

<p>WL/2024/00753</p>		<p><i>Outline planning application to erect up to 72no. dwellings with access to be considered and not reserved for subsequent applications.</i></p>	<p>LAND OFF SCOTHERN ROAD NETTLEHAM LINCOLN</p>	<p><i>Nettleham Parish Council has reviewed the planning application WL/2024/00753 for the proposed development on Land off Scothern Road, which has been allocated for development within the Central Lincolnshire Local Plan. The Parish Council would like to highlight certain key areas where the proposal must comply with the Nettleham Neighbourhood Plan, particularly Policies D7 and D3:1, to ensure the development aligns with local planning requirements and community expectations.</i></p> <p>1. Compliance with Policy D7 of the Nettleham Neighbourhood Plan</p> <p><i>The Parish Council recognises that this site is designated for development under the Central Lincolnshire Local Plan. Policy D7 of the Nettleham Neighbourhood Plan places important conditions on this development to ensure that it is appropriate in terms of scale, design, and impact on the village character. We would like to ensure that all aspects of Policy D7 are fully adhered to. We request that the developers work closely with the planning authority to ensure these elements are fully addressed in the final plans to maintain compliance with the Nettleham Neighbourhood Plan.</i></p> <p>2. Flood Risk and Attenuation Measures (Policy D3:1 of the Nettleham Neighbourhood Plan)</p> <p><i>Flood risk is another critical area of concern for the Parish Council. Policy D3:1 of the Nettleham Neighbourhood Plan requires that developers take into account both on-site and off-site flood risks and implement appropriate attenuation</i></p>
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			<p>measures. The Parish Council seeks assurance that the following are adequately addressed:</p> <ul style="list-style-type: none"> • Comprehensive Flood Risk Assessment (FRA): The FRA provided should demonstrate a detailed understanding of both the site’s flood risk and its potential impact on surrounding areas. This includes taking into consideration surface water management and runoff, which could affect nearby properties and infrastructure. • Attenuation measures: Sustainable drainage systems (SuDS) should be incorporated to manage surface water, reduce flood risk, and provide long-term water management solutions. The proposed development must include sufficient attenuation features to ensure it complies with D3:1, preventing any increase in flood risk downstream or to neighbouring areas. <p>Ensuring these measures are implemented effectively will mitigate potential flood risks and support the long-term sustainability of the development.</p> <p>3. Community Engagement and Local Concerns The Parish Council would also highlight that there are concerns from the local community regarding the potential impact of this development. Residents have raised issues such as traffic increases and pressure on existing infrastructure. We believe that continued engagement with the community is essential, and we encourage the</p>
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<p>WL/2024/00822</p>		<p><i>Planning Application for rear extension and alterations to dwelling.</i></p>	<p>5 THE CRESCENT NETTLEHAM LINCOLN LN2 2SW</p>	<p><i>Nettleham Parish Council has no objections to the proposed development. However, we wish to reiterate key considerations previously highlighted regarding this site, given its location within the Nettleham Conservation Area:</i></p> <ol style="list-style-type: none"> <p><i>1. Conservation Area Compliance: The site is situated within the Nettleham Conservation Area and must therefore comply with Policy E4 of the Nettleham Neighbourhood Plan, which specifies that "development proposals will be expected to preserve or enhance the character of the area." We expect that the proposed development will respect and contribute positively to the character, scale, and historical integrity of the Conservation Area.</i></p> <p><i>2. Historic England Standards: In accordance with Historic England guidance, any new development in a conservation area should have either a positive or, at minimum, neutral impact on the surrounding environment. We ask that careful consideration be given to ensure that the development upholds the historic value and visual harmony of the area.</i></p>

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				<p>3. Flood Risk Considerations: Due to the site's proximity to properties within High-Risk Flood Zones, we have concerns about potential flood risk to neighbouring properties in the Conservation Area. We recommend that appropriate flood attenuation measures be implemented as part of the development to safeguard against any increased flood risk.</p> <p>In summary, while the Parish Council has no objections, we request that these considerations be addressed to ensure the proposed development aligns with local policies and adequately protects the character and safety of the area</p>
WL/2024/00863		<i>Planning Application for Removal of a Buxus hedge. Add wrought iron style railings and gate.</i>	11 CHAPEL LANE NETTLEHAM LINCOLN LN2 2NX	No objections
WL/2024/00870		<i>Planning Application for proposed alterations and extension to existing dwelling.</i>	25 LODGE LANE NETTLEHAM LINCOLN LN2 2RS	No objections