

**Application by Cottam Solar Project Ltd for an Order Granting Development Consent for Cottam Solar Project  
The Examining Authority's first written questions and requests for information (ExQ1)  
Issued on 31 October 2023**

**WEST LINDSEY DISTRICT COUNCIL (20037171)**

Answers to Examining Authority's Questions (ExQ1)

Cottam Solar Project EN10133

Deadline 2

Date: 21<sup>st</sup> November 2023

Preamble:

This document provides the response of West Lindsey District Council (WLDC) to the Examining Authority's questions.

Abbreviations used

<b>AN</b>	Advice Note	<b>LEMP</b>	Landscape and Ecological Management Plan
<b>ALC</b>	Agricultural Land Classification	<b>LIR</b>	Local Impact Report
<b>BMV</b>	Best and Most Versatile Land	<b>LPA</b>	Local planning authority
<b>BNG</b>	Biodiversity Net Gain	<b>LVIA</b>	Landscape and Visual Impact Assessment
<b>BoR</b>	Book of Reference	<b>MW</b>	Mega Watts
<b>CA</b>	Compulsory Acquisition	<b>NPS</b>	National Policy Statement
<b>CEMP</b>	Construction Environmental Management Plan	<b>NSIP</b>	Nationally Significant Infrastructure Project
<b>DCO</b>	Development Consent Order	<b>oCEMP</b>	Outline Construction Environmental Management Plan
<b>dDCO</b>	Draft DCO	<b>oLEMP</b>	Outline Landscape and Ecology Management Plan
<b>DEMP</b>	Decommissioning Environmental Management Plan	<b>OEMP</b>	Operational Environmental Management Plan
<b>dNPS</b>	Draft National Policy Statement	<b>PoC</b>	Point of Connection
<b>EIA</b>	Environmental Impact Assessment	<b>PRoW</b>	Public Right of Way
<b>EM</b>	Explanatory Memorandum	<b>PV</b>	Photovoltaic
<b>ES</b>	Environmental Statement	<b>RR</b>	Relevant Representation
<b>ExA</b>	Examining authority	<b>RVAA</b>	Residential Visual Amenity Assessment
<b>Ha</b>	Hectares	<b>SM</b>	Scheduled Monument
<b>HDD</b>	Horizontal Directional Drilling	<b>SoR</b>	Statement of Reasons
<b>HRA</b>	Habitats Regulation Assessment	<b>SoS</b>	Secretary of State
<b>IAQM</b>	Institute of Air Quality Management	<b>SuDS</b>	Sustainable Drainage Systems
<b>IDB</b>	Internal Drainage Board	<b>WLDC</b>	West Lindsay District Council
<b>IPs</b>	Interested Parties	<b>WR</b>	Written Representation
<b>ISH</b>	Issue Specific Hearing	<b>ZTV</b>	Zone of Theoretical Visibility
<b>Km</b>	Kilometre		
<b>LCC</b>	Lincolnshire County Council		

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EXQ1	Question to	Question	WLDC Response
<b>2. General and cross-topic matters</b>			
1.2.3	West Lindsey District Council (WLDC)	Please provide your views on the compliance of the Proposed Development with the Central Lincolnshire Local Plan (2023).	<p>WLDC considers that the Proposed Development fails to comply with the Central Lincolnshire Local Plan (2023).</p> <p>The Central Lincolnshire Local Plan (CLLP) was adopted in 2023 and forms the statutory development for the district of West Lindsey. It is considered to be up to date, and in the view of WLDC, it is an 'important and relevant' consideration that should be given significant weight in the determination of the Cottam Solar Project pursuant to section 105 of the Planning Act 2008.</p> <p>Having assessed the Cottam Solar Project application, WLDC conclusion is that it does not comply with the CLLP.</p> <p>The key policies that the application fails to demonstrate compliance with are summarised below.</p> <p><b>Policy S14: Renewable Energy</b> Policy S14 constitutes the technology specific policy applicable to renewable energy generation development, which includes solar farm generating stations. Compliance with this policy is considered essential for solar energy generating projects to be granted through the Planning Act 2008 as an important and relevant matter that should be given significant weight under section 105.</p> <p>Policy S14 affirms a commitment to supporting the transition to a net zero carbon future and seeks to maximise appropriately located renewable energy generation in Central Lincolnshire, with an acknowledgement that such energy generation is likely</p>

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			<p>to be wind and solar developments. The policy is supportive of the deployment of renewable energy schemes where direct, indirect, individual and cumulative impacts on a range of consideration are acceptable.</p> <p>In order to comply with S14, compliance with the following three tests is required to be demonstrated:</p> <ul style="list-style-type: none"><li data-bbox="1346 539 2018 804">i) The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their setting and the historic landscape; and highway safety and rail safety; and</li><li data-bbox="1346 842 2018 938">ii) The impacts are acceptable on aviation and defence navigation system/communications; and</li><li data-bbox="1346 976 2018 1139">iii) The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic.</li></ul> <p>Applicable policies within the CLLP are used to test a proposals compliance with test i) above.</p> <p>For all three criteria, applicants are required to submit robust assessments. Where significant adverse effects are concluded by the decision maker following</p>

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			<p>consideration of such assessments, the effects are to be weighed against the wider benefits of the application.</p> <p>As part of a planning balance, significant additional weight in favour of the proposal will arise for any proposal which is community-led for the benefit of that community.</p> <p>In addition to the above, Policy S14 provides additional policy specific for solar based energy proposals. In summary:</p> <ul style="list-style-type: none"><li>• Solar thermal and photovoltaic panels (and associated infrastructure) to be installed on existing property will benefit from a presumption in favour of permission unless there is a clear and demonstrable significant harm arising.</li><li>• Proposals for ground based photovoltaics and associated infrastructure, including commercial scale proposals, will be under a presumption in favour unless:<ul style="list-style-type: none"><li>○ There is clear and demonstrable significant harm arising; or</li><li>○ The proposal is to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of policy S67 (BMV Agricultural Land); or</li><li>○ The land is allocated for another purpose in this Local Plan or other statutory based document, and the proposal is not compatible for such other allocation.</li></ul></li></ul>

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			<p>WLDC considers the Cottam Solar Project fails to comply with policy S14 with regard to tests i) and iii) and that there is clear and demonstrable significant harm arising with the requirements of Policy S67 not being met (see further commentary on S67 below).</p> <p><b>Assessment</b></p> <p>To assess the performance of the Cottam Solar Project against the tests set out in Policy S14, the policy itself requires assessment against other relevant policies in the CLLP to be made.</p> <p>The sections below provide the WLDCs position on compliance with each test set out in policy S14, with regard to other policies in the CLLP as required.</p> <ul style="list-style-type: none"><li>i) The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety.</li></ul> <p>The reasons for non-compliance with test i), relate to the poor scheme design, layout and the highly inefficient use of land that results as a consequence. The sprawling, ad-hoc and piecemeal project layout results in a project that impose significantly more impacts than better designed, more contained solar projects. In terms of the photovoltaic arrays, the geographical spread of the site results in visual effects that will be experienced by more communities, and will have wider adverse</p>

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			<p>landscape character impacts than other projects that WLDC has assessed. Due to this design and layout, the project is required to include multiple associated infrastructure (e.g. substations), and multiple compounds, construction and operational vehicle accesses and more highways experiencing such traffic disturbance especially during construction phase.</p> <p>Policy S53 ('Design and Amenity') of the CLLP is a relevant policy in assessing compliance with test i). It requires all development to achieve <i>'high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all'</i> and that <i>'good design will be at the centre of every development proposal...'</i>. Policy S53 provides a range of criteria for projects to demonstrate compliance which, although written in a form that relates to a wide range of developments, it includes policy that relates to the Cottam Solar Project proposal including;</p> <ul style="list-style-type: none"><li>• Integrating into its surroundings;</li><li>• Relating well to a site's local and wider context to enhancing existing character and distinctiveness to ensure development can satisfactorily assimilate into the surrounding area;</li><li>• Enhancing existing character;</li><li>• Making effective and efficient use of land;</li><li>• Incorporate and retain as far as possible existing natural features;</li><li>• Minimise the need for resources both in construction and operation.</li></ul>

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			<p>Having regard to the criteria that forms Policy S53, WLDC concludes that the Cottam Solar Project does not represent an effective and efficient use of land to realise its benefits and as a consequence fails to assimilate itself into the landscape. The Scheme will materially harm the landscape character and results in greater direct impacts on ecological and landscape fabric than could be achieved through a well-designed, contiguous scheme.</p> <p>With regard to the impacts of development proposals on heritage assets, Policy S57 of CLLP requires such proposals to <i>'protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire'</i>. Furthermore S57 states that, <i>'where a development proposal would result in less than substantial harm to a designated heritage asset, permission will only be granted where the public benefits, including, where appropriate, securing its optimum viable use, outweigh the harm'</i>.</p> <p>The Cottam Solar Project ES concludes that the impact of the project on the Thorpe medieval settlement scheduled monument to be 'moderate adverse' impacts which is 'significant'. WLDC concurs with the view of Historic England in that this translates into a high level of, albeit less than substantial, harm in terms of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Policy Statement and National Planning Policy Framework policy. This level of harm is sufficient to outweigh the benefits of the project which therefore fails to comply with policy S57 and policy test i) of S14 with regard to the impacts of renewable energy schemes on heritage assets.</p>



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			<p>i) The impacts are acceptable on aviation and defence navigation system/communications;</p> <p>The application complies with this test.</p> <p>ii) The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic.</p> <p>Due to the geographic spread of the Cottam Solar project, its impacts upon the amenity of local residents, particularly during the construction phase, is unnecessarily greater than a well-designed, contiguous project.</p> <p>Policy S54 requires the potential for achieving positive mental and physical health outcomes to be taken into account when considering all development proposals and requires developers to submit a Health Impact Assessment for non-residential development proposals of 5ha or more. Supplementary Planning Document (SPD) has also been published to help guide developers and decision makers on the implementation of policy S54 Health and Wellbeing in the Central Lincolnshire Local Plan.</p> <p>The adopted SPD defines Health as a “<i>state of complete physical, mental and social wellbeing. As well as access to good quality healthcare services and lifestyle choices, there are many factors that affect health and wellbeing. These include the physical and social conditions in</i></p>

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			<p><i>which people live, culture, education, housing, transport, employment, crime, income, leisure, and other services. These all influence health in either a positive or negative way, both directly and indirectly. These factors are commonly known as the wider determinants of health.”</i> (page 2).</p> <p>The local community have a strong connection with agricultural culture of the area, which is reflected in its landscape, land use and the way in which people live. The impact on the landscape will be replaced by large scale utilitarian photovoltaic solar arrays and their associated development. This will result significant change for a period of 40 years, which will degrade the character and culture of the West Lindsey and negatively impact the connection communities have with it.</p> <p>Furthermore, communities are particularly dependent upon the use of adopted highways for recreation and leisure purposes. Due to the intensive agricultural character of the district, public rights of way across field are limited. This results in communities using highways for recreational activities with walkers, dog walkers, cyclists and horse riders all sharing roads with vehicular traffic.</p> <p>The proliferation of construction traffic for 5 years or more will discourage the use of rural highways for recreation use, resulting in a further negative impact upon the wellbeing and mental health of local residents and people using the district for leisure purposes. WLDC do not believe the Applicant’s assessment adequately considers the construction and long term</p>

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			<p>impacts of the cumulative schemes on local residents health and wellbeing who use these roads for recreational purposes. The chapter does not take into account the local amenity impact of the cumulative construction traffic associated with the proposed solar schemes. Whilst it is acknowledged an assessment of access to local health services and work has been undertaken, this does take into account the impact on the mental health that traffic could have on the community.</p> <p><b>Conclusion</b> For the reasons explained above, WLDC considers the Cottam Solar project to fail to accord with the adopted Central Lincolnshire Local Plan 2023.</p>
1.2.6	WLDC	With regard to paragraphs 4.13 and 4.14 of the Council’s LIR [REP-091], please specify the policies of the Neighbourhood Plans which the Council considers are of relevance?	<p>The relevant adopted and/or emerging Neighbourhood Plans that are either within or near to (within 1km) the Cottam Solar Project are:</p> <ul style="list-style-type: none"> <li>• Corringham;</li> <li>• Sturton by Stow;</li> <li>• Blyton;</li> <li>• Ingham;</li> <li>• Laughton; and</li> <li>• Upton and Kexby.</li> </ul> <p>The Corringham Neighbourhood Plan was adopted on 24 January 2022. The relevant policies are listed below:</p> <ul style="list-style-type: none"> <li>• CNP5: Local character and the design of new development;</li> <li>• CNP7: Designated heritage assets;</li> </ul>

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			<ul style="list-style-type: none"> <li>• CNP8: Protecting and enhancing non-designated heritage assets;</li> <li>• CNP9: Protecting and enhancing archaeological sites;</li> <li>• CNP12: Development in the countryside;</li> <li>• CNP13: Nature conservation and biodiversity; and</li> <li>• CNP 16: Transport and Active Travel (Rural Lanes).</li> </ul> <p>The Corringham policies can be found in full at Appendix A of this document.</p> <p>The Sturton by Stow and Stow Neighbourhood Plan was adopted on 4 July 2022. The relevant policies are listed below:</p> <ul style="list-style-type: none"> <li>• Policy 1: Sustainable Development;</li> <li>• Policy 5: Delivering Good Design;</li> <li>• Policy 6: Historic Environment;</li> <li>• Policy 8: Community Facilities (impacted by access and Order Limits);</li> <li>• Policy 11: Green Infrastructure;</li> <li>• Policy 12: Environmental Protection;</li> <li>• Policy 13: Flood Risk; and</li> <li>• Policy 15: Walking and Cycling.</li> </ul> <p>The Sturton by Stow and Stow policies can be found in full at Appendix B of this document.</p> <p>There are also several emerging neighbourhood plans which have been designated, but at present have not drafted specific policies. Those areas which are impacted by the Cottam Solar Project include:</p> <ul style="list-style-type: none"> <li>• Blyton (designated 10 August 2022);</li> <li>• Ingham (designated 8 February 2017);</li> <li>• Laughton (designated 14 March 2016); and</li> </ul>

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			<ul style="list-style-type: none"> <li>• Upton and Kexby (designated 14 November 2019).</li> </ul>
1.2.21	Local Planning Authorities	Do the host Local Planning Authorities agree with the identified cumulative developments assessed within each aspect chapter? If not, can they identify which cumulative developments have been omitted from which assessments and explain why they consider that they should be included.	<p>WLDC notes that there have been new cumulative projects that have progressed since the submission of the Cottam Solar Project application. Clarification on the information relating to the Tillbridge project would be welcomed.</p> <p>Whilst Tillbridge is referred to in the majority of ES chapters, there does not appear to be any substantive cumulative assessment other than in the landscape and visual assessment.</p> <p>It is understood that at the time the ES for Cottam was produced at a time when there was limited information on the Tillbridge scheme; however, the Preliminary Environmental Information Report (PIER) has now been published in April 2023.</p> <p>WLDC therefore believe it is prudent for further assessment to be produced in accordance with paragraph 3.4.9 of PINS Advice Note 17, which states <i>“where new ‘other existing development and/or approved development’ comes forward following the stated assessment cut-off date, the Examining Authority may request additional information during the examination in relation to effects arising from such development. The applicant should be aware of the potential need to conduct additional assessments to reduce delays and questions during examination”</i>.</p> <p>In addition to Tillbridge, a Scoping Opinion was published on 13/11/2023 for the One Earth Solar Farm, which is located within the boundaries of West Lindsey.</p>

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			<p>There is also a significant amount of information available on the One Earth website as part of the Phase 1 Consultation which took place from 27 September to 8 November 2023. It is therefore considered that, as a minimum, this development should be referred to in the cumulative assessment.</p> <p>Lastly, Stow Park Solar Farm submitted an EIA Screening request in June 2023 and has subsequently been determined by WLDC as EIA development. Stow Park is situated approximately 720m from the Cottam development. As a result, WLDC feel this should be included within the cumulative effects assessment.</p>
1.2.28	WLDC	<p>In its LIR [REP-091], WLDC raise concerns that the Proposed Development represents an inefficient use of land. However, the ExA notes that paragraph 5.5.6 of ES Chapter 5: Alternatives and Design [APP-040] indicates a ratio of around 3.7 acres (excluding landscape and mitigation) of land for each MW of output. Please provide further explanation as to why the council considers this would represent an inefficient use of land, in view of the estimated levels of land take required for solar generation referred to in paragraph 3.10.8 of dNPS EN-3.</p>	<p>WLDC has a significant concerns about the project design and layout, the subsequent inefficient use of land that follows and the multiplication of impacts that arise from the project as a consequence in comparison to other solar projects that offer similar benefits.</p> <p>Paragraph 3.10.8 of the draft NPS (EN-3) states that <i>“along with associated infrastructure, a solar farm requires between 2 to 4 acres for each MW of output. A typical 50MW solar farm will consist of around 100,000 to 150,000 panels and cover between 125 to 200 acres”</i>. This is the equivalent to 50 to 80 hectares for a 50MW solar site.</p> <p>The dNPS goes on to say that <i>“this will vary significantly depending on the site, with some being larger and some being smaller. This is also expected to change over time as the technology continues to evolve to become more efficient. Nevertheless, this scale of development will inevitably have impacts, particularly if sited in rural</i></p>

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			<p><i>areas</i>". In addition, paragraph 3.10.6 of the dNPS EN-3 states that "<i>Solar farm proposals are currently likely to consist of solar panel arrays, mounting structures, piles, inverters, transformers and cables</i>", which defines a 'solar farm' for the purpose of paragraph 3.10.8.</p> <p>WLDC believe that, in line with the draft policy, the inclusion of cables and the grid connection must be included in the calculation for determining efficient land use. Paragraph 3.10.7 should also be read in conjunction with the aforementioned paragraphs.</p> <p>With regards to the Scheme's land use, the total Order Limits for the Cottam scheme is 1,451.32 hectares including cable connection; however, it is 1,188.52 ha when not including Cable Route Corridors, means of access and the Cottam 1 permissive path. This is broken down per site below:</p> <ul style="list-style-type: none"> <li>• Cottam 1 area: 812.1ha, of which the developable area is 596.2ha</li> <li>• Cottam 2 area: 132.66ha of which the developable area is 109.7ha</li> <li>• Cottam 3a area: 169.49ha of which the developable area is 140ha</li> <li>• Cottam 3b area: 74.27ha of which the developable area is 63.1ha</li> <li>• Combined developable area (containing solar panels, substation, the energy storage, and associated infrastructure) is 909ha.</li> </ul> <p>It is understood that the 3.7 acres per MW referred to in the question relates to the developable area or each site, i.e. 909ha/600MW. This the equivalent to approximately 1.5 ha/MW (approx. 0.66 MW/ha).</p>

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			<p>The calculation above does not include the non-developable area for each site within the scheme which is assumed to include ecological and landscape mitigation. It should be noted that the Gate Burton solar scheme does include this mitigation area in their overall figures. WLDC believe that the inclusion of the mitigation area is vital for the scheme in order for it to be deemed acceptable and permissible, without the mitigation the impacts of the scheme would be wholly unacceptable.</p> <p>The Gate Burton solar scheme has an agreed installed capacity of 531MW with National Grid at the Cottam Point of Connection (PoC) and its Solar and Energy Storage Park covers an area of 652 ha. This means the Gate Burton solar scheme has a ratio of approximately 1.3ha/MW ( approx. 0.81MW/ha) when not including the Grid Connection corridor. This would mean Cottam would operate at ~81% the efficiency of Gate Burton when comparing the two schemes.</p> <p>If the ratio for Cottam includes the entire “network of sites” then the ratio would be 1.98ha/MW (approx. 0.5 MW/ha) which would mean the Cottam Solar Scheme would be ~61% the efficiency of Gate Burton.</p> <p>To draw upon another comparison of a recent solar scheme, the Order Limits for the entire Longfield solar scheme was 453 ha for 500MW (approx. 1.1MW/ha). This includes the grid cable connection infrastructure which is required under paragraph 3.10.6 of the dNPS EN-3.</p>



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			<p>Gate Burton has therefore demonstrated that the ratio of MW/ha could allow the Cottam scheme to be contained within an area of approximately 733 ha. This is based on the area not including Cable Route Corridors, means of access and the Cottam 1 permissive path.</p> <p>For clarity, the calculations above are based on the Cottam and Gate Burton schemes without the inclusion of the cable connection. If the cable connection was included, as it set out in the dNPS, this would mean that the schemes would have a more ineffective use of land. The ratios when including the cable connection are set out below:</p> <ul style="list-style-type: none"> <li>• Cottam: 600MW/1,451.32ha = 0.41MW/ha</li> <li>• Gate Burton: 531MW/824ha = 0.64MW/ha</li> </ul> <p>WLDC are therefore of the position that the Cottam Solar Project represents an inefficient use of land, that fails to comply with paragraph 3.10.8 of the dNPS EN-3 and results in unacceptable wider impacts as a consequence.</p>
<b>3. The need case, electricity generated and climate change</b>			
1.3.1	All IPs	<p>The ExA notes that since the Applicant prepared its Statement of Need [APP-350], the Government has published its response to the consultation comments on the dNPS, updated the dNPS documents and published its blueprint for the future of energy in the UK 'Powering Up Britain' (all dated 30 March 2023). All IPs are invited to comment on the implications of these documents on the Applicant's needs case.</p>	<p>WLDC does not consider that the policy framework has materially changed since the submission of the application.</p> <p>The dNPS documents have not progressed and have not been adopted by the UK Governments.</p> <p>The application still falls to be determined under section 105 of the Planning Act 2005, and WLDC has set out its view on the role of policy documents in the determination of the application.</p>

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1.3.2	The Applicant, Interested Parties	Please comment on the implications for the Government’s Net Zero and climate change commitments should the Proposed Development not be implemented.	<p>The pathway to the delivery of the Government’s Net Zero and climate change commitments are set out the ‘Net Zero Strategy: Build Back Greener (October 2021)’. The Net Zero Strategy requires a number of measures to be delivered across a range of sectors including domestic transport, industry, fuel supply, international aviation and shipping, waste and F-gases, power generation, heat and buildings, agriculture and greenhouse gas removals.</p> <p>WLDC recognises that there is an urgent need to deliver low-carbon energy generation (involving a range of technologies).</p> <p>In the event that the Cottam Solar Project should not be implemented, in power generation terms another project, that demonstrates that its impacts are acceptable, would be required to come forward.</p> <p>WLDC is not aware of any evidence that suggests that other such projects will not come forward and there is no evidence that indicates that the Government’s Net Zero and climate change commitments would not be met should the Cottam Solar Project not be implemented.</p>
1.3.3	Applicant, All IPs.	The ExA notes the Applicant’s Statement of Need [APP-350] (paragraph 4.3.9) refers to the then unpublished ‘Skidmore Review’. Following its publication on 13 January 2023 as ‘Mission Zero Independent Review of Net Zero’, please comment on any implications you consider this review may have in the consideration of the Proposed Development.	<p>The Mission Zero Independent Review of Net Zero states that the Government should set up a taskforce and deployment roadmaps in 2023 for solar to reach up to 70GW by 2035. This includes a ‘rooftop revolution’.</p> <p>Until the publication of the roadmaps, the strategy to deliver 70GW of solar energy generation is unknown. To achieve that installed capacity, WLDC considers that</p>

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			<p>there is an onus on developers to promote projects that are well designed and ensure an efficient use of land to ensure that environmental and socio-economics are minimised whilst maximising the benefits of projects.</p> <p>Current Government UK solar installation is as of the end of September 2023 there is a total of 15.5 GW of solar capacity in the UK across 1,401,132 installations. This is an increase of 7.4% (1.1 GW) since September 2022. In absolute terms, this is the highest annual increase seen since May 2017. At the end of June 2023 (end Quarter 2), 51% of capacity (7,708 MW) came from ground-mounted or standalone solar installations.</p> <p>As outlined in the answer to question 1.2.28, if all future schemes followed the Cottam ratio of 0.5MW/ha then this would cover an area of approximately 140,000 ha (1,400 km<sup>2</sup>) of the UK, excluding cable corridor connection which is a vital element of a solar farm as set out in the dNPS EN-3. This is larger than the total area of West Lindsey which is approximately 115,600 ha (1,156 km<sup>2</sup>).</p> <p>If Schemes where to follow the Gate Burton ratio of 0.81MW/ha then only 86,420 ha (864.2km<sup>2</sup>) would be required. Indeed the Longfield ratio was applied then only 63,636ha (636.4 km<sup>2</sup>) would be required to meet the 70GW national target.</p>
<b>4. Other projects and cumulative effects</b>			
1.4.4	WLDC	Paragraph 8.10.6 of ES Chapter 8: LVIA identifies the developments considered by the Applicant in its assessment of cumulative landscape and visual effects. Please explain	WLDC maintain significant concerns regarding the approach to cumulative assessment. The concern relates not to outcomes of the applied methodology of assessing the scenarios of cumulative projects together

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EXQ1	Question to	Question	WLDC Response
		<p>how different combinations of these developments could result in greater effects to those identified by the Applicant in ES Chapter 8: LVIA [APP- 043].</p>	<p>being constructed either all at the same time or in sequence, but that there is no assessment of the potential combinations between the projects.</p> <p>WLDC considers it essential that the combinations of each cumulative project are understood and assessed so that that ExA and the Secretary of State can reach sound conclusion on NSIPs that are all being examined at the same time and situated in the same locality.</p> <p>At present, the only cumulative scenario that can be considered for the purpose of decision making is one where all projects are consented. There is no assessment of how each combination of projects perform (e.g. 2 projects together)</p> <p>WLDC are concerned that, if all DCO applications are considered individually without proper regard to the cumulative impacts and/or only in a scenario where all cumulative projects are consented, they may all be considered acceptable as isolated schemes, but with no consideration of whether there is a 'tipping point' from acceptability into unacceptability. This approach to decision making is flawed as it would allow projects to progress that could have unacceptable cumulative impacts with each other.</p> <p>WLDC's strong view is that, in order for the decision maker to have adequate information before them to make a sound decision, a cumulative assessment that addresses the following combinations should be provided as a minimum:</p> <ul style="list-style-type: none"><li>• Cottam + Gate Burton</li><li>• Cottam + West Burton</li></ul>

ExQ1 – 31<sup>st</sup> October 2023:

Responses due by Deadline 2: 21<sup>st</sup> November 2023

EXQ1	Question to	Question	WLDC Response
			<ul style="list-style-type: none"> <li>• Cottam + Tillbridge</li> <li>• Cottam + Gate Burton + West Burton</li> <li>• Cottam + Gate Burton + Tillbridge</li> <li>• Cottam + West Burton + Tillbridge</li> <li>• Cottam + Gate Burton + West Burton + Tillbridge</li> </ul> <p>Unless such assessments are carried out, there is no ability for the decision maker to determine whether a combination of two projects could be acceptable cumulatively; they could only consider the total cumulative impacts of all projects that form the assessment.</p> <p>Should the cumulative impacts of all projects be concluded to be unacceptable, WLDC is unclear about how the decision maker determines which project(s) influence that unacceptable conclusion the greatest. WLDC are therefore concerned about whether the decision maker is able to conclude a single DCO application is unacceptable based upon its cumulative impacts and, if the cumulative situation was concluded to be unacceptable, the current assessment does not allow for a decision where two of the project are considered to be acceptable.</p> <p>The reasoning behind WLDC's concern is triggered by the overlapping nature of cumulative projects, where by each ExA is assessing the single project in front of them only, but that none of the application are consented, and may be determined at the same time by the Secretary of State</p>
<p><b>9. The historic environment</b></p>			

ExQ1 – 31<sup>st</sup> October 2023:

Responses due by Deadline 2: 21<sup>st</sup> November 2023

EXQ1	Question to	Question	WLDC Response
1.9.4	Applicant/Historic England/Host Authorities	Please confirm that the study areas identified in Section 13.4 of ES Chapter 13: Cultural Heritage [APP-048] have been agreed.	WLDC has not been asked to agree the study area identified in ES chapter 13. It is noted, however that Historic England consider the methodology to be 'proportionate' (SOCG October 2023; doc ref EX1/C8.3.4; Table 3.1 matter HE-1).
<b>12. Socio-economics, tourism, and recreation</b>			
1.12.9	WLDC	Is the Blyton Park Driving Centre and the Automotive Research and Development Centre afforded any protection under the development plan?	The Blyton Park Driving Centre and the Automotive Research and Development Centre is not afforded any site- specific protection or designation in the Central Lincolnshire Local Plan (2023). Policy S5 (Development in the Countryside) would be engaged.
1.12.10	WLDC	Noting the full copy of the Central Lincolnshire Local Plan (2023) which the Council provided with its LIR [REP-091], would the Proposed Development have any bearing where it concerns the agri-food sector?	WLDC believes that the proposed development would have a bearing on the agri-food sector.  The agri-foods sector is a priority sector in West Lindsey and Lincolnshire as a whole. The is expected to benefit from significant growth in the future with shows at the Lincolnshire showground potentially doubling the economic value of the agri-food sector in Greater Lincolnshire by 2030, as set out in Policy S28 Spatial Strategy for Employment and S44: Lincolnshire Showground. Cottam and the other proposed solar farms will result in job losses which are unlikely to return after the schemes are decommissioned in 40-60 years.  Greater Lincolnshire Local Enterprise Partnership (GLLEP) area enjoys a mix of traditional manufacturing, a comprehensive agri-food sector, energy and services, and is strong in health and care and the visitor economy. The agri-food sector is provide significant benefits from a large number of small businesses – a distinctive feature of the economy. The Schemes impact on the agricultural jobs in

ExQ1 – 31<sup>st</sup> October 2023:

Responses due by Deadline 2: 21<sup>st</sup> November 2023

EXQ1	Question to	Question	WLDC Response
			the area will have a significant impact on local businesses. The ES does not provide a comprehensive assessment of the impact of to any contractor related services to the farm. Therefore the breakdown of the jobs lost as a result of the scheme is not clear.

ExQ1 – 31<sup>st</sup> October 2023:

Responses due by Deadline 2: 21<sup>st</sup> November 2023

# Appendix A – Corringham Neighbourhood Plan (Relevant Policies)





# Corringham Neighbourhood Plan 2021 to 2036

(Referendum Version October 2021)



## 9 Local Character and Design Policies

### ***CNP5: Local character and the design of new development***

***(A) Development proposals should recognise and complement the local character of the areas identified and described in the Corringham Character Assessment. As appropriate to their scale and nature proposals should:***

- (i) respect existing plot boundaries, ratios, orientation, historic or traditional forms and the established grain of development within the character area;***
- (ii) respect the predominant materials used in the area which include red brick with red-clay pantiles and natural slate and the occasional use of the local Waterstone;***
- (iii) ensure that the height of new buildings is in keeping with neighbouring properties and not be over-bearing or dominant in the existing street-scene;***
- (iv) reflect the predominant boundary treatments in the immediate area consisting of brick or stone walls or hedges, often behind grass verges;***
- (v) deliver off-road parking provision, servicing and access arrangements in accordance with the most recently-published standards by Lincolnshire County Council;***
- (vi) retain the open character of prominent private gardens within any development; and***
- (vii) protect and retain watercourses as open features, with other sustainable drainage measures.***

***(B) Development proposals alongside or serviced from rural lanes (Pilham Lane, Mill Mere Road, the lanes to and around Aisby and Yawthorpe and Springthorpe Road) as shown on the Proposals Map should respect, and where practicable enhance, the rural appearance of the byways and their green verges/hedgerows. Development proposals which would have an unacceptable impact on the rural character and appearance of the identified rural byways will not be supported.***

### **Justification**

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. Accordingly, this Neighbourhood Plan has well evidenced policies on the quality of development that will be expected for the area. The Character Assessment identifies key characteristics in 8 Character Areas, which should be addressed and used to inform the design of new development. In addition, the character of those rural areas not detailed in the Character Assessment should also be taken into account.

Understanding local character and community aspirations is fundamental to achieving high quality sustainable design. The intention of this policy is that all new development must make a positive contribution to the character and appearance of the area. It remains important, however, to apply the criteria to development proposals on merit on a case-by-case basis, according to the proposal.

All new development in the Plan area should seek to promote local character and identity. This will help to protect and enhance what is already there for existing residents and future residents, supporting community and social cohesion. Some private gardens are identified in the Character Assessment and in the Local Plan. This does not prevent all development, but any proposals should retain the open character of the area.

Watercourses (including ditches) are a local feature, conveying water safely through the landscape and providing access to water for wildlife. Culverting or removal of watercourses can cause flooding issues and damage biodiversity. With SuDS, their retention contributes to sustainable development.

The inclusion of the rural lanes in this policy is important because of the positive function they have, both in contributing to landscape quality and providing opportunities for walking, cycling and riding, in the absence of an extensive rights of way network.

## 10 Heritage Policies

### ***CNP7: Designated heritage assets***

***Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets (and their settings) in general and in terms of the significance of the building, materials, scale, setting and layout in particular. The Listed Buildings covered by this policy and shown on the Proposals Maps are:***

- 1 - Church of St. Laurence (Grade I)***
- 2 - The church lychgate (Grade II)***
- 3 - Old Hall, Aisby Lane (Grade II)***
- 4 - Corringham Windmill, Harpswell Road (Grade II)***
- 5 - No.1 High Street (Grade II)***
- 6 - The Mill at Mill House Farm, Mill Lane (Grade II)***
- 7 - Mill House Farmhouse, Stables and Barns, Mill Mere Lane (Grade II)***

### **Justification**

The Listed Buildings make an important contribution to the quality of the built environment in Corringham. Heritage is understood and appreciated by local people. There is not a Conservation Area in Corringham, but the concentration of the above buildings and structures within a small area means that the relationship linking them and the spaces between them are important. The wider setting therefore needs to be taken into account. In addition, the identification of “Unlisted buildings of positive character” and “Important Green Space” (which are the subject of other Neighbourhood Plan policies), complements the established policy approach to protect and enhance designated heritage assets.

### ***CNP8: Protecting and enhancing non-designated heritage assets***

***Proposals for change of use or other development affecting identified non-designated heritage assets will be required to demonstrate how they would contribute to its conservation, whilst preserving or enhancing its architectural or historic interest. Taking into account local styles, materials and details and the character, context and setting of the asset. The loss of, or substantial harm to a non-designated heritage asset will be resisted, unless exceptional circumstances are demonstrated. The buildings and structures concerned are shown on the Proposals Maps and detailed in Appendix.***

### **Justification**

The Character Study identified over 40 non-designated heritage assets (referred to therein as buildings of positive character) which are part of the character and identity of Corringham and Aisby. They merit consideration in planning decisions, in accordance with the guidance in paras. 127(c) and 130 of the NPPF and, the identification and protection of non-designated heritage is supported in the CLLP Policy LP25 which refers to both designated and non-designated assets.

The buildings and features identified, which may not be of sufficient architectural or historic merit to justify listing, are nevertheless an important part of the character of Corringham and have been highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are protected. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest of the building and its setting. Historic England identify that such buildings play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment,

and locally the identification and protection of local assets is supported by the County Council. Photographs of the buildings and structures may be found in the Character Assessment.

#### ***CNP9: Protecting and enhancing archaeological sites***

***Development proposals affecting Scheduled Monuments, other archaeological sites and areas of archaeological potential and their settings should demonstrate that:***

***(i) They have taken into account the impact on above and below ground archaeological deposits.***

***(ii) They identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.***

#### ***Justification***

The NPPF (Para. 189) states “...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Details of the rich and important archaeology of the Neighbourhood Plan area can be found in the Lincolnshire County Council Historic Environment Record (HER)

Extracts from the HER giving details on 31 of the records for Corringham Village and Aisby are included in Character Assessment (Appendix 1). Overall, the HER contains 93 records for Corringham Parish, although some of these may straddle or be just outside the Parish/Plan Area. These include; medieval settlements at Dunstall (a Scheduled Monument) and in Aisby, Somerby, Great Corringham, Little Corringham and a possible Romano British industrial site. See the website: [https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1006&index=16](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1006&index=16)

The extent of archaeology is a key element of the historic environment and character of the Parish, and this policy will ensure that development takes proper account of archaeological considerations.

*“The Local Green Space designation should only be used where the green space is:*

*a) in reasonably **close proximity to the community it serves;***

*b) demonstrably special to a local community, holding a particular local significance, e.g. because of beauty, historic significance, **recreational value** (inc. playing fields), **tranquillity or richness of wildlife;***

*c) **local in character and is not an extensive tract of land.**”*

Site	Proximity	Local Significance	Local	Not Extensive
<b>LGS 1 Village pond and picnic site</b>	Yes	Beauty, recreation, tranquillity and richness of wildlife	Yes	Yes
<b>LGS 2 Recreation ground</b>	Yes	Recreation, wildlife and historic significance related to form of village and its relationship with the open countryside.	Yes	Yes

**LGS 1**



**LGS 2**



Policy CNP11 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

#### ***CNP12: Development in the countryside***

***Development in the open countryside, related to agriculture, forestry, equine, recreation, tourism, utility infrastructure and other rural land uses, will be supported provided that it does not cause unacceptable harm to:***

- (i) Landscape character and quality.***
- (ii) Sites of ecological value, including roadside verges.***
- (iii) Heritage assets and other sites of archaeological interest.***
- (iv) The intrinsic character, beauty and tranquillity of the countryside.***
- (v) The rural quality and character of lanes, including verges.***
- (vi) The “Dark Skies” quality of the Parish.***

#### **Justification**

The Local Plan Policy LP2 enables proposals for housing in the countryside, including exceptional circumstances, to be considered, but this policy address other forms of development. The community consultation showed that residents felt that rural attributes such as: peace and quiet, the quality of the surrounding landscape and biodiversity, should be protected from insensitive and inappropriate

development. This policy builds on the wider planning context provided by CLLP. Any proposal for development is expected to safeguard the landscape character, protect areas of wildlife interest and protect or enhance the historic environment of the surrounding open countryside.

It is recognised that farming leads to considerable investment in environmental improvements each year, including woodland improvement, conservation strips, hedgerow improvements. The local economic importance of agriculture is also acknowledged. Other policies require that care must be taken about the location and design of new agricultural buildings. There must be a focus on site-based factors, but off-site works and wider mitigation measures may create countryside management opportunities. Measures including possible rewilding of areas, or grassland reversion may also be ways of minimising and/or mitigating the impact of proposals.

Lincolnshire is rural and in parishes like Corringham, intrusive lighting of urban areas is not present. As noted by CPRE (What's special to you: Landscape Issues In Your Neighbourhood Plan) it is reasonable, based on the value that the community places on the rural setting of the village and the evidence provided in the Character Assessment, for a Neighbourhood Plan to seek to protect this quality.

In addition, it is recognised that essential utility infrastructure should be deemed acceptable in principle when located in the countryside subject to meeting other policy requirements.

### ***CNP13: Nature conservation and biodiversity***

***Development proposals which impact on woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland should identify how features have been safeguarded and sensitively incorporated within the overall design. Where appropriate any loss of biodiversity should be minimised and mitigated by the creation of new habitats or the enhancement of existing places.***

- (i) Development proposals which would result in loss or unacceptable harm to woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland will not be supported.***
- (ii) Projects to enhance wildlife habitats and species based on the Lincolnshire Biodiversity Action Plan and the Natural Environment Strategy will be supported.***
- (iii) Insofar as planning permission is required, proposals for tree planting and hedgerow creation aimed at providing a network of wildlife corridors across the Parish will be supported.***

### **Justification**

The policy covers: woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland. It is set in a context provided by NPPF Paras. 170, 174 & 175); the Natural Environment & Rural Communities Act 2006 (Secs. 40 & 41) and complements CLLP Policy LP21. The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy. Plans should be proactive to mitigate and adapt to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes.

This reflects the emerging Environment Bill (March 2020), which proposes that development should lead to a net gain in biodiversity. Where it is practical, proposals should seek opportunities to enhance habitat connectivity. Trees woodlands and hedgerows are an important part of the local landscape and contribute greatly to its conservation value. All must be considered and wherever possible retained as part of development proposals. The Hedgerows Regulations (1997) protect most hedgerows from removal, but the Parish also has many mature trees, the protection of which is important.

## 14 Transport and Active Travel policy

### ***CNP 16: Transport and Active Travel***

***Proposed developments that would generate additional traffic movement which would contribute towards evidenced traffic hazards should be supported by relevant measures to maintain highway safety and avoid vehicular/pedestrian conflict. Where necessary, proposals should be supported by a transport statement or assessment which sets out details of the transport issues relating to the development, including appropriate mitigation measures.***

***Development proposals which cannot be satisfactorily or safely accommodated within the local highway network, or where the impacts cannot be appropriately mitigated, will not be supported.***

***Development proposals should protect existing Public Rights of Way and the network of rural lanes and where appropriate incorporate them into their design and layouts.***

### **Justification**

It is acknowledged that transport is the responsibility of the highway authority (Lincolnshire County Council) working with West Lindsey District Council and that the policy context is provided mainly in the Central Lincolnshire Local Plan and the Local Transport Plan. However, there are local issues which is it correct to address in this Neighbourhood Plan and externally focused elements of this policy highlight the need for a partnership approach.

In particular, the A631 has a significant impact on Corringham it is a busy strategic road and as far as Corringham is concerned, almost all traffic is non-local. Footways do not extend beyond the village, there are no dedicated crossing points and there is no provision for cyclists. This has safety implications and anyone living south of the road must cross it to access key facilities, (the village hall, school and church). This was relevant to selecting sites for new housing and should be a consideration for any development proposals.

It has been noted that pedestrians and cyclists are not well catered for, and it is pertinent that there is a very limited public right of way network in Corringham, with only a footpath running north from Church Lane to Aisby and a short section of track from Poplar Lane to Middle Street. As noted in the Character Assessment, this means that the rural lanes are a focus for active travel. Both, therefore, require protection. The intention of this policy is to ensure that the quality of the rural lanes is not eroded and to protect, maintain and enhance public rights of way, to support an increase in their usage, which will help promote the social health and well-being of the community.

ExQ1 – 31<sup>st</sup> October 2023:

Responses due by Deadline 2: 21<sup>st</sup> November 2023

## Appendix B – Sturton by Stow and Stow Neighbourhood Plan (Neighbourhood Plan)



# Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036

**Final Approved Version**

March 2022

Prepared by Sturton by Stow & Stow Neighbourhood Plan

Steering Group

on behalf of

Sturton by Stow Parish Council & Stow Parish Council



## 5 Neighbourhood Plan Policies

The Neighbourhood Plan Policies will be used to guide the delivery of development in Sturton by Stow and Stow up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in the Central Lincolnshire Local Plan. If the National or District policy position changes before 2036 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within Sturton by Stow and Stow are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where that is the case, the Neighbourhood Plan will be updated when the renewed Central Lincolnshire Local Plan is adopted (2022/23).

When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in National policies and the Central Lincolnshire Local Plan. **No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.**

Each policy is preceded by justification text, explaining how the policy is in line with the National Planning Policy Framework (2021); the adopted Central Lincolnshire Local Plan (2017); and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.

Evidence to support the policies has been gathered from the household survey, and the work undertaken to develop the Neighbourhood Profile, Local Green Space Assessment, Protected Views Assessment and the Locally Important Heritage Assets Study.

### 5.1 Policy 1: Sustainable Development

#### Policy Aim

Policy 1: Supports sustainable development in Sturton by Stow and Stow. Managed development in the area will support the economic, social and environmental growth of the community, supporting additional commercial and community services in the villages.

#### Justification (National Planning Policy Framework (NPPF 2021))

5.1.1 Paragraph 11 of the NPPF 2021 establishes that by planning positively to support local development, shaping and directing development within and adjacent to the built-up area, Policy 1 is aligned to the NPPF 2021's presumption in favour of sustainable development.

- 5.1.2 Furthermore, by setting out a positive vision for the future of the area and by taking account of the different roles and character of different areas, the policy regards the core planning principles in the NPPF 2021 (Paragraph 16). The Policy recognises the intrinsic character and beauty of the countryside and supports thriving rural communities, by seeking to contribute to conserving and enhancing the natural environment.

### **Justification (Local Plan)**

- 5.1.3 Policy 1 conforms with the Central Lincolnshire Local Plan Policy LP1 (Presumption in Favour of Sustainable Development) and LP2 (The Spatial Strategy and Settlement Hierarchy). Policy LP2 designated Sturton by Stow as a “Medium Village” where development ‘will accommodate a limited amount of development in order to support their function and/or sustainability’. Policy LP2 designated Stow as a “Small Village” where development ‘will accommodate small scale development of a limited nature in appropriate locations’.

### **Justification (Community Consultation)**

- 5.1.4 The Neighbourhood Plan process has allowed people to fully engage and recognise the implications of housing allocations on the viability of existing and future community facilities, and the impact on the social cohesion of a village that does not offer a variety of houses for families to move to in the Parish or for those wishing to down size.
- 5.1.5 There may be infill sites that become available either through subdivision or demolishing existing buildings that, by their number and nature, cannot be identified at this time. It is imperative that such infill developments do not spoil the existing character of the Plan area.
- 5.1.6 Sturton by Stow Parish Council and Stow Parish Council are statutory consultees on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and Central Lincolnshire Local Plan. The Parish Councils will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions.
- 5.1.7 Policy 1 addresses these factors by the principle of actions, which will benefit the villages by causing more sustainable development to occur in Sturton by Stow and Stow for future generations.

NOTE:

For the purposes of the policy “the existing or planned built-up areas” are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements but not:

- a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;
- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
- c) Agricultural buildings and associated land on the edge of the settlement; and;
- d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

## **Policy 1: Sustainable Development**

1. To support and enhance the sustainability of the Parishes of Sturton by Stow and Stow, development will be supported where it is consistent with the following principles as appropriate to the proposal’s scale, nature and location within the neighbourhood area:
  - a. new homes are of size, type and tenure that meet local housing requirements;
  - b. through local provision of commercial, public and community services of suitable types and scale, Sturton by Stow and Stow’s residents are enabled to meet a large proportion of their daily requirements within the Parishes;
  - c. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms are delivered in association with that development;
  - d. development outside the existing or planned built-up areas of Sturton by Stow and Stow villages will only be supported if it:
    - i. is required for agricultural purposes; or
    - ii. is required to support an existing agricultural or non-agricultural use; or
    - iii. makes sustainable use of a previously developed site; or

- iv. is infrastructure provision required by a utility provider and consistent with the objectives and policies of this Neighbourhood Plan;
- e. development does not increase the risk of flooding and should reduce such risk where possible;
- f. developments in Sturton by Stow and Stow are located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050;
- g. development is located and designed so that any potential negative impact on climate change such as increased carbon emissions or flood risk is mitigated.
- h. developments should incorporate clear measures for adaptation and resilience to climate change.

## 5.2 Policy 2: Residential Development Management

### Policy Aim

Policy 2: Residential Development Management aims to add more detailed criteria on infill sites within the built-up area of Sturton by Stow and Stow: additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the policy ensures that rural and environmentally valued sites in the countryside are protected from development pressure.

### Justification (NPPF 2021)

Policy 2: The NPPF 2021 is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF 2021 supports sustainable development in rural villages, as explicitly mentioned in paragraph 78 and 79.

5.2.1 Protecting the intrinsic character and beauty of the countryside is also an NPPF 2021 core planning principle.

5.2.2 Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow is in accordance with paragraph 17 'which advises that land of lesser environmental value should be used for development.'

## 5.5 Policy 5: Delivering Good Design

### Policy Aim

Policy 5: Delivering Good Design ensures future residential and business development is designed sustainably and in a way that respects the existing character of the settlements. In doing so, it supports the social and cultural wellbeing of the community through high-quality design, while ensuring housing and other needs are met. This policy protects and enhances the historic and natural environment in the Parish, protecting designated and non-designated buildings, existing mature trees, green features, and traditional features of the built environment.

### Justification (NPPF 2021)

5.5.1 The NPPF 2021 establishes that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area". Although such policies should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions "that respond to local character and history and reflect the identity of local surroundings and materials". Section 16 of the NPPF 2021 promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 167 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.

### Justification (Local Plan)

5.5.2 Policy LP25 of the CLLP sets the requirement that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Sturton by Stow and Stow Neighbourhood Profile Report add depth to this Policy, as together they map and describe the Historic Environment of Sturton by Stow and Stow and identify key designated heritage assets. The Policy is also in line with Policy LP26 of the CLLP, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy LP13, with the provision on Sustainable Urban Drainage Solutions of Policy LP14, and the access standard for ageing population of LP10.

### Justification (Community Consultation)

5.5.3 The Steering Group compiled a Neighbourhood Profile Report as a basis for this Policy and to inform future development proposals. The report defines the overall character of the settlement. It identifies key design principles, describes street-specific elements and identifies heritage assets worthy of protection. The information and opinions were collected at community events

combining map-based exercises and focussed “walkabouts”. The synthesis of these inputs into the report used elements of Character Assessment and Place-making Assessment.

- 5.5.4 Policy 5 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Neighbourhood Profile in the details submitted with planning applications. Policy 5 applies to all developments irrespective of their scale and nature. It acknowledges that good design is important for all development. It also acknowledges that the majority of planning applications in the Plan period will be minor or domestic in their nature. In day-to-day terms the policy will be applied as appropriate to the scale, nature and location of the development concerned.

## **Policy 5: Delivering Good Design**

1. As appropriate to their scale, nature and location, developments should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Character Area chapter of the Neighbourhood Profile:
  - a. siting and layout;
  - b. density, scale, form and massing;
  - c. detailed design and materials;
  - d. landscaping and streetscape.
2. Development proposals will be supported if it is demonstrated that their design solutions:
  - a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
  - b. promote safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles;<sup>9</sup>

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<sup>9</sup> Secure by Design. *Design Guides*, Available at <https://www.securedbydesign.com/guidance/design-guides>

- c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaptation and resilience measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;
  - d. avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9
  - e. ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development (ensuring that where garages are proposed, they are able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle);
  - f. where practicable, provide for the introduction of electric car charging points in off-street parking spots;
  - g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;
  - h. will secure as many green lights and as few red lights as practicable against Building for A Healthy Life design code.<sup>10</sup>
3. All development proposals will need to consider the following aspects in terms of infrastructure provision and impact on community facilities:
- a. ensuring that infrastructure (gas, electricity, water, drainage and sewerage, internet, road capacity and parking) is adequate for each new development, or that firm, approved and funded plans are in place for delivery in a timely manner, to serve the development without overall unacceptable impact on Sturton by Stow and Stow;

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<sup>10</sup> Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria are based on national planning policy guidance and on urban design principles to achieve functionality, attractiveness and sustainability in homes and neighbourhoods:  
<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>



- b. having no overall unacceptable impact on existing community services, and, where necessary, delivering additional ones to meet any need created by the development;
- c. having no overall unacceptable impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;
- d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed in a safe and acceptable manner.

## 5.6 Policy 6: Historic Environment

### Policy Aim

Policy 6: Historic Environment aims to support development that conserves and enhances Sturton by Stow and Stow's heritage assets. In doing so, the policy has regard to conserving and enhancing designated and locally important heritage assets in a manner appropriate to their significance, so that they can be appreciated by future generations.

### Justification (NPPF 2021)

5.6.1 Policy 6: Historic Environment is in line with Chapter 16 of the NPPF 2021, in particular paragraphs 189 to 192. The identification and protection of locally important heritage assets and locally important assets, which this policy pursues, is in line with paragraph 192 and 203 of the Framework. The second part of Policy 6 addresses this important matter. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

### Justification (Local Plan)

5.6.2 Policy 6 conforms with the Central Lincolnshire Local Plan Policy LP25 (The Historic Environment) which seeks conservation and enhancement of the character, appearance and setting of locally important heritage assets and the historic environment.

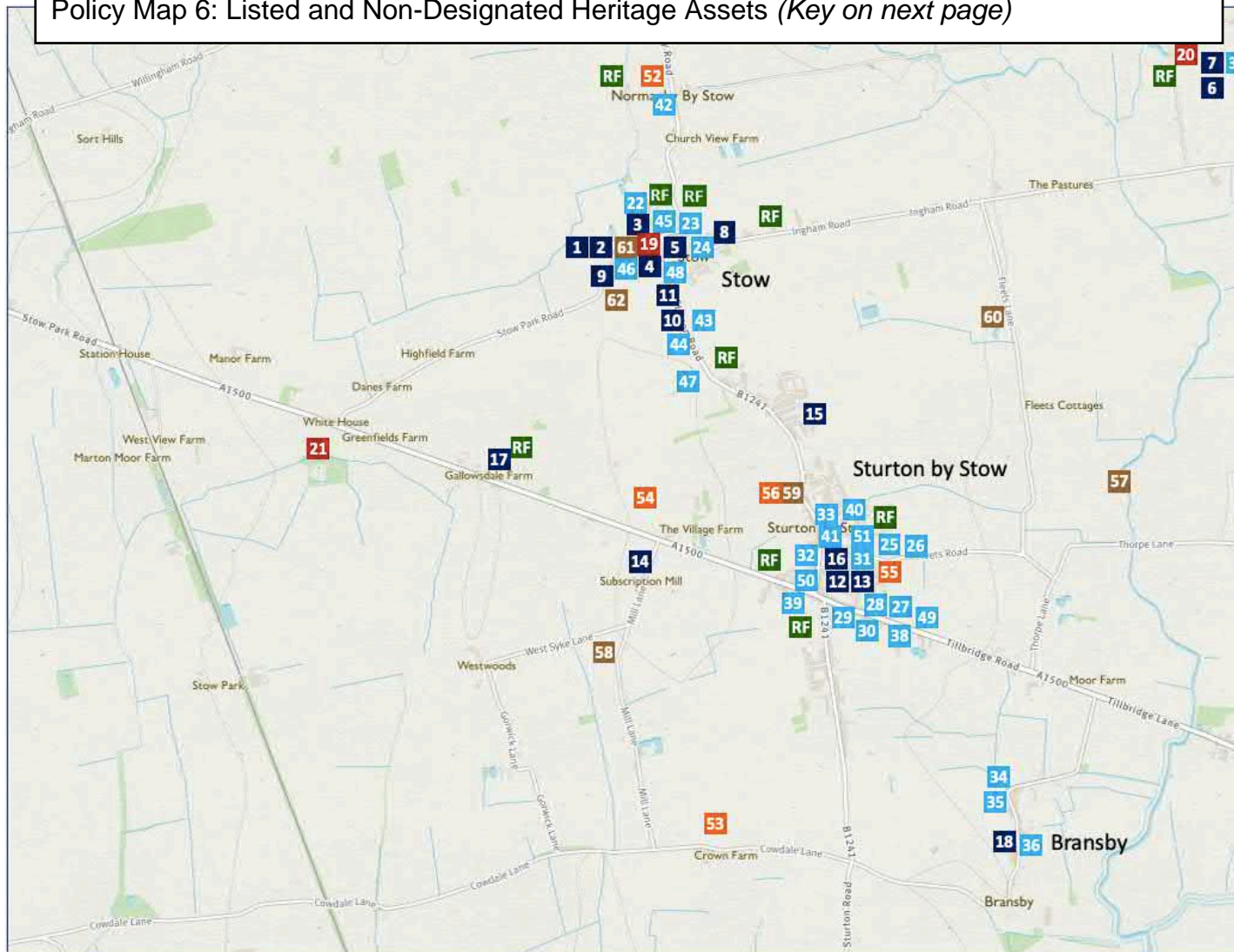
### Justification (Community Consultation)

5.6.3 From the Neighbourhood Profile and the Heritage Asset Study, local residents identified certain designated and locally important heritage assets of historical importance. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation a common view expressed by local people was to preserve the villages' rural setting and protect and enhance their own distinctive character. Policy 6 addresses these factors by seeking to conserve, protect and enhance the Historic Environment in Sturton by Stow and Stow for future generations.

## **Policy 6: Historic Environment**

1. Proposed developments will be supported where they preserve or enhance the character or appearance of the historic settlements, listed buildings and their settings and any features of special architectural or historic interest, including locally important heritage assets, all as identified in Policy Map 6.
2. When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.

Policy Map 6: Listed and Non-Designated Heritage Assets (Key on next page)



Ref	Listed buildings
1	Stables and pigeon cote
2	Threshing Barn
3	21 Church Lane
4	Church of St Mary
5	Whipping post
6	Monument at Church of St Edith, Coates
7	Church of St Edith, Coates
8	No 9 Ingham Road
9	Manor Farm House
10	Former Wesleyan Chapel
11	No 6 Sturton Road
12	Church of St Hugh of Avalon
13	Lych gate and wall of Church of St Hugh of Avalon
14	Subscription Mill
15	Old Rectory
16	Old Hall
17	Gallows Dale Farmhouse
18	Barn at Bransby Horses
<b>Scheduled monuments</b>	
19	Site of a college and Benedictine Abbey, St Mary's Church
20	Coates medieval settlement and moated site
21	Medieval Bishop's Palace and deer park
<b>Non listed buildings</b>	
22	Gothic House
23	Old School
24	Thatched House
25	Manor Farm House
26	No 1 White House Farm Cottages
27	The Old School Room
28	Former Wesleyan Chapel
29	The Plough
30	Store room, The Plough
31	Old School

32	The 'White House'
33	Former Friends' Meeting House
34	Home Farm
35	Bransby Horses Visitor Centre
36	Rome Farm
37	Coates Hall
38	Old Granary
39	1-3 Marton Road
40	Old smithy and workshop
41	Nos 38 & 40 High Street
42	West Farm, Normanby
43	No 3 Sturton Rd, Stow
44	No 10 Sturton Rd, Stow
45	No 3 Normanby Rd, Stow
46	The Cross Keys, Stow
47	Mere House, Sturton by Stow
48	No 2 Stow Park Road
49	Whitegates
50	No 1 High Street
51	Pair of Festival of Britain senior citizens' bungalows
<b>Non scheduled monuments</b>	
52	Normanby by Stow deserted medieval village
53	Royal Observer Corps Observation Station
54	Roman villa site
55	Plymouth Brethren & Quaker Cemetery
56	Sturton by Stow War Memorial
<b>Biodiversity and landscape</b>	
RF	Ridge and Furrow fields
57	River Till
58	Road verges at Westwoods
59	Sturton by Stow village cemetery
60	Parish Field, Stow
61	St Mary's Church Yard
62	Stow village cemetery

Key to Policy Map 6: Listed and Non-Designated Heritage Assets

## 5.8 Policy 8: Community Facilities

### Policy Aim

Policy 8: Community Facilities supports the retention and development of local services and community facilities, and the delivery of social, recreational and cultural facilities and services within the community.

### Justification (NPPF 2021)

5.8.1 The NPPF 2021 states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of this is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF 2021 does not define what constitutes as community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

### Justification (Local Plan)

5.8.2 The Central Lincolnshire Local Plan Policy LP15 defines what constitutes as community facilities in more detail. The Policy also set the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.

### Justification (Community Consultation)

5.8.3 Sturton by Stow and Stow's key community facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. From the comments collected from local consultation between November 2017 and January 2020, local people and businesses expressed concerns about the potential loss of community facilities in Sturton by Stow and Stow and the need to conserve and enhance the community facility infrastructure in the villages. Policy 9 addresses these factors by principle of actions, which will benefit the future of community facilities in Sturton by Stow and Stow. Developers are encouraged to engage with the relevant Parish Council prior to the preparation of any planning application, which may have an impact on an identified important community facility. This will enable the Parish Council concerned to confirm the nature of local priorities and to ensure that, where

appropriate and viable, the facilities proposed complement the existing provision.

## Policy 8: Community Facilities

1. The Plan identifies the community facilities listed below and as shown in Policy Map 8.1 and 8.2 as important facilities for the community:

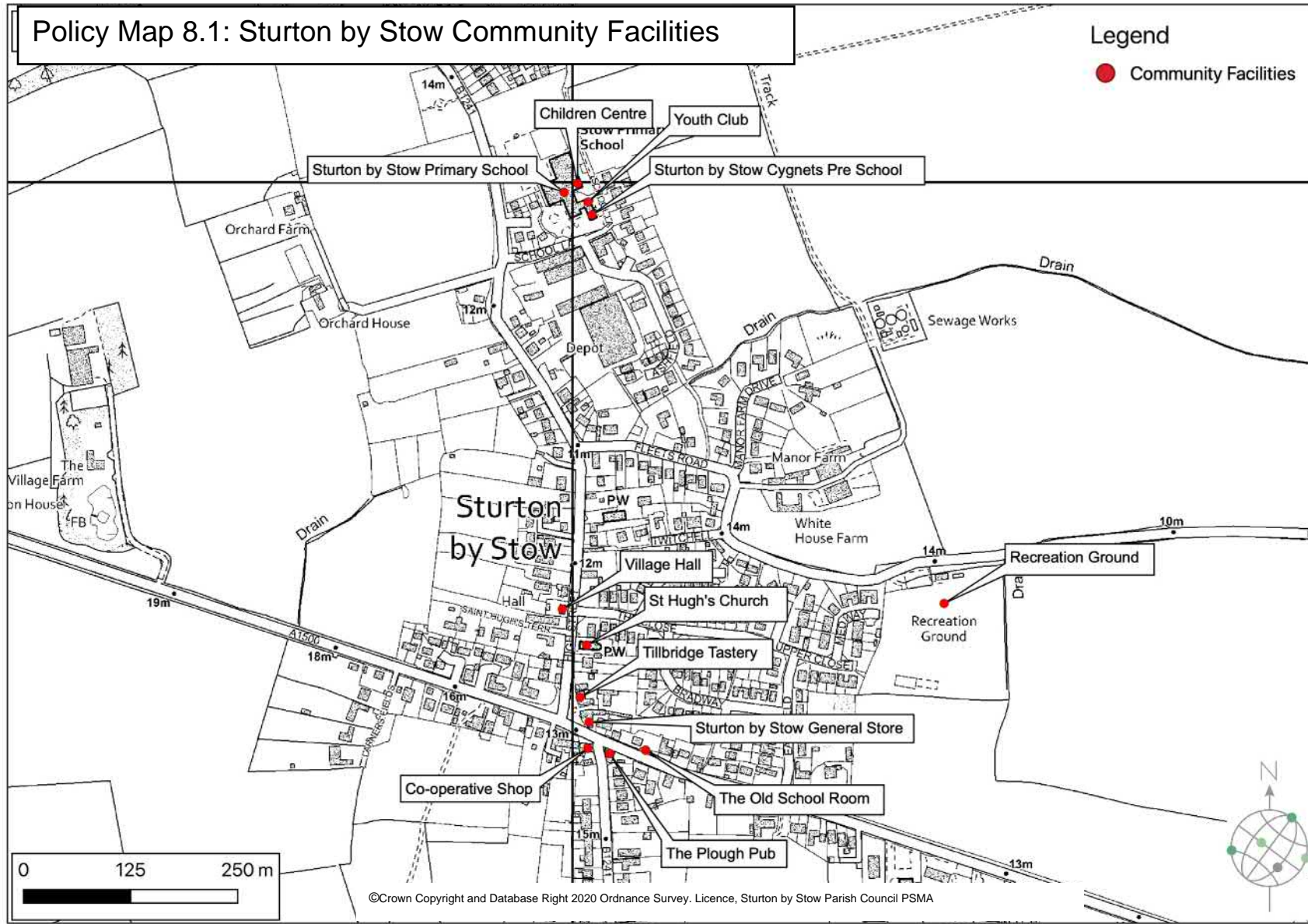
- |                                    |   |
|------------------------------------|---|
| i) Sturton by Stow Cemetery        | xiv) Stow Minster;                                |
| ii) Sturton by Stow General Store; | xv) Cross Keys Pub;                               |
| iii) Co-operative Shop;            | xvi) Stow's Allotments;                           |
| iv) St Hugh's Church;              | xvii) Stow's Cemetery;                            |
| v) The Plough Pub;                 | xviii) St Edith's Church;                         |
| vi) The Old School Room;           | xix) The Village Green;                           |
| vii) Village Hall;                 | xx) The Christmas Tree stand;                     |
| viii) Primary School;              | xxi) The bus stops, particularly the bus shelter; |
| ix) Cygnets Pre School             | xxii) The Children's Playground;                  |
| x) Tillbridge Tastery;             | xxiii) The Village Sign.                          |
| xi) Children's centre;             |   |
| xii) Youth Club;                   |   |
| xiii) Recreation field;            |   |

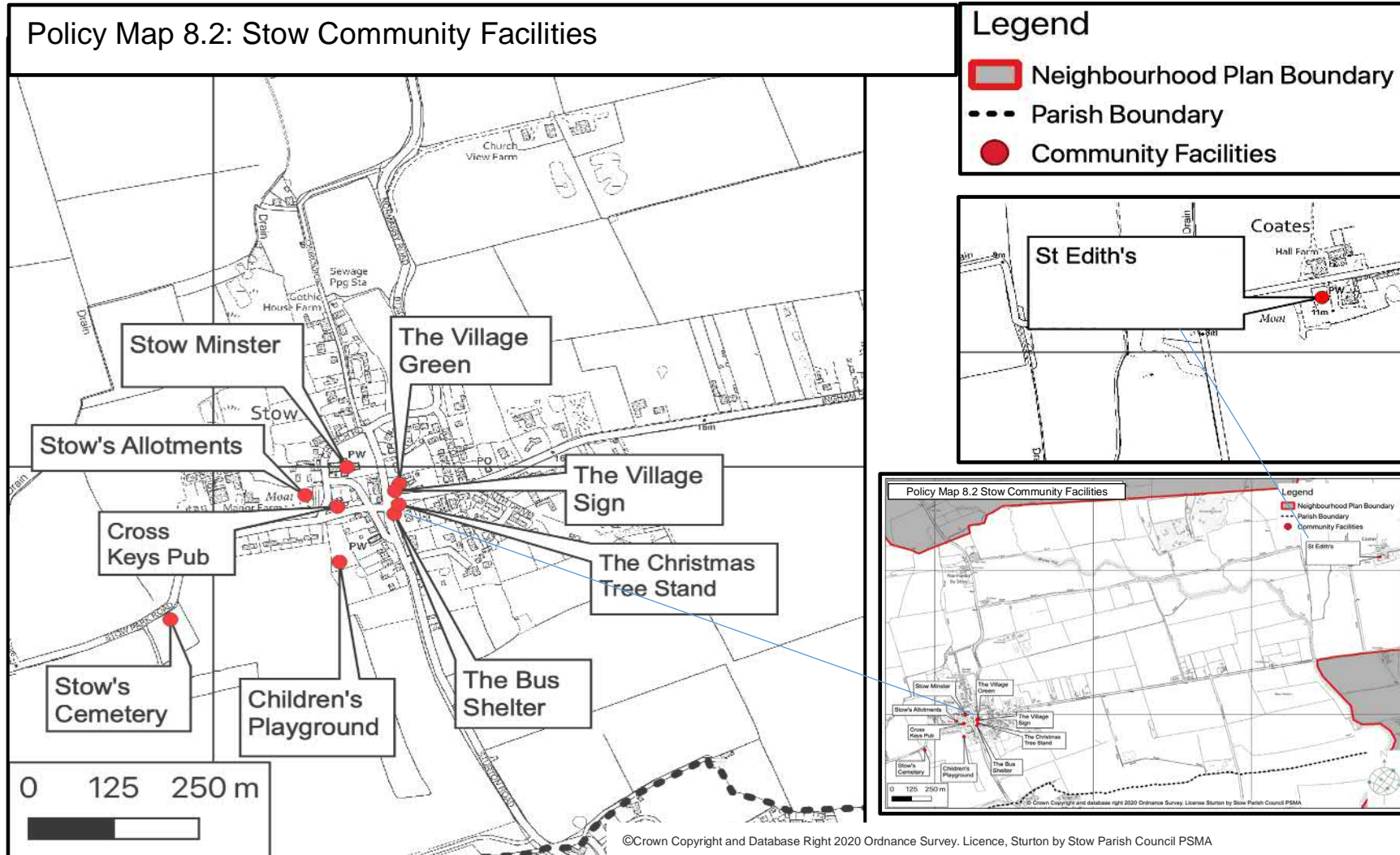
2. Proposals to redevelop, or change the use of, an important community facility, as identified on Policy Map 8.1 and 8.2, will only be supported where one of the following conditions is met:

- a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location. Proposals for a replacement community facility directly adjacent to the existing built-up areas of Sturton by Stow and Stow will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the villages.

\* In relation to criterion 2. a) This would require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price for, at least, a twelve-month period.







## 5.11 Policy 11: Green Infrastructure

### Policy Aim

Policy 11: Green Infrastructure aims to protect and enhance existing green infrastructure and public green spaces; this will be positive in terms of protecting the natural environment and improving biodiversity and will have beneficial social impacts in terms of promoting healthy lifestyles and recreational opportunities.

### Justification (NPPF 2021)

5.11.1 Policy 11: Green Infrastructure aims to protect existing openair green networks and spaces that are used by the residents of Sturton by Stow and Stow for recreational and social purposes. The NPPF 2021 defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". The protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF 2021, in line with paragraphs 20, 34 and 179. Policy 11 sets out an approach to ensure that green infrastructure is properly taken into account when planning applications are determined. For the sake of this policy, green infrastructure includes, but is not limited to, the following green corridors, linkages, and green assets:

- I. Network of footpaths linking between Sturton By Stow and Stow, and between and with other villages and hamlets;
- II. Ditches and dykes;
- III. Grass verges, mature tress and hedgerows;
- IV. non-listed green spaces e.g. ridge and furrow fields.

The first part of the policy seeks to ensure that new development contributes to the maintenance of the existing and the creation of new green infrastructure. It takes a proportionate approach based on the scale and nature of the development proposed. It will be applied so that it complies with the three principles for developer contributions as included in the Community Infrastructure Levy Regulations and as captured in the CLLP Developer Contributions Supplementary Planning Document.

### Justification (**Local Plan**)

5.11.2 Policy 11 is aligned to the Central Lincolnshire Local Plan Policy LP21 (Biodiversity and Geodiversity) and Policy LP20 (Green Infrastructure Network) which seeks to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.

### Justification (**Community Consultation**)

5.11.3 When selecting areas of Green Infrastructure in Sturton by Stow and Stow, local residents undertook walkabouts around different character areas. The aim of the walkabouts was to gather information regarding the characteristics of the development that can only be collected through an on-site investigation. From this, local residents identified certain managed networks of natural spaces and access routes, landscapes, biodiversity and heritage. This infrastructure and its green features are important for the local community and they want to protect it for future generations.

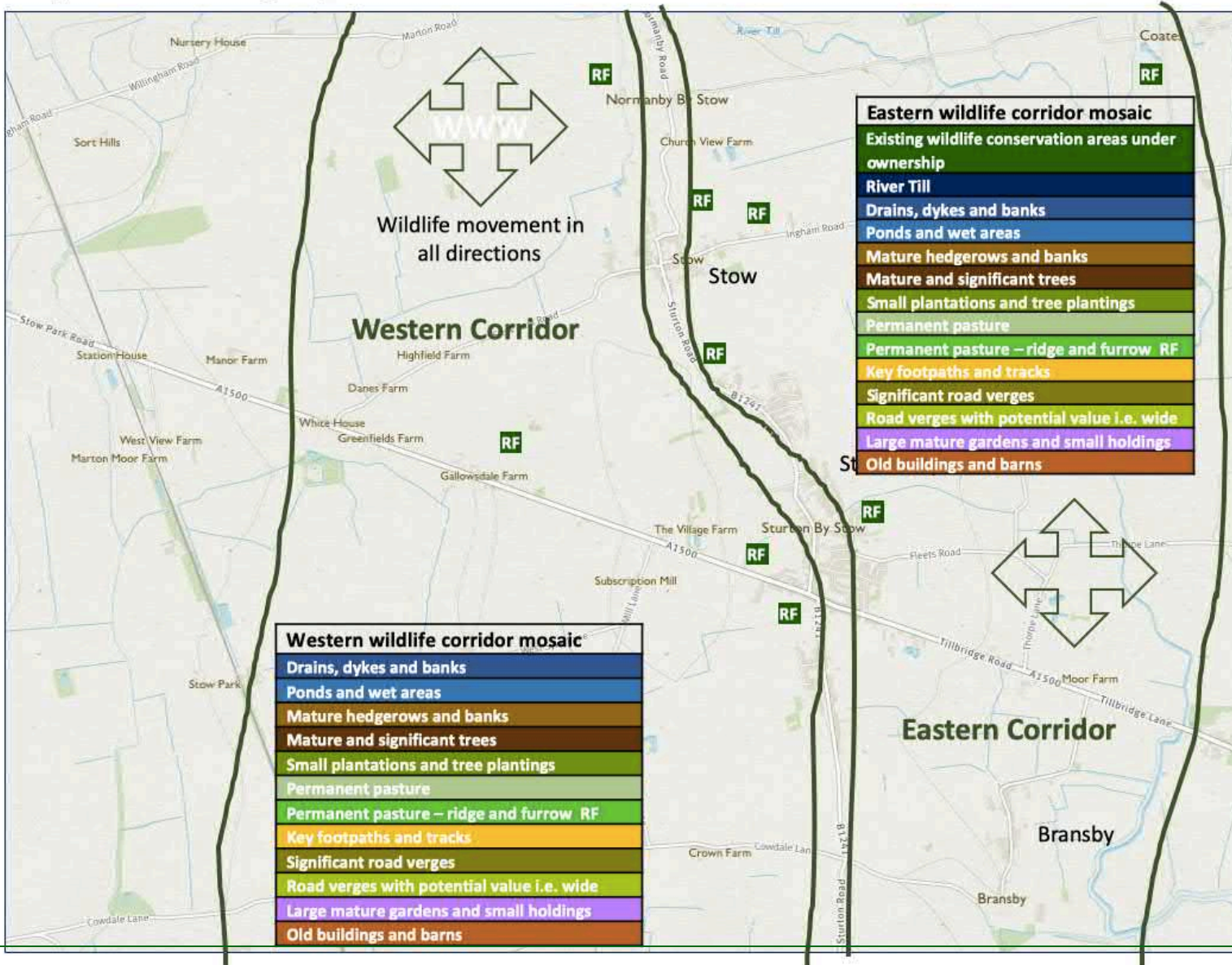
5.11.4 Additionally, from the local consultation undertaken between November 2017 and January 2020, a common view expressed by local people was to preserve the villages' rural settings and protect and enhance their character, heritage and functionality. Policy 11 addresses these factors by seeking to conserve, protect and enhance the identified green infrastructure in Sturton by Stow and Stow. Policy Map 11 indicates the location and extent of key Green Infrastructure elements.

## **Policy 11: Green Infrastructure**

1. As appropriate to the scale, nature and location, development proposals should:
  - a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and
  - b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.

2. Development proposals that result in an unacceptable impact on the purpose or function of existing green infrastructure will not be supported unless they:
  - a) demonstrate that the impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
  - b) provide for the implementation of alternative solutions, as part of the development, to reinstate the green infrastructure's purpose or function to the previous quality and connectivity.
3. Development proposals that result in unacceptable harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.
4. Developments that enhance and/or connect existing or create new Green Infrastructure will be supported, in particular where they clearly demonstrate mitigation, adaptation and resilience to climate change.
5. Proposals for development that create/make provision for new green space (in addition to and not a replacement for existing green space) will be supported. Where practicable, such proposals should provide amenity for residents, be of value for wildlife and provide climate change mitigation, adaptation and resilience.

Map 11: indicating key Green Assets and Wildlife Corridors



## 5.12 Policy 12: Environmental Protection

### Policy Aim

Policy 12 aims to protect local environmental assets to ensure the quality of the local environment is preserved. The policy confirms the importance of local nature biodiversity by protecting existing assets, creating new and ensuring their appropriate and effective management for future generations.

### Justification (NPPF 2021)

5.12.1 Policy 12 puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. In doing so, Policy 12 is in keeping with Chapter 15 of the NPPF 2021.

### Justification (Local Plan)

5.12.2 Policy 12: Environmental Protection expands and adds local context to the requirement contained in Policy LP21 (Biodiversity and Geodiversity). This ensures that developments protect and enhance the natural environment, biodiversity and geodiversity in the Neighbourhood Plan area.

### Justification (Community Consultation)

5.12.3 The walkabouts undertaken as part of the Neighbourhood Profile demonstrated that residents value the protection of environmental assets and wildlife habitats within the Parishes of Sturton by Stow and Stow. Residents value in particular environmental assets such as, woodland, hedges, natural habitats and ridge and furrow fields.

## Policy 12: Environmental Protection

1. Development proposals will be supported where the primary objective is to conserve or enhance biodiversity or geodiversity of the environment.
2. All developments, projects and activities will be supported which:
  - a. provide a practicable level of protection to legally protected sites and species;
  - b. protect irreplaceable habitats, such as ancient woodlands and ancient or veteran trees, except where there are wholly exceptional reasons and a suitable compensation strategy exists;
  - c. maintain and where practicable enhance conditions for priority habitats<sup>11</sup>;
  - d. maintain and where practicable enhance recognised geodiversity assets;
  - e. maintain and where practicable enhance other sites, features, species;
  - f. identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management;
  - g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
  - h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
  - i. seek and exploit opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat and for aesthetic enjoyment, in both the rural and urban environment;
3. As appropriate to their scale, nature and location, development proposals should incorporate environmental protection measures, which clearly demonstrate mitigation, adaptation and resilience to climate change.

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<sup>11</sup> Priority Habitats are defined by the UK Biodiversity Action Plan (UK BAP). Priority Habitats were those that were identified as being the most threatened and requiring conservation action in the Report on the Species and Habitat Review: [www.jncc.defra.gov.uk/page-5706](http://www.jncc.defra.gov.uk/page-5706)



## 5.13 Policy 13: Flood Risk

### Policy Aim

Policy 13: Flood Risk ensures that the impact of flood risk is taken fully into account when considering the location of residential and business developments, thus protecting people and properties from the impact of extreme events. In doing so, the policy represents an adaptive response to the projected effects of climate change, which will make extreme events such as flooding more likely in the future.

Development of any kind will not be supported that poses an increased risk of flooding both locally and nearby and where it will likely exacerbate the impacts of climate change. Developments that clearly demonstrate that they will reduce the risk of flooding through the provision of climate change mitigation, adaptation and resilience will be supported.

The aim of this policy is to eliminate flooding, particularly where any such flooding could lead to the release of sewage into the environment.

### Justification (NPPF 2021)

5.13.1 NPPF 2021 paragraphs 159 to 162 states that plans should consider the impact of flood risk and steer new developments towards areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area. Policy 13 considers the importance of steering development away from the areas of higher risks while recognising that tracts of the Parishes are in Flood Risk Zone 2 or even 3 and they have considerable risk from surface water flooding.

### Justification (Local Plan)

5.13.2 Policy 13 conforms with the Central Lincolnshire Local Plan Policy LP14 (Managing Water Resources and Flood Risk) which requires flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. Environment Agency flood risk maps current at the time of preparing this Neighbourhood Plan are reproduced on pages 79 and 80, but when development is being proposed and/or considered, the most up to date maps should be consulted, as published at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

### **Justification (Community Consultation)**

5.13.3 From local consultations undertaken between November 2017 and January 2020, local people expressed concerns regarding flood risk in the Neighbourhood Plan area, due to the parishes falling into Flood Risk 2 and 3 Zones and currently having surface water flooding risks in both villages. Policy 13 reflects the importance of applying flood risk assessments and flood mitigation measures required as part of future development. Policy 13 sets out a comprehensive approach to this matter. Proposals for new residential and commercial development, and/or infrastructure should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure (surface water and foul) will be designed and constructed such that it does not increase the level of flood risk or the risk of sewage being released into the environment, and, wherever practicable, reduces flood risk and the possibility of sewage release in the area.

## **Policy 13: Flood Risk**

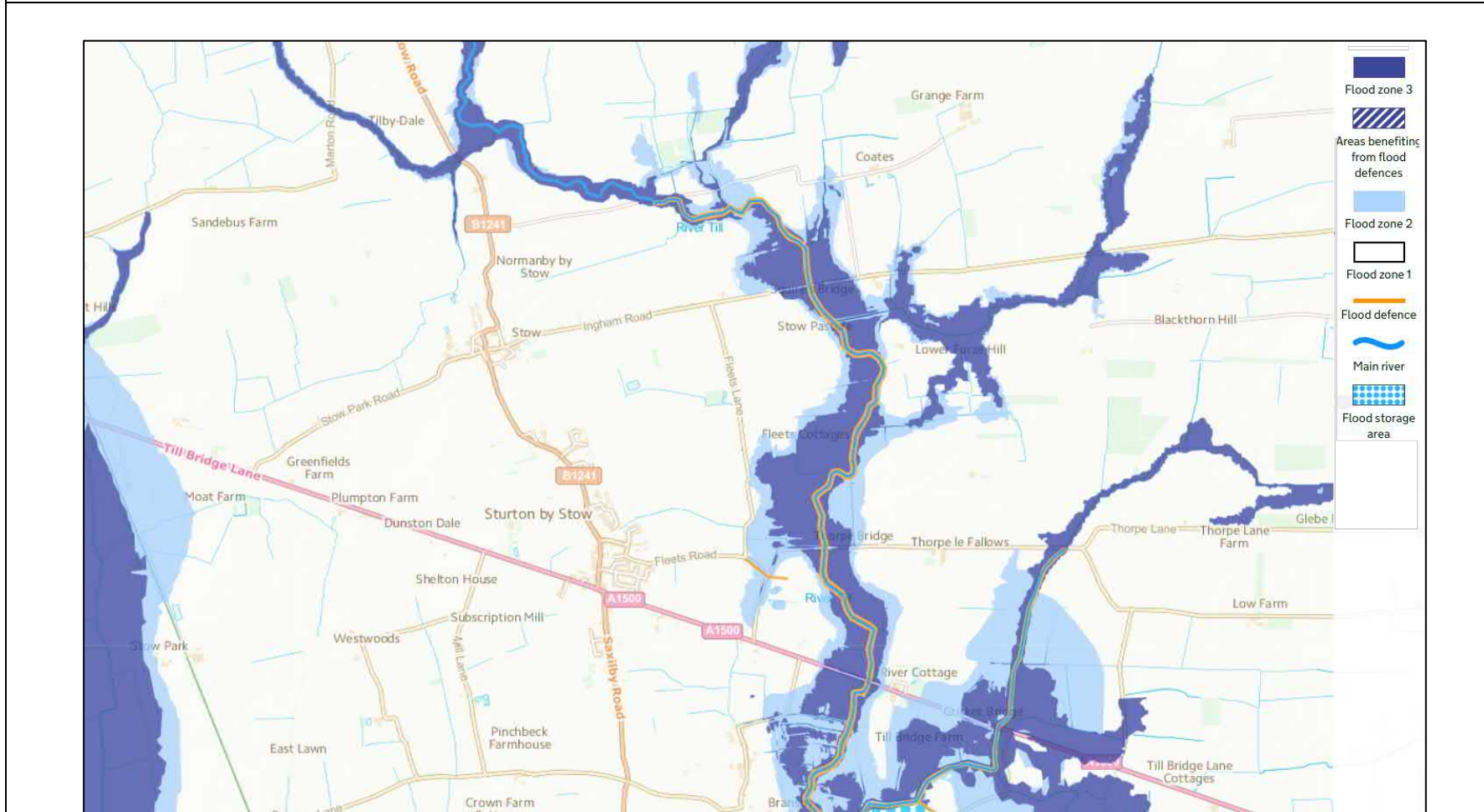
1. Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps<sup>12</sup>, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.
2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.
3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported.
4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.

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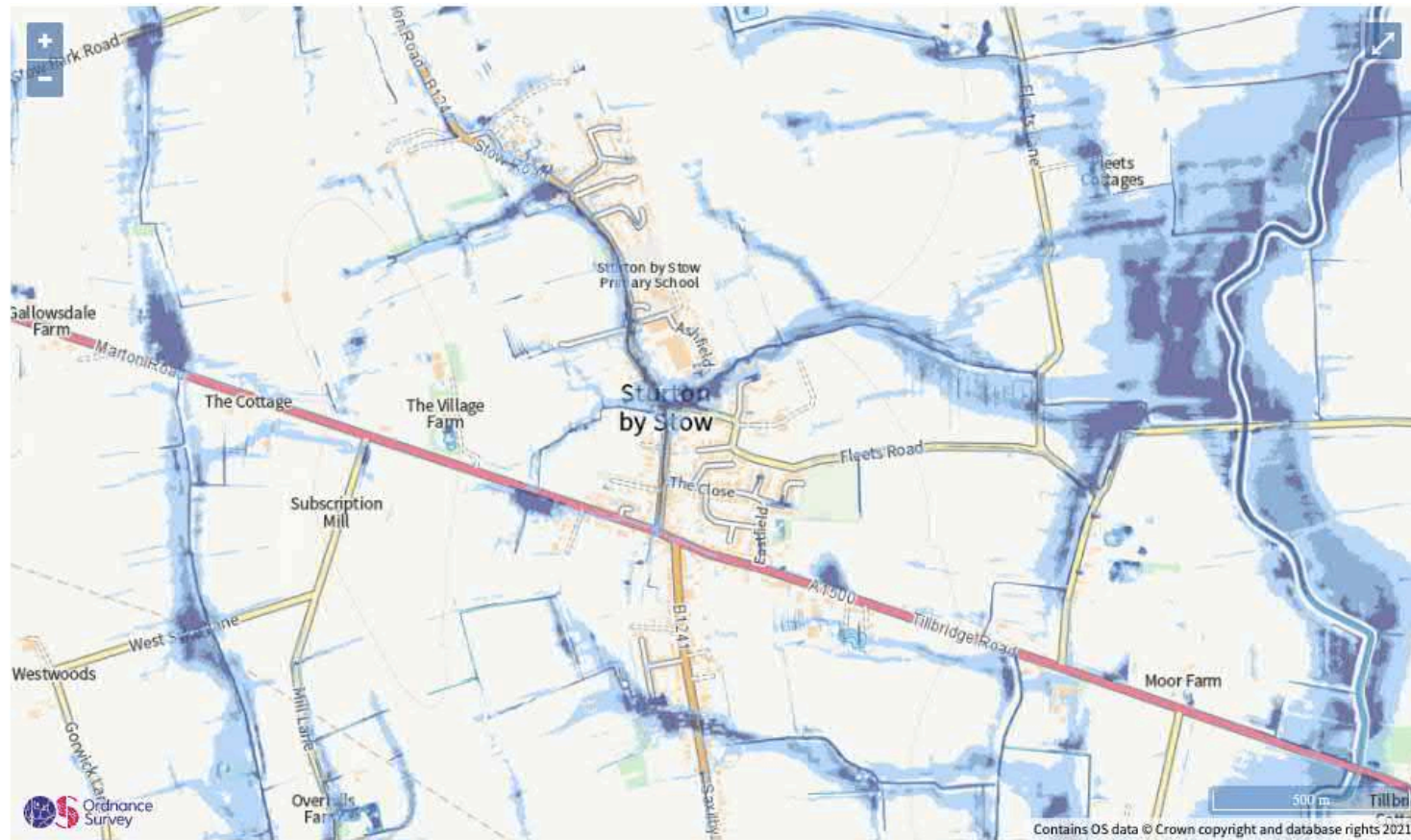
<sup>12</sup> Flood Risk Maps showing flood risk from rivers and surface water: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.

Map showing flood risk from rivers (Source: Environment Agency 2020)

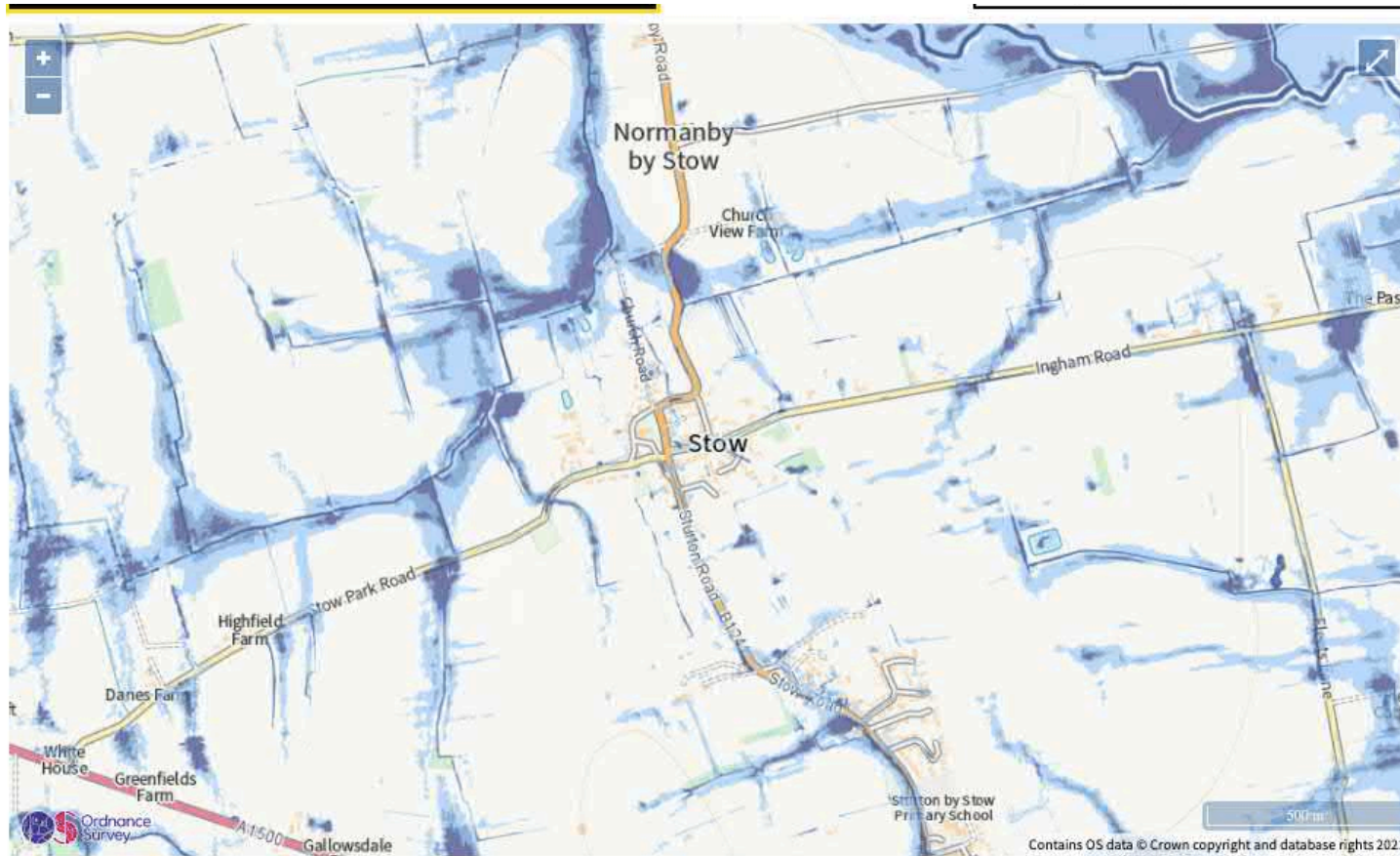


Map showing surface water flood risk (Source: Environment Agency 2020)



Extent of flooding from surface water  
● High ● Medium ● Low ○ Very low

Map showing surface water flood risk (Source: Environment Agency 2020)



Extent of flooding from surface water

- High
- Medium
- Low
- Very low

## 5.15 Policy 15: Walking and Cycling

### Policy Aim

Policy 15: Walking and Cycling aims to promote additions to the stock of foot- and cycle paths, bridleways, unmade roads and green lanes, and enhance the quality and safety of the existing ones

### Justification (NPPF 2021)

5.15.1 The NPPF 2021 recognises the value of cycling and walking to provide health benefits and sustainable transport solutions (Paragraph 104 - 106).

5.15.2 Development in the villages should help provide walking and cycling links to services and facilities, and help improve access to and enhance the routes across the Neighbourhood Plan Area and nearby settlements.

### Justification (Community Consultation)

5.15.3 From the comments collected from local consultation between November 2017 and January 2020, local people identified a range of open spaces and footpaths that were valued by the community.

5.15.4 This policy is intended to support the enhancement and further connection of existing public rights of way within the plan area. It is hoped that improving the connectivity in the village will encourage more people to use the green infrastructure network.

5.15.5 The community would like to see the enhancement of the public access network through upgrading the condition, context and / or status of existing paths; and the creation of new off-road routes, to provide a range of safe and attractive interconnected footpaths and cycleways. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both residents and visitors to the area.

5.15.6 It is expected that new footpath and cycleways will adhere to best practice requirements including, 'Making Space for Cycling'<sup>13</sup>.

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<sup>13</sup> Making Space for Cycling: [www.makingspaceforcycling.org.uk](http://www.makingspaceforcycling.org.uk)

## **Policy 15: Walking and Cycling**

1. Development proposals directly related to improving or extending walking and cycling routes, as identified on Policy Map 15, will be supported where they:
  - a) do not have an unacceptable impact on the landscape character or ecological value, as defined in the Sturton by Stow and Stow Neighbourhood Profile.
  - b) do not have an unacceptable impact on the privacy and amenity of nearby or directly adjoining neighbouring properties.
2. Developments that propose improvements or extensions to the existing public rights of way footpaths, as identified on Policy Map 15, from Sturton by Stow to Stow and other nearby settlements, or the creation of new walking and cycling routes, will be strongly supported.



Policy Map 15: Walking and Cycling Routes

