

Caistor Neighbourhood Plan Update Report – June 2014

Context

This report provides an update for Caistor Town Council following the Neighbourhood Plan pre-submission Public Consultation process undertaken in November/ December 2013.

The delay in reporting back to the Town Council is a consequence of the further support provided by Locality and the further review of the Plan and it's content.

Both the consultation event and the Locality review have resulted in changes being proposed to the detail of the Plan but nothing that in the view of Steering group fundamentally changes the Plan as was consulted upon.

It should be noted and remembered that the Neighbourhood Plan will become part of the statutory Development Plan to be used by West Lindsey District Council in determining planning applications. In that respect it will provide a policy framework for future development proposals to be assessed against but is likely to be open to interpretation and needs to achieve the balance between facilitating development opportunities and mitigating development impacts. Recent exchanges of communication in respect of a planning application indicate the difficulties that this can give rise to although the Plan should never have been seen as means of precluding all new development given the overarching Government commitment to growth.

Summary of current position

The details of the proposed changes are set out in Appendix 1 attached to this report. This details the comments received and the changes proposed by the Steering Group. Most of the changes relate to clarifying within the text or policies certain matters that were open to misinterpretation or confirming that the policies achieve what consultees were wishing to see within the policies. For example the preference for development of previously developed land to be developed ahead of greenfield sites is included within Policy 3 but this will not preclude that suitable greenfield sites will be brought forward not least in the context of the emerging level of housing growth envisaged through the Central Lincolnshire Local Plan process.

The other major change is to emphasise the status of the site specific design briefs as being indicative and illustrative of the ambition held for the town on these sites and others that would be expected to come forward for development. but given the level of concern raised about the options that could have created car parking within South St Park this has been removed form the document entirely. This does illustrate the difficulty in finding a long term acceptable solution to the car parking issues in the town.

A copy of the further review work carried out by NPiers on behalf of Locality is also attached for information.

If the Town Council endorse the changes to the Plan which has been amended along the lines set out in Appendix 1 the Plan will be submitted to West Lindsey District Council to enable them to take the Plan through a further stage of consultation ahead of examination and referendum.

If the Town Council wish to see further changes made to the Plan depending on the nature and extent of these changes this may necessitate a further round of consultation through the local community.

Recommendations

1. The Town Council are asked to ratify the suggested changes to the Plan and submit to WLDC.
2. The schedule of proposed changes should be published on the Town Council website along with the proposed changes ahead of the June Town Council meeting to enable previous respondents to know how their comments are being addressed.
3. The complete set of Plan supporting documents should also be available on the Town Council website