growth needs to be achieved. No revisions required.
		Points made on Road Safety on Fiskerton Road.	The points are not accepted. LCC Highways have no adverse comments. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.
		Detrimental to wildlife	These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.
		Existing large windows of properties on Walnut Tree Close.	The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

Landowner Comments

<u>Support</u>	<u>Neutral</u>	<u>Object</u>	<u>Actions / NPSG Response</u>
		Knights letter on behalf of M Good & Sons.	RNPSG response to WLDC submitted as part of application for 8 dwellings on site CL3083 - Further consultation required with landowner following the application decision. Letter seeks to make representations to support current application and not make comment on the Draft NP. No revisions required.
		This site is land locked with no means of access and is reliant on the entrance of the linear development of site H1.3. This site was not assessed by AECOM due to it's inherent unsuitability and would be a cul-de-sac development.	The proposed allocation gives a suitable access point for both sites. There is no linear development proposed. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. No revisions required.
This will not impact the visual aspect of the village.			The landowner supports the allocation of their own site. No revisions required.
		This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would	RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

		be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability.	
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