

# Linby Neighbourhood Development Plan Consultation Statement



**November 2018**

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### Introduction

This Consultation Statement summarises the community engagement programme and the Regulation 14 consultation that was undertaken for the Linby Neighbourhood Development Plan, Monday 18th June 2018 to Monday 30th July 2018. It shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

The Neighbourhood Plan has been prepared by Linby Parish Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Linby, as designated by Gedling Borough Council on 25<sup>th</sup> April 2016. The name of the Neighbourhood Area is the 'Linby Neighbourhood Area'. It does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

The Parish Council established a Neighbourhood Plan Steering Group which is a steering group made up of Parish Councillors and local residents to progress the Neighbourhood Plan. It was agreed that the Neighbourhood Plan Steering Group would be the main decision making body with additional input, support and scrutiny from the Elected Members of the entire Parish Council.

This Consultation Statement (here after 'the report') complies with Regulation 15 (1)(b) of the Regulations. The report includes the following information as required by Regulation 15 (2)(a)-(d):

- a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- b) An explanation of how they were consulted;
- c) A summary of the main issues and concerns raised by the persons' consulted
- d) A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

### Consultation on Designation

A formal [application](#) was made by Linby Parish Council in early 2016, requesting that they be recognised as a Neighbourhood Area for the purpose of producing a Neighbourhood Plan, in accordance with the Neighbourhood Planning Regulations 2012.

Gedling Borough Council publicised this application to produce a Neighbourhood Plan for a 6 week period during March/April 2016. After reviewing the comments submitted, Gedling Borough Council [designated](#) the Parish of Linby as a Neighbourhood Area on 25<sup>th</sup> April 2016

## Consultation with the Local Community

Linby Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Plan. As with all the other services it demonstrates the Parish Council recognises that the Neighbourhood Plan must reflect the needs of the community and the locality. Accordingly the Parish Council has sought to communicate with residents in a timely and effective manner and to inform and actively engage with them throughout the process of producing the Neighbourhood Plan.

### Initial Neighbourhood Plan Consultation

A newsletter was sent to all residents in January 2016 detailing what a Neighbourhood Plan is and how it would benefit Linby. We invited anyone who was interested in been involved to make contact with the parish council clerk.

A Neighbourhood Plan Steering Group was formed, a total of 11 local people volunteered to sit on the Steering Group. The group met for the first time on 31<sup>st</sup> March 2016.

It was decided by the group that a questionnaire would be posted to every resident in the parish so we could ascertain what the key issues were and what the residents wanted the Neighbourhood Plan to focus on. The questionnaire and a summary of the consultation results are set out in **Appendix 1**.

A Community Engagement Strategy Statement and associated action plan was adopted in May 2016. This identified the methods of engagement. It also identified key stakeholders, including landowners and businesses.

Throughout the preparation of the plan we regularly consulted and engaged with the community. Since the launch event in January 2016 we have:

- Produced a newsletter questionnaire in [January 2016](#) and [October 2016](#).
- Initial consultation on early issues was undertaken in May 2016 via a questionnaire
- Drop in event in May 2017 focusing on community assets, green spaces and key issues.
- Gave an update at the monthly Parish Council Meeting's.
- Created a specific sub-section on the Parish Council website dedicated to the [Neighbourhood Plan](#)



## Linby Parish Neighbourhood Development Plan

The opinions and comments arising from community engagement exercises helped form the bases on which this plan was written. Likewise, the policies are formed both on community engagement and based on a clear planning rationale, underpinned by relevant data/evidence.

The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Plan is summarised in the community engagement table.

The following table illustrates the non-statutory community and stakeholder engagement, undertaken as part of the evidence gathering and neighbourhood plan process, used to inform, shape and scope the plan.

<b>COMMUNITY ENGAGEMENT PROCESS FOR DRAFT NEIGHBOURHOOD PLAN</b>		
<b>Date</b>	<b>Actions/Method</b>	<b>Purpose</b>
January 2016	Newsletter to all households	Notify of proposed development of the Neighbourhood Plan and what this means, where to learn more and inviting involvement.
March 2016	Establish the NP Steering Group	To enable a programme of community engagement to inform, scope and shape the Neighbourhood Plan.
March - April 2016	Notification and Decision on Plan area	Statutory - undertaken by Gedling Borough Council.
May - June 2016	Household Questionnaire	To identify residents and stakeholders initial views on issues, strengths and weaknesses, ideas etc. to help shape priorities and the early draft of the Plan.
	Drop in Workshop; Stall at Summer Fete; School focus Group	To publicise the development of the Plan and questionnaire.
	Stakeholder Communication	To publicise development of the Plan and questionnaire and invite comment - LPA; adjacent Ashfield Council; businesses, community etc.
September 2016	Analysis of community responses to questionnaire and events	To help shape priorities and to focus the next phase of activity.

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October 2016	<ul style="list-style-type: none"> <li>• Newsletter</li> <li>• Email update</li> <li>• Press Release</li> <li>• Notify key stakeholders</li> </ul>	To report back on the findings of the initial questionnaire and consultation workshop held in June, key issues for action, proposed next steps, invite comment etc.
November 2016	Adoption of Heritage and Character Assessment	To provide a platform to inform the Linby Neighbourhood Plan, helping to define the policies of the plan and shape its development.
November 2016	Commenced Consultant work on traffic and transport options	<p>To prepare options for further community consultation regarding traffic management in the village.</p> <p>Develop traffic and transportation policies Enabling joint work with neighbouring Papplewick Parish Council who has similar issues and is developing their own Plan.</p> <p>Engagement with Highways as key influencer.</p>
April 2017	Green Space Audit and Consultation	Identify potential green space designations; identify landowners and seek approval to include.
May 2017	Drop in event for local residents and groups focus on community assets, green spaces, key issues	<p>To affirm and re-affirm the key issues for local residents. Building on the priorities identified in earlier consultation. Gaining feedback from residents on the proposals in the draft Plan including traffic management proposals.</p> <p>Gaining feedback on Top Wighay Master plan for Safeguarded Land.</p>
June 2017	Feedback and Discussion with Gedling Council	To gain views of the LPA on the shape and priorities of the Draft Neighbourhood Plan and emerging highway improvement proposals arising from the work of the traffic consultant.
July 2017	Further discussion re Traffic Strategy	Steering Group meeting with Traffic Consultant re final proposals. Representative of school and local pub invited for specific aspects. Gaining agreement to proposals.
September/ October 2017	Further communication with Ashfield District Council; contacting outstanding landowner re green space audit	<p>Ensuring neighbouring authority is in touch with the developing plan, Top Wighay Master plan etc. and invited to comment.</p> <p>Finalise Green Space Audit and Designations.</p>

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2016-2018 and ongoing	Provide updates in parish notice boards, Parish Council minutes and keep the website updated.	To ensure residents of the parish remain informed and updated on the progress of the Neighbourhood Plan.
June to July 2018	Regulation 14 Consultation	<p>The Neighbourhood Plan was made available via the Neighbourhood Plan pages of the Linby Parish Council website. In addition hard copies of the Neighbourhood Plan were placed at: Hucknall Library, Hucknall; Brooke Farm, Linby; and the Village Hall, Papplewick. A leaflet and response form summarising the Neighbourhood Plan was delivered to all premises within the Parish.</p> <p>The consultation was also advertised in parish notice boards as well as banners on the village green.</p>

### Key Outcomes and Issues

As a result of the community engagement the key issues and themes for the neighbourhood plan were identified and from these the vision and aims were formed.

The initial consultation with residents identified key issues of concern to local residents and what they considered to be the strengths and weaknesses of the area. It also identified the key facilities used by respondents and what would improve the area. The concerns and issues identified at the initial stages were further validated at a community event in May 2017. This event enabled the Steering Group to feedback on the proposals emerging in the draft plan and to demonstrate how these sought to address the issues and priorities of residents and local groups.

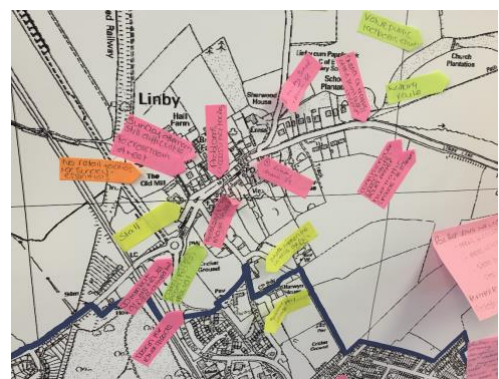


## Linby Parish Neighbourhood Development Plan

<b>STRENGTHS/POSITIVE FEATURES</b>	<b>WEAKNESSES</b>
<ul style="list-style-type: none"> <li>• Rural character of the parish</li> <li>• Green and open spaces</li> <li>• Friendly and safe environment</li> <li>• Sense of community</li> <li>• Access to the countryside</li> <li>• Church and churchyard</li> <li>• Local wildlife and habitats</li> <li>• Use of facilities such as Brooke Farm Shop; Village Hall; Linby Meadow</li> </ul>	<ul style="list-style-type: none"> <li>• Volume of traffic</li> <li>• Speed of traffic</li> <li>• Pedestrian safety</li> <li>• Restricted Road Crossings</li> <li>• School traffic</li> <li>• Car parking</li> <li>• Noise</li> <li>• Infrequent public transport</li> <li>• Poor broadband</li> <li>• Nowhere to play</li> <li>• Access to health facilities</li> <li>• Poor road and pavement maintenance</li> </ul>
<b>OPPORTUNITIES</b>	<b>THREATS</b>
<ul style="list-style-type: none"> <li>• Identify suitable measures to manage/calm traffic</li> <li>• Preserve and enhance the heritage and character of the parish</li> <li>• New developments to respect and reflect the characteristics of the area</li> <li>• Create a mix of housing types – family homes and bungalows</li> <li>• Improve infrastructure and facilities</li> <li>• Safeguard green areas and countryside access</li> </ul>	<ul style="list-style-type: none"> <li>• Extra traffic from Top Wighay and other developments</li> <li>• Lack of HGV enforcement</li> <li>• Out of character developments</li> <li>• Pressure on services and infrastructure</li> </ul>



To address these consultation outcomes and help to shape the detail of the Neighbourhood Plan policies the Steering Group obtained funding for the services of a traffic and transport consultant. Resources were also obtained undertake a Heritage and Character Assessment, again in response to resident's views. Funding was also obtained to shape a Master plan for an area safeguarded for future potential development at Top Wighay.

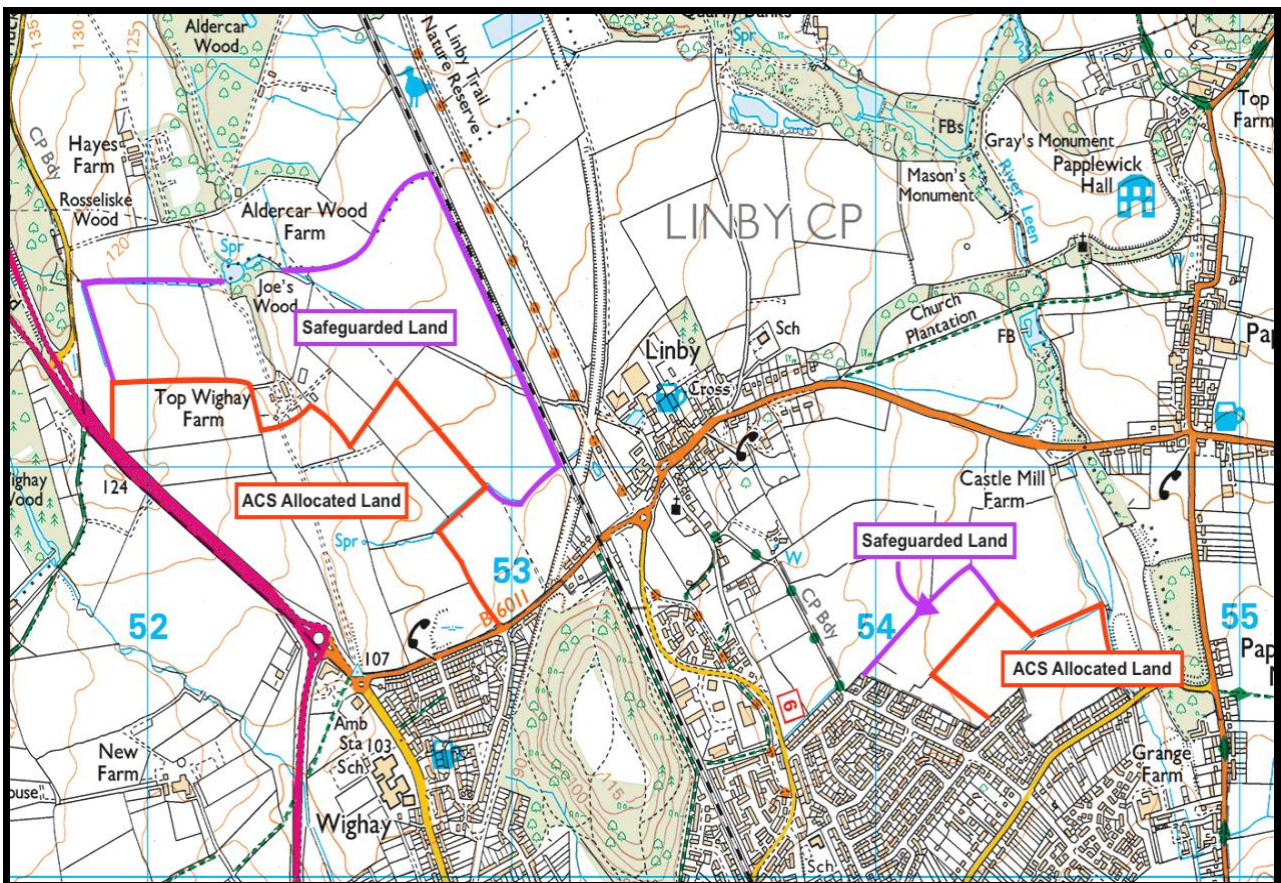




## Dialogue with the Papplewick Neighbourhood Plan Working Group

Although Linby and Papplewick are producing their own separate and distinct Neighbourhood Plans, as both communities share a number of services and facilities, there has been an ongoing dialogue between the respective working groups and Parish Councils. The issues in each of the two Parishes whilst having some commonality are also different. Linby is identified for strategic growth at Top Wighay Farm and land North of Papplewick Lane, as such the impact of housing growth and infrastructure on Linby is different to that in Papplewick.

In relation to the issue of traffic, Linby Parish Council in partnership with Papplewick Parish Council, commissioned evidence from a traffic consultant including the development of a Road Management Strategy.



## Pre-Submission Consultation (Regulation 14)

Consultation with statutory and other consultees took place over the statutory 6 week period from Monday 18<sup>th</sup> June 2018 to Monday 30<sup>th</sup> July 2018. Statutory consultation was undertaken utilising the consultee details obtained from Gedling Borough Council. Consultation was also undertaken with local residents and businesses, including those who had commented previously for whom we had contact details.

This stage complied with Regulation 14 of the Regulations, which is set out below. Before submitting a plan proposal to the local planning authority, a qualifying body must:

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Area
- details of the proposals for a Neighbourhood Development Plan;
  - details of where and when the proposals for a Neighbourhood Development Plan may be inspected;
  - details of how to make representations; and
  - the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a Neighbourhood Development Plan; and (c) send a copy of the proposals for a Neighbourhood Development Plan to the local planning authority.

The Neighbourhood Plan was made available via the Neighbourhood Plan pages of the Linby Parish Council website. In addition hard copies of the Neighbourhood Plan were placed at: Hucknall Library, South Street, Hucknall; Brooke Farm, Main Street, Linby; and The Village Hall, Linby Lane, Papplewick. A leaflet and response form summarising the Neighbourhood Plan was delivered to all premises within the Parish.

All of the Neighbourhood Plan material was made available on the Parish Council website ( [www.linby.org.uk](http://www.linby.org.uk) ), notification of the consultation was also made available on the Linby Neighbourhood Plan page of the Gedling Borough Council website.

Gedling Borough Council had previously provided the Parish Council with a defined list of statutory and other consultees used for their Local Plan consultation. The list of consultees is included in **Appendix 3**.

A copy of the consultation material is set out in **Appendix 4**. A summary of the responses from the statutory and other consultees is set out in **Appendix 5**.

## Appendix 1 – Initial Consultation Material

On the 30th May 2016 questionnaires were circulated and feedback was requested by 30<sup>th</sup> June 2016. A copy of the questionnaire is available at the link below:

<https://www.linby.org.uk/perch/resources/linby-needs-your-opinion.pdf>

A copy of the summary of the consultation results is available at the link below:

<https://www.linby.org.uk/perch/resources/summary-of-feedback-from-questionnaire-june-20161.pdf>

## Appendix 2 – Drop in Community Consultation

On the 21<sup>st</sup> May 2017 there was a drop in community event for local residents to affirm and re-affirm the key issues that were identified through earlier consultations. Gaining feedback from residents on the proposals in the draft plan including traffic management proposals. A summary of the meeting is available at the link below:

<https://linby.org.uk/perch/resources/summary-of-feedback-from-community-event-may-2017.pdf>



## Appendix 3 - Statutory and Other Consultees

Consultee	Response Received
Ashfield District Council	
Belway Homes	
Brook Farm	
BT Open Reach	
Cundy Farms	
Environment Agency	
Friends of Moor Pond Wood	
Fisher German	
Gedling Borough Council – Planning Policy	X
Gedling Borough Council – Conservation and Heritage Officer	
Gedling Homes	
Hardstaff Farms	
Hanson House – Girl Guide Association	
Harworth Estates	X
Highways England	
Historic England	X
Horse and Groom Public House	
Linby cum Papplewick Primary School	
Linby cum Papplewick Parochial Church Council	
Linby Colliery Welfare Football Club	
Natural England	X
National Farmers Union – East Midlands Region	
Newstead Parish Council	
NHS Nottingham North & East Clinical Commissioning Group	
Nottinghamshire County Council - Historic Environment Record Manager	
Nottinghamshire County Council - Development Planning	
Nottinghamshire County Council - Transport Planning	
Nottinghamshire County Council - Highway Development Control	
Nottinghamshire County Council - Senior Practitioner Historic Buildings	
Nottinghamshire County Council - Nature Conservation	
Nottinghamshire County Council - Flood Risk Management	
Nottinghamshire County Council - Chief Executive	
Nottinghamshire CPRE	
Nottinghamshire Wildlife Trust	X
Papplewick Parish Council	
Papplewick and Linby Village Hall	
Ravenshead Parish Council	
Severn Trent Water	X
Sherwood House Residential Care Home	
Sport England	X
Star Pubs	
Gordon Steizer (land owner)	
The Coal Authority	X
Western Power Distribution	

## Appendix Four: Pre-Submission Draft Plan (Regulation 14) Consultation Material

Consultation with statutory and other consultees took place over the statutory 6 week period from Monday 18th June 2018 to Monday 30th July 2018. A copy of the consultation material is available at the link below:

<https://linby.org.uk/perch/resources/linby-regulation-14-response-form1.pdf>



## Appendix Five: Pre-Submission Draft Plan (Regulation 14) Consultation Responses

Copies of the consultation responses are available at the link below, but summaries of the responses are detailed below.

<https://linby.org.uk/perch/resources/linby-regulation-14-consultation-responses-1.pdf>

<b>Local Residents/ Consultees</b>	<b>General Comment Received</b>	<b>Qualifying Body Response</b>
Resident 1	No comments received – agreed with the plan	
Resident 2	<p>At the present time, traffic is exceptionally busy and noisy through the centre of Linby, along Main Street, and this must be addressed to accommodate the new developments locally to ensure everyone’s safety. It is sometimes very difficult to cross the road to walk our dog because there is so much traffic coming through. The Linby trail is a popular walking destination and often people wait for a considerable length of time in order to cross from where they have parked on Church Lane to the Linby Trail.</p> <p>In my view the real solution to the problems with traffic in the neighbourhood is, in the first instance, building a by-pass, which would take traffic away from the village entirely. Also, pedestrian crossings must be built to enable people, including children accessing the school, to cross the road.</p> <p>To further increase safety, traffic calming measures such as speed bumps would also increase safety in the village and prevent vehicles from speeding through. This would also limit noise pollution</p>	These are highways matters mainly, so could be raised with the local highways authority.
Resident 3	<p><b>DES1</b> - Allow for good contemporary design and not reproductions of older buildings.</p> <p><b>CBH2</b> - Change suggested "should not imitate instead of should not necessarily imitate"</p>	<b>CBH2</b> - Agree - should not imitate is clearer. Updated

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Resident 4	Speed cameras to be installed on Wighay Road. Traffic exceeds 30 MPH	Highways matter. Raise with local highways authority.
Resident 5	<p><b>HSG1</b> - Support the need for specialist accommodation suitable for elderly, vulnerable and disabled persons. Not supportive of homes for first time buyers.</p> <p><b>DES1</b> - Support point 3 - need to provide off street car parking in any development. This is paramount.</p> <p><b>CHB1 and CHB2</b> - This is very important and must not be compromised.</p> <p><b>TRA1</b> - Greater emphasis should be placed on traffic calming procedures and avoidance of on street parking. No waiting lines should be put on the road outside of the school. Parents dropping off children at school on the main road should be prevented at all times.</p> <p><b>EMP1</b> - Improving high speed internet is very important.</p> <p><b>EMP2</b> - Do not agree with any economic development within the village neighbourhood.</p>	<p><b>HSG1:</b> The reason for not supporting housing for first time buyers is not clear, but would appear to contradict evidence of need.</p> <p><b>TRA1:</b> Traffic management is a highways matter.</p> <p><b>EMP2:</b> The reason for not supporting economic development is unclear, but appears to be at odds with NPPF policy on rural areas.</p>
Resident 6	<p><b>HSG1</b> - Would prefer the parish to make financial contributions for affordable housing elsewhere. Agree the need for smaller homes for first time buyers.</p> <p><b>DC1</b> - Agree particularly around support for new doctors</p>	<b>HSG1:</b> It is unclear how providing affordable housing outside of the area would better support local need.
Resident 7	<p><b>HSG1</b> - Need more specific details to decide. Proposals for dwellings in current garden areas of existing houses? Define specialist accommodation and type of proposed occupancy e.g. bungalows for elderly.</p> <p><b>TRA1-</b> Need more detail of highway improvements to accommodate development. Could conflict with maintaining character of village. Covered cycle storage, again could conflict with rural village character and be unsightly - location will be critical e.g. Brook Farm, but not open Sundays.</p>	<p><b>HSG1:</b> Detail of housing would be provided at the planning application stage. The second sentence is a question rather than statement.</p> <p>Interpretation updated to reference guidance on specialist accommodation.</p> <p><b>TRA1:</b> New bullet point added to CBH1 regarding the impact</p>

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		<p>of highways works on character as a consideration. Covered cycle storage could equally be well designed, so comment makes an assumption. Don't understand reference to Brook Farm.</p>
<p>Resident 8</p>	<p><b>HSG1</b>- It should be made absolutely clear that this policy covers any new development within the parish.</p> <p><b>CBH2</b> - Suggest that the wording of the final bullet point could be improved by adding the phrase "where there is historical precedent". We say this as the majority of properties on Linby Lane currently use hedging as their front boundary treatments, and the insertion of stonewalls into this environment would look inappropriate and detract from the rural nature of the lane. Additionally it must be noted that the actual stone used in the village is Linby Stone and not Bulwell stone, which is sandier and coarser than Linby stone.</p> <p><b>NE1</b> - The text in respect of Woodland and Trees is meaningless as this relates to a much larger geographical area and not particularly relevant to the parish. We would suggest this part of the text be replaced with something akin to that shown in the Conservation Area Appraisal, which is more specific to the village. Also, there should be reference in the text to the original 1973 conservation plan, when homes on the north side of Linby Lane were included within the conservation area solely to protect the area of woodland known as School Plantation. There is also a significant area of woodland in front of Linby House. These need to be acknowledged within the text especially Linby House, where expansion of the premises into this woodland continues.</p> <p><b>TRA1</b> - Ideally it should also support the creation of a northern by-pass to the village</p> <p><b>DC1</b> - We do not agree how policy is written. We suggest amending the text as follows - Linby Parish Council in considering S106 requirement or allocation</p>	<p><b>HSG1</b>: The policy does not specify a limited area, so applies to the whole area.</p> <p><b>CBH2</b>: Linby Lane is made up of a mixture of stone wall and hedging. No amendment made. Suggested wording on historical precedent is too complex to apply.</p> <p><b>NE1</b>: The policy can only apply to the neighbourhood area.</p> <p><b>TRA1</b>: A bypass would be a project for the highways authority.</p> <p><b>DC1</b>: It is unclear what point is being made, but the suggested policy would be too vague.</p> <p><b>Designation of Open Spaces</b>: Gedling Borough Council confirmed the status of land to the north of Wighay Road via an email on</p>



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	<p>of CIL monies should consider the following infrastructure priorities. a) Utilise the levy received to support the infrastructure priorities identified through the Neighborhood Plan. This could be added as a separate policy in DC1</p> <p><b>Designations of open spaces</b> - Suggest that the following is added land to the north of Wighay Road and west of the railway line. This land, partially fronting Wighay Road and the rear garden of houses before the railway line has been allocated in the Top Wighay Master Plan as open land between the site of Top Wighay and the remainder of Linby village and therefore ought to be included.</p> <p>We disagree with the extent of the southern boundary of LGS7, and feel that this should be redrawn in line with the historical hedge line still extant outside Greenford and Kelstedge houses.</p> <p>Should not some more of Papplewick Lane site be open space.</p> <p><b>Aspirations</b> - We are concerned about the urban nature of some of the aspirations proposed and would encourage the PC to consider other alternatives to traffic lights and pedestrian crossings, particularly within the conservation area. A more appropriate model to be considered could be to create a traffic cushion, where the road is at the same level as the pavements and village greens and to also take down some of the barriers, such as around the village green, which continue to enforce a separation between car and pedestrian spaces, thus encouraging motorists to speed through the village. It would be also great to have an aspiration to add in a cycle link between the village and the Linby/ Newstead Trail, which avoids the narrow pavement along Main Street adjacent to Tommywoods.</p> <p>Light pollution - policies should also seek to minimise light pollution.</p>	<p>9th August 2018 - "I can confirm that the area of land marked on the plan attached to your email is protected as green belt, as shown in the adopted Local Planning Document."</p> <p><a href="http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningbuildingcontrol/planningpolicy/PoliciesMapNW.pdf">http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningbuildingcontrol/planningpolicy/PoliciesMapNW.pdf</a></p> <p>This will not be designated as Local Green Space.</p> <p><b>Aspirations:</b> These comments apply to the non-statutory part of the plan.</p>
Resident 8	<p><b>General Comments</b> - The plan needs to be updated to include "Land Adjacent to Hayden Lane" as a site for up to 120 homes now allocated in the adopted Gedling Local Plan. This is important as many of the existing policies in the Neighbourhood Plan such as HSG1 will not apply to at least one of the strategic sites allocated in the parish, namely land north of</p>	<p>Plan does not make site allocations, but relies on strategic site allocations and other local plan policies that define where growth can occur. It clearly</p>

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	<p>Papplewick Lane, where the housing types on this site have already been approved by the local planning authority, and which fails completely to deliver any of the housing mix as specified in HSG1. The fact that this site has also been approved by Gedling Borough Council, ahead of the emerging Linby Neighborhood Plan also makes a mockery of one of the primary aims for neighbourhood plans - for parishes to shape the future development of the area. In short we are well aware that Gedling BC have already allocated major housing/ employment sites in the parish. It remains unclear how the 2 plans i.e. the NP and adopted Gedling Local Plan can work in cohesion. We also believe the plan needs to be absolutely clear when referring to Linby, whether this means Linby village, or the parish as a whole e.g. when referring to Linby in the second line on page 42 we assume this refers to Linby village and not Linby parish as a whole.</p>	<p>states on page 42 towards the end of the second paragraph that we are referring to Linby Village.</p>
<p>Gladman Developments</p>	<p><b>DES1</b> - Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the NPPF, which states that;</p> <p>“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”.</p> <p><b>CBH1</b> - Noting the intentions of this policy to safeguard open spaces of community value, the proposed sites are already covered by Green Belt designation, which ‘washes’ over the parish, as such the designation as a Local Green Space would be unnecessary. Gladman would therefore suggest that this policy is redundant and best removed from the plan.</p> <p>Should the Parish Council wish to continue</p>	<p><b>DES1:</b> It is difficult to relate Gladman's comments to the actual policy, which avoids prescription and encourages innovative design.</p> <p><b>CBH1:</b> The purpose of the green belt and of LGS designations are different, the latter being about protection of spaces valued by the community. Disagree with the comment.</p> <p><b>CBH2:</b> References to the NPPF throughout the document have been updated.</p>

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	<p>designating the sites as Local Green Spaces, robust and justified evidence must be provided to support the inclusion of any proposed designations. The Parish Council must also ensure sufficient clarity &amp; precision in the wording to allow the decision maker to apply the policy effectively and with confidence.</p> <p><b>CBH2</b> - The policy seeks to conserve and enhance the character and appearance of the parish however we suggest further modification to the policy to ensure it aligns with the Framework. We note in the supporting text to the policy reference is made to both statutory and non-statutory heritage assets. As currently drafted the policy seems to apply to all Heritage Assets and does not distinguish between designated and non-designated assets. Gladman suggest revisiting this policy and using the guidance contained in paragraphs 132-135 of the Framework to ensure the policy is clear and concise.</p>	
<p>Pegasus Group on behalf of Harworth Estates</p>	<p><b>LGS17</b> - We note that the Wighay Road Grassland Local Wildlife Site (LWS) is proposed for designation as a Local Green Space (Ref. LGS17) in the Neighbourhood Plan. Paragraph 77 of the National Planning Policy Framework (NPPF) states that "The Local Green Space designation will not be appropriate for most green areas or open space" (emphasis added). We wish to register our objection to the designation of the Wighay Road Grassland LWS as a Local Green Space as we do not consider it to be appropriate. Our justification for this view is set out below. Wighay Road Grassland Local Wildlife Site (LWS) is proposed for designation because of its beauty and wildlife value. Appendix 2 'Description of Designated Local Green Spaces' states that the site is "...an example of a characteristic neutral grassland community...ideally this community should be retained and managed in an appropriate fashion". There is currently no obligation or mechanism for the management of the LWS. The site is currently vacant and unkempt and, in the absence of a mechanism for its future management, it is inappropriate for designation as a Local Green Space. As part of the proposed development of 'land to the north of Wighay Lane, Linby' there is an opportunity to secure the retention and future management of part of the LWS</p>	<p><b>LGS17:</b> This has been removed from the Neighbourhood Plan and the Parish Council may revisit designating part of the green space in the future.</p>

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	<p>along side the delivery of residential dwellings. As stated previously, the central area of grassland could be gifted to the Parish Council and a contribution provided towards its management. Whilst the peripheral part of the LWS would be lost, it is considered that the proposed mitigation measures adequately mitigate for the limited biodiversity loss in accordance with local and national guidance. This accords with the Neighbourhood Plan's objective to ensure that future development enhances the parish's natural ecological designations and encourages communities to enjoy them (NP, page 47). The proposed designation of the site as a Local Green Space would hinder the future development of the site, including the provision of a significant area of public open space and its management. In the absence of development on site there will be no mechanism for the future maintenance or management of Wighay Road Grassland LWS. For the reasons set out above, we recommend that the proposed designation of Wighay Road Grassland LWS as a Local Green is removed from the Neighbourhood Plan and the site allocated for a small-scale bungalow development as shown on the attached plan. This would enable the area of open space (of approx. 0.7 ha) shown on this plan to be designated as a Local Green Space. Harworth Group would have no objections to the designation of Local Green Space on this basis.</p>	
<p>Gedling Borough Council</p>	<p><b>Foreword</b></p> <ol style="list-style-type: none"> <li>1. As a matter of consistency with the Gedling Borough Aligned Core Strategy and Local Planning Document, and the neighbourhood plans for Calverton, Papplewick and Burton Joyce it is advised that the plan period is amended up to 2028.</li> <li>2. Page 60 (4th paragraph) – the neighbourhood plan is not in line with the ACS, which has a plan period up to 2028.</li> <li>3. Page 4 (Fifth paragraph, final sentence) – it also has to be in general conformity with the National Planning Policy Framework and the Gedling Borough Local Planning Document.</li> </ol>	<ol style="list-style-type: none"> <li>1 and 2. Period of Plan: The Neighbourhood Plan does not need to reflect the core strategy date.</li> <li>3. Paragraph amended to state that the neighbourhood plan will form part of the statutory development plan for</li> </ol>

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		the area, together with adopted local plan documents.
Gedling Borough Council	<p><b>Introduction</b></p> <p>1. Page 7 (Second paragraph) – Delete emerging and refer to Adopted Gedling Borough Local Plan Part 2 and delete '(when the latter is adopted)'.</p>	Updated
Gedling Borough Council	<p><b>History of Linby</b></p> <p>1. Page 18 (First bullet) – amend to read 'Conservation Area status gained'.</p> <p>2. Page 18 (1994 bullet) – Is this referring to the Conservation Area enhancement scheme (new paving), rather than Conservation Area extension? No record of Conservation Area extension except in 2011.</p>	<p>1. Updated to state Linby Conservation Area designated.</p> <p>2. Agree - meaning unclear. Updated to state Linby Conservation Area Enhancement Scheme. Also, 2011 entry updated to state Linby Conservation Boundary Area Extension.</p>
Gedling Borough Council	<p><b>Special Designations</b></p> <p>1. Page 19 (Second paragraph) – Listed Buildings also specifically protected in the adopted Local Planning Document Policy LPD26 (Heritage Assets) and Policy LPD27 (Listed Buildings).</p> <p>2. Page 20 (Map of Key Views and Vistas) – although the three additional vistas are acknowledged, it is not within the scope of the neighbourhood plan to amend the Conservation Area Appraisal. Advise that these additional vistas are referred to within a neighbourhood plan policy. See comments on DES1 below.</p>	<p>1. Page 19 - text wrong, but so is the Local Planning Authority suggestion. Amended to 'Protection is afforded by the Planning (Listed Buildings and Conservation) Areas Act 1990. The NPPF and local plan include policies for heritage protection'.</p> <p>2. The Neighbourhood Plan can't amend the conservation area appraisal, but it doesn't need to. It has a far higher status than the</p>

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		appraisal. So entirely legitimate to set out key views.
Gedling Borough Council	<p><b>Local Green Spaces</b></p> <p>1. Page 22 – the ‘criteria for designation’ section relating to Local Green Spaces should be removed as (1) it is different to the criteria set out in the NPPF and (2) the correct NPPF criteria are correctly referred to under ‘methodology’ on page 23.</p> <p>2. Page 22 – Move the section about community facilities after the Local Green Space section under a separate heading</p>	<p>1. Local Green Space section on page 22 updated.</p> <p>2. Community Facilities section moved to page 21</p>
Gedling Borough Council	<p><b>Community and Stakeholder Engagement</b></p> <p>1. Page 25 – typos ‘March 2106’ and ‘Nov. 2106’</p>	Updated
Gedling Borough Council	<p><b>Objectives</b></p> <p>1. Page 28 (Objective 5) – Remove reference to ‘safeguarded land’, which broadens the objective to include all development at TWF (including the allocation).</p> <p>2. Page 29 – typo – ‘DCO1’ change to DC1</p>	<p>1. Specific reference to safeguarded land updated.</p> <p>2. Updated</p>
Gedling Borough Council	<p><b>Local Strategic Policy</b></p> <p>1. Page 31 (Local Strategic Policy) – Local Strategic Policy – The LPD was adopted on 18th July 2018 and the RLP has been superseded. Section needs updating, including any references to the LPD ‘emerging’ throughout the document.</p> <p>2. Page 32 (diagram) – The LPD superseded the Gedling Borough Replacement Local Plan, which should be removed from the diagram. Also remove ‘(In Preparation)’.</p>	<p>1. Section updated and Neighbourhood Plan has been updated to show the local plan has been adopted.</p> <p>2. Diagram Updated</p>
Gedling Borough Council	<p><b>HSG1 (Housing Mix)</b></p> <p>1. Page 34 and 35 – remove 7 references to ‘emerging’ LPD</p> <p>2. Page 34 – update image of the LPD cover – adopted version July 2018.</p> <p>3. Page 34 (final paragraph) – this paragraph is not correct in the wider context of Linby Parish (i.e. considering the allocations adjoining the urban area including Top Wighay Farm where the 30 dwellings per hectare requirement would apply). Policy LPD33 is clear that exceptions to the density requirement include ‘locations where there</p>	<p>1. Page 34 and 35 updated.</p> <p>2. Image updated</p> <p>3. Page 34 final paragraph updated</p> <p>4. Bullet point 6.5.3 is correct</p> <p>5. It is very unlikely that a SPD would be strategic local policy, so requirement for affordable provision</p>

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	<p>is convincing evidence of a need for a different figure' and at paragraph 10.3.5, which specifically states that appropriate densities in Linby village 'will need to be judged on the basis of limited infilling'.</p> <p>4. Page 35 – first bullet is referring to paragraph 6.6.5</p> <p>5. HSG1 – The policy wording requirement that proposals must include affordable housing contributions within the development is contrary to section 6.2 of the Top Wighay Farm Development Brief SPD (final paragraph), which states that 'some or all of the affordable housing may be met off site'. This is to ensure that the Borough's affordable housing need is distributed in accordance with the Council's Housing Strategy. It is recommended the third bullet of HSG1 is removed as a 'must' requirement and referred to separately, acknowledging that off-site affordable housing contributions may be sought but supporting the principle of some on-site provision.</p>	<p>within Linby can stand.</p>
<p>Gedling Borough Council</p>	<p><b>DES1 (Design)</b></p> <p>1. Page 38 – remove reference to 'emerging' LPD in second and third paragraph.</p> <p>2. Page 40 (interpretation) –in first paragraph remove reference to 'emerging' LPD and the second sentence in first paragraph.</p> <p>3. Page 40 (interpretation) – unnecessarily prescriptive to require 'capable and skills professional teams' as not all applicants will have access to this – i.e. minor applications.</p> <p>4. DES1 (criteria 1) – insert text 'Complementing the surrounding...'</p> <p>5. DES1 (criteria 3) – remove text 'a mix of' as this is unnecessarily unclear</p> <p>6. DES1 (criteria 5) – insert text 'responding to significant views and landmarks'. More guidance could be included in the text in terms of defining significant views and landmarks.</p> <p>7. Advise the map on page 20 is moved to the supporting text of this policy and referred to in the policy text – this will give policy weight to the three additional views.</p> <p>8. DES1 (criteria 6) – insert test 'to reduce the risk of surface water flooding',</p>	<p>1. Updated</p> <p>2. Updated</p> <p>3. Note the interpretation is helpful guidance rather than part of the policy. No change made</p> <p>4. Amendment made.</p> <p>5. Amendment made</p> <p>6. Amendment made.</p> <p>7. Interpretation statement updated " In respect of key views and vistas these can be found on the map on page 20."</p> <p>8. Modification to wording made.</p> <p>9. Interpretation statement updated "Microclimate is about ensuring that buildings are designed to respond to local climate</p>

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	<p>although it is unclear how this is a design related policy.</p> <p>9. DES1 (Criteria 8) – responding to microclimate – it would greatly assist if more guidance was provided on how developers are expected to address this aspect.</p>	<p>conditions. This could include considering street layout, topography, natural features such as water, choice of materials to modify summer peak temperatures, provide shade, and help create a comfortable public realm as some examples."</p>
<p>Gedling Borough Council</p>	<p><b>CBH1 (Heritage and Local Green Space)</b></p> <p>1. Page 43 - remove reference to 'emerging' LPD in final two paragraphs.</p> <p>2. CBH1 – 19 Local Green Spaces are proposed. The Borough Council has provided an assessment of the proposed Local Green Space designations at Appendix 1 of these comments. This assessment has been undertaken as a comparative exercise, and takes account of national policy and planning practice guidance. Appendix 1 sets out whether or not the sites would have been supported for designation had they been assessed consistently alongside other sites proposed through the Local Planning Document process. Where the Borough Council's recommendation differs to that of the neighbourhood plan, it is acknowledged that it is ultimately the examiner's role to determine the acceptability of all of the proposed designations. The recommendations of the Local Green Space assessment are summarised in the table at paragraph 12 or Appendix 1.</p> <p>3. Comments on the proposed Local Green Spaces in relation to Planning Practice Guidance</p> <p>a) In relation to LGS 2, 3, 4, 7 - Planning Practice Guidance (Para 011, ID 37-011-20140306) states that consideration should be given to 'additional local benefit' where proposed LGS are designated Scheduled Monuments/ within a conservation area. Such benefit is unclear.</p> <p>b) In relation to LGS 14, 17, 18, and 19 - Planning Practice Guidance (Para 008, ID 37-008-20140306)</p>	<p>1. Updated</p> <p>2. Local Green Spaces have been amended to 15 designations from 19 designations</p> <p>3a. Site descriptions updated</p> <p>3b. LGS 18, 18 and 19 have been removed from the Neighbourhood Plan</p> <p>3c. LGS11 has been removed from the Neighbourhood Plan</p> <p>4. The wording would appear to be compatible with that for green belts. No amendment</p> <p>5. The Local Green Spaces Listed are the only ones that provide a setting for heritage assets. No change made</p> <p>6. The policy should not repeat NPPF policy. Unclear what point the Local Planning Authority is trying to make.</p> <p>7. Interpretation has been updated to "Local Green Spaces</p>



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	<p>states that LGS designation is rarely appropriate for land that has planning permission for development. These LGS's fall within housing allocations. LGS14 and 18 in particular are based on indicative boundaries. GBC would support LGS17 being amended to reflect the open space area as shown on the plan provided by Pegasus Planning/ Harworth Group.</p> <p>c) In relation to LGS 9, 10, 11, 12 13 (and others listed above) - Planning Practice Guidance (Para 008, ID 37-008-20140306) states that where proposed LGS's are within the Green Belt, consideration should be given to 'additional local benefit'. Such benefit is unclear, in particular in conjunction with other designations on these sites.</p> <p>4. CBH1 – the current policy wording is not consistent with the National Planning Policy Framework, which at paragraph 78 is clear that 'local policy for managing developments within a Local Green Space should be consistent with policy for Green Belts'. Small-scale development on these sites therefore should be determined against Green Belt policy rather than the criteria stated.</p> <p>5. CBH1 - In the interest of clarity, the policy should list all of the designated Local Green Spaces, rather than just three of them.</p> <p>6. Considering the above, the following policy text is advised for CBH1 The following sites identified in the appended maps are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> <li>· LGS1 – Village Green</li> <li>· LGS2 – Green Space surrounding Bottom Cross · etc.</li> </ul> <p>The policy taken towards development in these areas is consistent with that taken towards development in the Green Belt.</p> <p>7. Page 44 (interpretation) – remove current text as this justified the 'small-scale' approach. Replace text to reflect the Green Belt approach, which is consistent with the NPPF.</p>	<p>designated in this neighbourhood plan and by the Adopted Local Plan, etc."</p>
<p>Gedling Borough Council</p>	<p><b>CBH2 (Historic Character)</b></p> <p>1. Perhaps consider whether third bullet is too prescriptive by requiring a specific material – could insert text 'or similar in appearance'?</p>	<p>Amendment made</p>

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<p>Gedling Borough Council</p>	<p><b>NE1 (Habitats, Trees and Hedgerows)</b></p> <p>1. Pages 46-47 – the supporting text to policies NE1 and NE2 refers to the NCA. However, reference could be made to the Greater Nottingham Landscape Character Assessment (LCA) (2009) the recommendations/ landscape actions of which are used to assess landscape credentials under policies ACS10 and LPD19. Linby Parish falls within Policy Zone ML017 (Linby Wooded Farmland) of the LCA (see map on final page and pages 49-50):</p> <p><a href="http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/naturalenvironment/landscapecharacter/">http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/naturalenvironment/landscapecharacter/</a></p> <p>2. Page 47 – bullet points referring to ‘SINC’ should be replaced with Local Wildlife Site ‘(LWS)’.</p> <p>3. Page 47 – typo – ‘paragraph 11.5.3 in the LPD states that’.</p> <p>4. NE1 – amend text ‘Proposals should not have....’</p>	<p>1. Most current data used. No change</p> <p>2. Amended</p> <p>3. Amended</p> <p>4. Unclear what point is being made by the Local Planning Authority?</p>
<p>Gedling Borough Council</p>	<p><b>NE2 (Landscape and Rural Character)</b></p> <p>1. NE2 – amend text ‘Proposals must respond to, respect...’</p>	<p>No amendment.</p>
<p>Gedling Borough Council</p>	<p><b>TRA1 (Traffic and Transport)</b></p> <p>1. Page 50 (final paragraph) – remove reference to ‘emerging’ LPD. Policy 14 (Managing Travel Demand) and Policy 15 (Transport Infrastructure Priorities) are from the ACS (Part 1 Local Plan). Policy LPD35 (Safe, Accessible and Inclusive Development) is from the LPD (Part 2 Local Plan).</p> <p>2. TRA1 (criteria 1) – suggest that this specifies that it refers to new roads ‘within new developments’ as criteria 5 already covers off-site highway capacity improvements. This reflects the views of Nottinghamshire County Council (as Highways Authority)</p> <p>3. TRA1 - Suggest reordering so that pedestrians and cycling (part 4) is first, followed by public transport (part 3) and roads/highways. This is to reflect the NP strategy to promote reduced car journeys and encouraging alternative modes of transport. Move parking (part 2) to last.</p> <p>It may be worth considering giving policy support to</p>	<p>1. Amended</p> <p>2. Amended</p> <p>3. Amended. Reference to electric vehicles added.</p>

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	<p>the provision for electric vehicle charging within the policy wording. This would be consistent with the Council's Air Quality and Emissions Mitigation: Guidance for Developers (2015):</p> <p><a href="https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf">https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf</a></p>	
Gedling Borough Council	<p><b>EMP1 (High Speed Connectivity)</b></p> <p>1. EMP1 – It is recommended that the policy should be triggered by a threshold (suggest 10 homes and 1,000 sq. m of commercial floor space), as it would seem rather onerous to apply this policy to more minor developments.</p>	<p>1. Disagree, as only relates to connections within the housing curtilage if small number of houses.</p>
Gedling Borough Council	<p><b>COM1 (Community Facilities)</b></p> <p>1. COM1 – in relation to new facilities, the third bullet referring to having no significant impact on the local environment is not sufficiently clear. It is recommended that the policy requirement is specific (i.e. what aspects of the local environment?). In any case these matters would be considered under policies LPD32 and LPD61.</p> <p>2. COM1 – in relation to existing facilities, the measure of 'adverse impact on community value' is open to interpretation. Perhaps the policy should be more specific – prioritising the retention of the existing community use rather than effectively supporting any type of community use. See the approach taken in LPD56. However the policy does add significant local context through referencing Table 1.</p>	<p>1. Policy amended</p> <p>2. Interpretation updated</p>
Gedling Borough Council	<p><b>DC1 (Developer Contributions)</b></p> <p>1. DC1 – Sets out some local priorities - the plan should provide more clarity and detail about the Parish Council's priorities for spending CIL income as this would provide more certainty for promoters more weight and legitimacy to eligible proposals.</p>	<p>Within the Non Planning Section of the Neighbourhood Plan it details aspirations that are key to the Parish of Linby and these would be items we would like to see moving forward which we would look to utilise some of the CIL money on.</p>

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Gedling Borough Council	<p><b>Non-Planning matters</b></p> <p>1. Page 90 – SINCS are now known as Local Wildlife Sites</p>	Amended
Gedling Borough Council	<p><b>List of Evidence and Sources</b></p> <p>1. Delete reference to Emerging and refer to Adopted LPD</p>	Amended
Gedling Borough Council	<p><b>Gedling Borough Council’s Assessment of Proposed Local Green Space Designations in the Linby Neighbourhood Plan.</b></p> <p>The table below sets out the Borough Council’s recommendations regarding the 19 sites considered for designation as Local Green Space in the Linby Neighbourhood Plan.</p> <p><b>1. LGS1 Village Green (area in front of Stone Cottages) -</b> Designate as Local Green Space</p> <p><b>2. LGS2 Green Space Surrounding the Bottom Cross -</b> No Designation. Remain as Scheduled Monument, Green Belt and Conservation Area.</p> <p><b>3. LGS3 Green Space Surrounding the Top Cross -</b> No Designation. Remain as Scheduled Monument, Green Belt and Conservation Area.</p> <p><b>4. LGS4 Linby Docks -</b> No Designation. Remain as Green Belt and Conservation Area.</p> <p><b>5. LGS5 School Plantation -</b> Designate as Local Green Space</p> <p><b>6. LGS6 Linby Meadow -</b> Designate as Local Green Space</p> <p><b>7. LGS7 Grassed Area on the South Side of Linby Lane -</b> No Designation. Remain as Green Belt and Conservation Area.</p> <p><b>8. LGS8 Playing Field behind the Horse and Groom -</b> Designate as Local Green Space</p> <p><b>9. LGS9 Football Field – Linby Football Club -</b> No Designation. Remain as Protected Open Space and Green Belt.</p> <p><b>10. LGS10 Paddock -</b> No Designation. Remain as Green Belt.</p> <p><b>11. LGS11 Linby Trail -</b> No Designation. Remain as Green Belt, Local Wildlife Site, Cycle Route and Conservation Area (Partial).</p> <p><b>12. LGS12 Blackpad -</b> No Designation. Remain as Protected Open Space and Green Belt.</p> <p><b>13. LGS13 Next to Waterloo Road and the Football</b></p>	Local Green Site Designations has LGS11, LGS17, LGS18 and LGS19 removed from the plan

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	<p><b>Field – Old Colliery Wheel</b> - No Designation. Remain as Green Belt.</p> <p><b>14. LGS14 Bellway Home Site – Land North of Papplewick Lane Ecology Park</b> - No Designation. The site is a development site.</p> <p><b>15. LGS15 Moor Pond Wood &amp; Dam Bank</b> - Already designated as a Local Green Space in the Local Planning Document.</p> <p><b>16. LGS16 Dam Wood</b> - Already designated as a Local Green Space in the Local Planning Document.</p> <p><b>17. LGS17 Wighay Road Grassland Local Wildlife Site</b> - No Designation. Remain as Local Wildlife Site.</p> <p><b>18. LGS18 Top Wighay Farm Drive Local Wildlife Site</b> - No Designation. Remain as Local Wildlife Site.</p> <p><b>19. LGS19 Top Wighay Farm Open Green Spaces as per Plan D of SPD</b> - No Designation. The site is a Strategic Allocation and is based on an indicative boundary in the SPD.</p>	
<p>Nottinghamshire Wildlife Trust</p>	<p><b>CBH1</b> - it would be useful to have a mechanism for additional LGSs to be added in the during the plan period (if felt relevant).</p> <p><b>NE1 and NE2</b> - they could go further than encouraging sensitive boundary treatments and suds. For instance, it could be stated that development [or activities] should encourage restoration and re-creation of locally important habitats and/ or secure positive management of existing habitats. This should be including protection / enhancement/ creation of Section 41 NERC Act Habitats/ UK BAP Priority Habitats (e.g. lowland woodland and meadows) and Priority habitats listed in the Nottinghamshire Biodiversity Action Plan. Protection for S41 Species/ UK and Nott’s BAP species within the Neighbourhood Plan would also be welcomed.</p> <p>There is a reference to Net Biodiversity Gain in the Neighbourhood Plan, were NPPF paragraphs are present (‘Net gain’ is still present in the revised NPPF but the Para numbering has changed). It may be appropriate to add in some further examples of net gain, especially measure that are simple and easy to achieve, such as incorporation of built in bat and bird boxes into conversions or new building</p>	<p><b>CBH1:</b> There is no such mechanism beyond remaking the Neighbourhood Plan.</p> <p><b>NE1 and NE2:</b> These suggestions go beyond the scope of planning policy, for example to site management. Interpretation encourages good practices, but can’t write into policy, unless directly related to the development itself. No specific policies to be developed in relation to Renewable Energy. NPPF quotes have been updated throughout the Neighbourhood Plan to reflect the revised version 24 July 2018.</p>

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	<p>developments. Biodiversity friendly Suds (drainage) schemes or new meadow creation and new woodland planting may also be appropriate. We would also welcome references to this and the following in the policy wording (rather than just in supporting text): the importance of Green Corridors/ Green Infrastructure, including multiple benefits (e.g. social and health) <a href="https://www.gov.uk/guidance/natural-environment#para027">https://www.gov.uk/guidance/natural-environment#para027</a> ecosystem service provision (clean air, soils etc.) as referred to in the revised NPPF.</p> <p>If any policies were to be developed in relation to Renewable Energy are to be included, these would be welcomed. However they should contain a reference to [ensuring that] no negative impacts on wildlife would arise from any renewable energy scheme.</p> <p>Finally, I'm sure it will be picked up that the NPPF has been recently been updated (revised version published 24 July)</p> <p><a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a></p> <p>so references to biodiversity paragraphs (and any others quoted) will have changed.</p>	
Natural England	<p>We support policy NE1: Habitats, Trees and Hedgerows and NE2: Landscape and Rural Character which will help to protect and enhance the natural environment and landscape of Linby parish. We also recognise that the neighbourhood plan area is within a Green Infrastructure (GI) zone. We therefore support the inclusion of green infrastructure in the designation criteria for the designation of local green spaces.</p>	
Sports England	<p><b>COM1</b>- I note that COM1 supports proposals that affect community facilities, including Linby Colliery Welfare FC, providing they do not adversely affect community value. The wording of this policy should be amended, in order to provide the playing field with protections consistent with P.74 of the NPPF. Specifically, to oppose development unless there is</p>	<p><b>COM1</b>: Reference to NPPF requirement in interpretation added  <b>CBH1</b>: Additional text added to the LGS designation to support the description and</p>

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	<p>robust evidence the playing field is surplus to requirements, the playing field to be lost is replaced with provision of an equal or greater quality or quantity, and when alternative sports provision is provided, where the benefits to sport outweigh the loss.</p> <p><b>CBH1-</b> This designates Linby Colliery Welfare FC, and the Recreation Ground as Local Green Spaces. The policy supports development where open space is not compromised, new development supports community use, and the amenity of the space is enhanced. It therefore doesn't allow for development for alternative sports provision, where the benefits for sport outweigh the loss, or when there is evidence the field's are surplus to requirements. Therefore, the policy should be amended, in order to conform with, P.74 of the NPPF.</p>	community value
Historic England	No specific comments - general comments re Neighbourhood Plans	
National Farmers Union	<p>No specific comments but stated they would like to see the following.</p> <p>Farmers need local plan policies, which enable: -</p> <ol style="list-style-type: none"> <li>1. New farm buildings needed by the business. This could be for regulatory reasons (e.g. new slurry stores) or because new or more crops and livestock are being farmed (grain stores, barns, livestock housing etc.).</li> <li>2. Farm and rural diversification. Some farmers will be in a good position to diversify into equine businesses, on farm leisure and tourism and in other sectors, which will help boost the local economy and support the farm business.</li> <li>3. On farm renewable energy. Farms can be ideal places for wind turbines, PV, solar, anaerobic digestion, biomass and biofuels plant provided they do not cause nuisance to others. The UK must meet a target of 15% renewables by 2020. Currently we are not meeting this target but on farm renewables can help us to meet it.</li> <li>4. Conversion of vernacular buildings on farms into new business use or residential use. This enables parts of older buildings to be preserved whilst helping the economy and the farm business.</li> </ol>	<ol style="list-style-type: none"> <li>1. Currently permitted development rights or NPPF policy.</li> <li>3. No renewable policy at present. Proposals would be considered against local and national policy.</li> </ol>

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	5. Fast broadband and mobile connectivity. Rural businesses depend on these but so often these are not provided and planning can be an obstacle to their provision rather than the enabler that it should be.	
Coal Authority	As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. According to the Coal Authority records there are fissures running through parts of the Neighbourhood Plan area. The risks posed by these features would need to be a consideration should any sites be allocated for future development. However, it does not appear that at the current time any allocations are proposed within the plan area	Coalfield is mentioned in the Neighbourhood Plan on page 17
Severn Trent	No specific comments	