



DRAFT POLICIES CONSULTATION AUG/SEP 2014 REPORT

The Steering Group of the Horncastle Neighbourhood Development Plan delivered a draft policy questionnaire to every house in Horncastle during August and September 2014.

The questionnaire listed all of the draft policies created throughout the Neighbourhood Planning Process encompassing feedback from many other consultations in 2013 and 2014.

This report is a summary of responses and figures on the level of agreement respondents had with each policy.

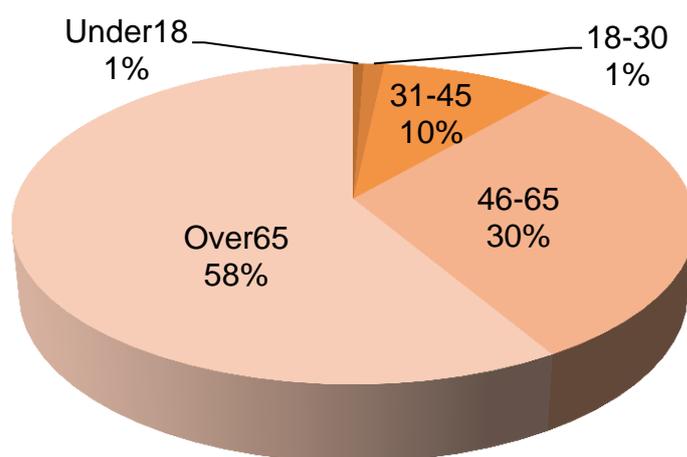
P1: Summary of policy agreement levels.

P2-3: Summary of comments.

P4-9: Policies in full.

ABOUT RESPONDENTS

All respondents lived in Horncastle
Age of respondents was broken down as follows:



Data on the name of the road lived on; where people worked and gender is not included in this report.

Policy	Percent Agreeing With Policy
Policy 1 Sustainable Development Principles	88% Agree
Policy 2 Design Principles for New Development	88% Agree
Policy 3 Community Consultation	92% Agree
Policy 4 Historic Environment	87% Agree
Policy 5 Affordable Housing for The Town	85% Agree
Policy 6 Provision of a Mix of Housing Types	89% Agree
Policy 7 Improving Green Infrastructure	91% Agree
Policy 8 Visual Connections with the Countryside	88% Agree
Policy 9 Off Street Parking	93% Agree
Policy 10 Strengthening the Retail Core	88% Agree
Policy 11 Supporting Local Business Growth	94% Agree
Policy 12 Reducing the Risk of Flooding	90% Agree

The questionnaire asked for comments at the end of the document.

This was the question:

Comments

Please bear in mind that we have to analyse all comments so please keep them:

- legible;
- concise;
- relevant to planning;
- relevant to the policies;
- and indicate which policy you are talking about.

Here are the findings, summarised and grouped and counted.

The comments have been sorted into four groups:

1. Policy / plan comments
2. Suggestions
3. Flooding comments
4. "Problems"

POLICY / PLAN COMMENTS

- Policy 1.6: Disagree
- Policy 4: Develop old warehouse sidings?
- 2 x Policy 5.1: 30% AH too high,
Policy 5.1: 20%
- Policy 5.1: Disagree with 30%
- Policy 5: Include provision of single occupancy dwelling
- Policy 7: All sites must have children's playgrounds
- Policy 8: No development on arable land.
- Policy 10: Careful we don't end up with empty shops
- Policy 10: Conformity of trading hours
- Policy 10: Needs to be explained better
- Policy 10: New shops not needed
- Policy 12.5: Should add "maintained as such"
- Policy 12: Dredge rivers
- Policy 12: Mention flooding with existing drainage
- 3 x Hard to understand / confusing
- 2 x Excellent plan
- Disagree with the wording of document
- Good set of policies
- This is not a neighbourhood plan
- Too many get out clauses

POLICY / PLAN COMMENTS

- 2 x Leave Horncastle as it is
- 2 x New/Relocate bus terminal
- Affordable housing should be together
- Demolish or convert warehouse on Sidings
- Facilities for younger generation
- Happy with more development
- More footpaths with room for mobility scooters, prams, OAPs
- More free parking
- More off street parking
- Need bigger supermarket
- Need coach park
- Need footpath/cycle paths into town
- Needs bypass
- No development on hills,
- No need for more housing
- Preserve essential nature of Horncastle
- Renovate derelict properties
- Replace town clock
- Small developments only
- Stop parking on pavements
- Visitor parking new dev

FLOODING COMMENTS

- 14 x Health / medical services
- 11 x Schools /education
- 8 x Parking (Unspecified & free)
- 6 x Traffic
- 4 x Infrastructure improvements needed
- 4 x Shops / Market / Services
- Sewage / Pollution (1 x Works leaked into Bain for years)
- 3 x Employment
- 2 x Buses / public transport
- Cobbled streets
- Don't want to lose green land
- Integration
- Police
- Problems incomers in social Housing
- Public services
- Shortage business premises.

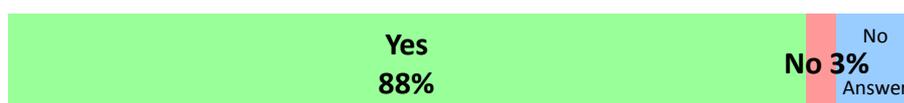
FLOODING COMMENTS

- 5 x Flooding
- 4 x Drainage
- Drainage: New development should pay for improvements
- 2 x Surface water flooding
- 2 x Surface water flooding
- Baggaley Dr & Osborne Way: Often flood in heavy rain
- Development in flood areas needed?
- Flood risk on new and existing
- No development in flood risk areas
- Surface water must be retained on site as defined in NRASWA

Policy 1: Sustainable Development Principles

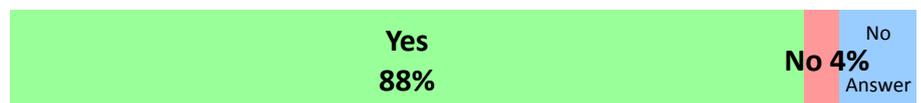
1. The Horncastle Neighbourhood Development Plan will take a positive approach to development to bring forward a balance of housing, employment, retail, community and leisure development to ensure Horncastle remains an attractive, vibrant place; providing all the amenities you would expect in a desirable town. All development over the Plan period will maximise the environmental assets in and around Horncastle, improving access to the countryside and open spaces for residents and visitors.
2. When commenting on development proposals the Town Council will take a positive approach that reflects the presumption in favour of sustainable development and will work proactively with applicants to find joint solutions that mean the proposals can be supported wherever possible to secure development that improves the economic, social and environmental conditions for the whole parish.
3. Development will be supported:
 - A. At a scale and in locations that accord with policies set out in the Neighbourhood Development Plan, where it can be shown that such development would support the continued sustainability and viability of Horncastle.
 - B. For new homes including affordable housing to meet the objectively assessed local housing needs of the parish.
 - C. For tourism related development in the town centre.
 - D. For infrastructure associated with leisure, recreational pursuits, social community and educational activities in and adjoining the town.
 - E. For new and expanded business premises (within and on the edge of the tow).
 - F. For an enhanced town centre that can meet the needs of the town’s growing population.
4. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Development Plan and shall be located to ensure that it does not significantly and adversely affect the:
 - A. Amenity of nearby residents;
 - B. Character and appearance of the neighbourhood in which it is located;
 - C. Social, built, historic cultural and natural heritage assets of the parish;
 - D. Vistas and views into and out of the town.
5. Development will be supported unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in the Framework indicate that development should be restricted.
6. Development that significantly and adversely affects the landscape character, setting and important views into and out of the Town, will only be permitted if there are exceptional circumstances that require limited development.

**Do you agree
with this policy?**



1. New development will be supported where it demonstrates:
 - A. Layout that maximises opportunities to integrate development into the town through creating new connections and improving existing ones allowing for easy, direct movement to and from the town centre and other areas;
 - B. Consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used;
 - C. Designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the town as a whole;
 - D. Innovation and the opportunity to achieve low carbon sustainable design, where practicable, including energy efficiency measures and green energy generation.
2. Major development will be supported where it demonstrates the above criteria including the Building for Life 12 checklist and the Horncastle Townscape Assessment in both developing design concepts and in testing the final design proposal for quality.
3. Applications for major development must be accompanied by a report confirming that the scheme accords with BFL12 and the Horncastle Townscape Assessment. The report should be produced by a suitably qualified independent assessor.

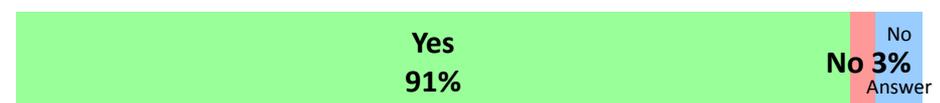
Do you agree with this policy?



Policy 3: Community Consultation

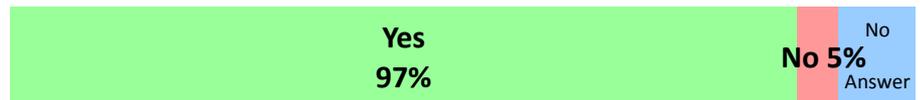
1. Development proposals for 10 or more dwellings or on sites larger than 0.5 hectares must actively engage in consultation with the Town Council and the community as part of the design process at the pre-application stage.
2. Planning applications that require a development brief must be accompanied by a Community Consultation Statement.

Do you agree with this policy?



1. In addition to protecting and respecting the existing Conservation Area in accordance with district wide policies the Neighbourhood Development Plan identifies the following buildings and spaces as locally important heritage assets; listed buildings and buildings/sites of special interest in the Town.
2. The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application in order to minimise conflict between the heritage asset's conservation and any aspect of the proposal.

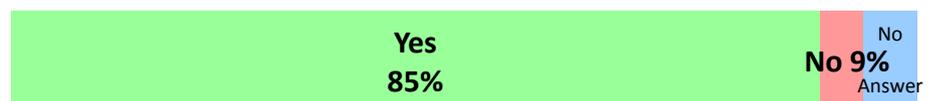
Do you agree with this policy?



Policy 5: Affordable Housing for The Town

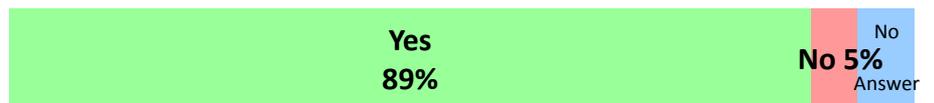
1. To meet identified needs within the community, developers will be required to provide up to 30% contribution towards affordable housing provision on schemes of 5 or more dwellings unless it can be shown that a contribution of that level would compromise viability.
2. Where a significantly lower percentage of affordable housing is agreed other considerations will be required where it is feasible to do so (i.e. high design standards, the improvement of green infrastructure, town centre improvements).
3. Development will be expected to contribute to the provision of affordable homes that are suitable to meet objectively assessed local needs in terms of size and type. Where local housing need data is available, reference should be made in the application as to how the proposed scheme meets that need.
4. Affordable housing should, wherever possible, be provided on site and must be fully integrated with the market housing throughout the development.
5. Affordable housing must be visually indistinguishable from the market housing.
6. New affordable housing in Horncastle provided over the Plan period will initially be offered where a local connection exists. This means that people with a local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a local connection means an applicant(s):
 - A. Who has lived in the Parish for 5 of the last 8 years and is currently resident there or
 - B. Who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency there.

Do you agree with this policy?



1. On schemes of more than 10 dwellings, developers must show how their mix of housing types and sizes to meets the needs of current and future households in Horncastle.

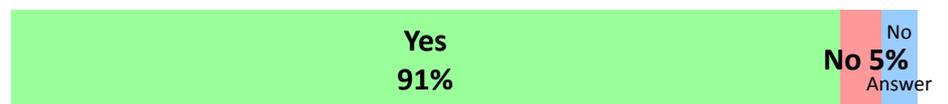
Do you agree with this policy?



Policy 7: Improving Green Infrastructure

1. Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets affected by the development and show the opportunities taken to improve linkages between existing green corridors.
2. The provision or improvement of green infrastructure required by the proposed development to mitigate the impact of that development will be secured by planning obligation or, where appropriate via conditions attached to a planning permission.
3. Green infrastructure enhancements may include:
 - A. Open space (e.g. play areas, sports fields/youth and adult areas, amenity areas);
 - B. Natural heritage (this could include mitigation measures, habitat restoration, habitat protection, habitat creation, landscaping, site management , site interpretation);
 - c. Routes and connections.
4. Flood attenuation features should be used positively to enhance the public realm. They should be seen as a positive contribution to the other aspirations in this policy.
5. Development will be supported:
 - A. Where it adds to the provision of footpaths and cycle routes within the Plan area;
 - B. Where it can be shown that it enhances the attractiveness of walking and non-motorised transport in and around the town;
 - c. Where it adds to the connectivity between existing footpaths, roadways and cycle ways in and around the town and to the town centre.
6. Using the Green Infrastructure Report, planning applications must show how they have contributed to the green infrastructure of the Town.

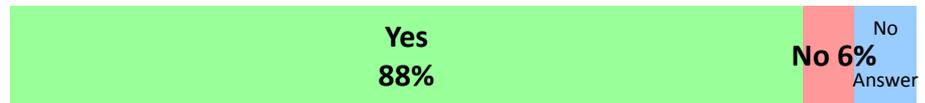
Do you agree with this policy?



Development will be supported on the edge of Horncastle providing it:

- A. Maintains the visual openness and connections with the surrounding countryside.
- B. Maximises opportunities to enhance the existing views to the countryside
- C. Protects the important views into and out of the town as identified in the Horncastle Townscape Assessment.

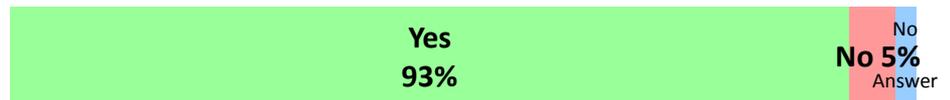
Do you agree with this policy?



Policy 9: Off Street Parking

1. Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:
 - A. Alternative accessible car parking arrangements can be demonstrated which in themselves do not add to on-street parking;
 - B. Otherwise acceptable and well-designed new build or conversion schemes in the Conservation Area would be incapable of meeting this parking provision

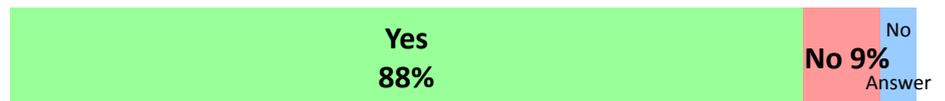
Do you agree with this policy?



Policy 10: Strengthening the Retail Core

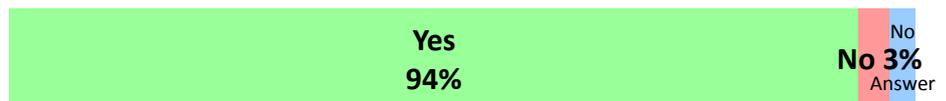
1. The Neighbourhood Development Plan designates a Primary and a Secondary Shopping Frontage, and in those frontages it will:
 - A. Support proposals for new retail (A1) development in new or existing frontages,
 - B. Resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 80% of the total number of A1-A5 units.

Do you agree with this policy?



- Existing employment sites should remain in employment use (Use Classes: B1, B2 and B8).
Proposals for the redevelopment or change of use of redundant land or buildings in employment use to non-employment uses will only be permitted if the existing use is no longer commercially viable and the site has been marketed at a reasonable price for at least one year for that and any other suitable employment use.
- The conversion of existing buildings outside the Town centre and the small scale expansion of existing employment premises will be supported where development:
 - Respects the character of its surroundings by way of its scale and design;
 - Does not have a detrimental effect on the surrounding landscape, residential amenity or road safety.
- The expansion of Boston Road Industrial Estate for employment use is particularly encouraged.
- All new development should demonstrate how it will contribute to and be compatible with current digital connectivity. New developments must ensure that broadband connections that are at least fast can be provided to assist the economic development of the town, except to the extent (if any) that this would render needed development unviable. New development must also ensure that future proof upgrades are available.

**Do you agree
with this policy?**



Policy 12: Reducing the Risk of Flooding

- Development proposals within the surface water catchment area will be permitted where they can demonstrate that:
 - The development proposed will not have a detrimental impact on surface water run-off in the Plan area;
 - The development proposed is entirely self-sufficient in ability to manage surface water run-off.
- All new dwellings on sites outside the existing development boundary will be designed to have a predicted water discharge of no more than 80 litres of water per person per day.
- All developments in flood sensitive areas will be designed and constructed to reduce the overall level of flood risk both on the site itself and elsewhere compared to current use.
- Development will only be permitted where it does not result in the loss of an open watercourse.
- Development on the flood attenuation areas shown on the proposals maps will not be permitted where that development would reduce the ability of these areas to alleviate flooding.
- Parking spaces and driveways associated with new development will be required to have permeable surfaces.

**Do you agree
with this policy?**

