

Foston Neighbourhood Development Plan

2016 - 2026



**Collective comments and actions
from pre submission consultation.**

Collective Comments from the Pre-Submission version of Foston Neighbourhood Plan and action taken.

Respondent	Category	Comment	Action
SKDC Principal Conservation Officer	Built Character Assessment	<p>Many of the photographs are taken using high magnification telephoto lens. Consequently, many of the views illustrated are exaggerated. This is particularly noticeable in the photo on page 17 that shows a very distorted view of the Green Lane wind turbine in relation to Bellmount Tower and that of the view to Belvoir Castle on page 15. There are others but these two stand out as particularly extreme examples. I would suggest that either a 50mm or 75mm lens would result in a more accurate representation of the relationship between the two structures.</p> <ul style="list-style-type: none"> • The “Summary of Key defining characteristics and other observations” sections have been omitted for some of the Character Areas. • There is much reference to ‘right’ and ‘left’ sides of roads. It would be preferable if ‘east’, ‘west’, ‘south’ and ‘north’ were used to avoid any potential confusion. • In the ‘To Be Encouraged’ section on page 7 the wording ‘Post and Rail’ should be added to describe the type of fencing. ‘Clay’ should be substituted for ‘red’ in the reference to pantiles. In the reference to the preferred types of walls, the traditional type of coping to be encouraged should be stated. <p>I would also suggest that the Assessment include more information on vernacular details, such as traditional brick bonds, types of lintels etc and perhaps mention that some of the older properties are built gable-on to the road, an arrangement that should be encouraged for some new development.</p>	<p>The photos have been taken with a suitable lens for the task by a professional photographer. However some were inadvertently stretched or slightly enlarged in the formatting of the document. They have been replaced in the examination version.</p> <p>The Built Character Assessment reviewed was an incomplete and draft version which has been finalised for the examination version. The points outlined here have been considered and amended as required.</p> <p>Additionally a professional town planner (BSc Hons, Dip TP, DMS, MRTPI) has been engaged to review and complete the Built Character Assessment. This includes references to vernacular details.</p>

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		<ol style="list-style-type: none"> 1. In the 'To be discouraged' section the Visual pollution should refer to overhead wires. 2. In the Topography section of Character Area 5 Long Street, the reference to 'Foston's Ford' at the end of Fallow Lane should, I suggest, make it clear that it is the River Witham that is forded. In the same section under 'Land use', the reference to <i>'properties become denser'</i> should more appropriately read <i>'development becomes denser'</i>. 3. Many of the photos lack annotation, I assume this will be corrected in the final document? 4. On page 30 the paragraph entitled 'Roads, Streets and routes' is unfinished. 5. The old, black and white photo on page 35 should be dated, even if approximately. 6. On page 36, under the section 'Spaces', the residents on the south side of the A1 are described as being <i>'trapped'</i>. I suggest <i>'isolated'</i> would be more appropriate. Also, in the same section, I suggest the wording <i>'on foot'</i> be added after the reference to residents on the south side of the A1 being brave. 	
Resident	Built Character Assessment -	The properties listed on Tow Lane as being of significance include Bakers Barn. This is a modern construction which ruined the previous building; Twin Cottage has more of an historic and visual significance. Tow Lane Nursery Cottage: is another older property with history and character and certainly one you could include as being important.	The Built Character Assessment was in draft format at the time of consultation and a number of changes have been made to it since, including references to these dwellings.
Resident	Commercial Development	Take photograph of Chicken Farm and say we do not want big commercial and industrial farm building in inappropriate places and the traffic that goes with them, within the village	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. Commercial Development

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			Guidance has also been outlined in the Foston Neighbourhood Plan Building Guidance. No further action required.
Resident	Commercial Development	Status of the Chicken Farm development and concerns that there is clearly activity taking place to build the chicken farm and residents have noticed that there appears to be no evidence that the required road has been started.	No action required within the NP as this was a planning decision prior to the development of the NP.
Resident	Delivery Strategy (Infrastructure Requirements)	A footbridge would cost over £100,000 for little benefit and should only be considered if the funds come from some kind of separate source that does not affect other priorities. I cannot imagine many people shop at the service station, easier to drive and more choice at LB. If seeking exercise, cycle or walk further and cross at the flyover.	This aspiration is stated in the NP following consultation results from residents. Any funding is likely to come from a capital investment from Highways England or as planning levies (eg Community Infrastructure Levy or Section.106 agreements). Parish Council to continue liaising with Highways England.
Resident	Development	Infill development should only be allowed if it does not destroy proportions, is in keeping with surrounding properties and the overall 'feel' of the near area, and the village overall	Inclusion of 'replacement development' within FNP10. 'New and replacement dwellings' stated in Design Guidelines.
Resident	Development	There appears to be no appropriate policy to protect the village from more development considering the whole village does not want it.	FNP09 supports development identified to meet a local need. The NP must support national and regional development policy and therefore cannot advocate nil development.
Resident	Development	Development will be acceptable only if it allows the village to operate without major disruption and not impacting severely on the quality of life of residents and businesses.	FNP11 and FNP12 state the need to avoid 'unneighbourly' development as well as adhesion to traffic, environmental, amenity and landscape considerations. Further requirements are outlined in the Building Guidance. It is assumed that the NP can only address long term consequences of development and does not have the remit to cover disruption during the build time. However this will be discussed with the

Respondent	Category	Comment	Action
			planning consultants and included if allowed.
Resident	Development	A comment about other unwanted effects would be helpful, e.g. no developments that increase: dust, intrusion, smell, noise, vibration, or reduce air quality, visual, landscape or historic amenity	FNP11 and FNP12 state the need to avoid 'unneighbourly' development as well as adherence to traffic, environmental, amenity and landscape considerations. Further requirements are outlined in the Building Guidance.
Resident	Development	Policy restricting the demolition of a certain percentage of properties.	No percentage can be placed within the NP. However the development policies support new and replacement development in keeping with the village style. Key guiding principles are outlined within the Built Character Assessment and the Design Guidance.
Resident	Development	We have established through the consultation process that Foston residents do not want to progress towards Long Bennington. However rumour has it that the farmer who owns the fields off Marshall Way wants to join Foston to Long Bennington with 300 houses. Need to check allocation sites for Long Bennington.	Long Bennington opposed this development in its previous planning phases and no allocation sites in this vicinity are known. However, 2 sites have been indicated as interested sites for development within the village envelope and these will be referenced within the Plan.
Resident	Development	Rebuilding and loss of Village Heritage and Character: have we got a policy that will stop village dwellings being systematically knocked down and re-built in a modern style thereby turning a Historic Village into a modern new village?	Inclusion of 'replacement development' within FNP10. 'New and replacement dwellings' stated in Design Guidelines.
Resident	Development	Have we got a policy to save the village from demolition and rebuilding?	Inclusion of 'replacement development' within FNP10. 'New and replacement dwellings' stated in Design Guidelines.
Resident	Development	Policy for buildings lines: should we be specific about building / extending forwards in the same way back development is not allowed?	FNP11 states the need to build 'in the continuity of existing frontage buildings or other sites' within the vicinity. Inclusion of extensions has been added.
Natural England	Environment &	Natural England is a non-departmental public body. Our	No action required

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	Countryside	<p>statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England generally welcomes the draft neighbourhood plan which sets out development management policies which will guide the future sustainable development of Foston.</p> <p>We are pleased to note the aspirations for the town includes the intention to seek to protect and enhance the local landscape character and its biodiversity. We also particularly welcome Objective 1 which will help achieve this aspiration.</p> <p>We support policy 2: Environment and Countryside. We consider the approach as set out in FNP05 as being overall positive for protecting and enhancing wildlife around the Parish for any new development proposals.</p> <p>We support policy FNP06 which seeks to maintain or improve access to the countryside, this will be a positive Green Infrastructure measure to encourage people to visit the countryside and gain an appreciation of the environment.</p> <p>We support policy FNP10 which states the design of any new development should respond to the character of the natural environment.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>	
Anglian Water	Environmental	<p><i>Surface Water Management</i></p> <p>Adequate surface water management is crucial to help Foston adapt to, and mitigate for, climate change. Part H of the Building Regulations set out a clear hierarchy for surface water management, we are keen to see new developments managing surface water through the use of Sustainable Drainage Systems (SuDS) rather than connecting into the</p>	<p>New policy included under Housing and New Development focused on surface water as outlined here.</p> <p>Globe to action.</p>

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		<p>public system.</p> <p>We would recommend the inclusion of a policy in the Neighbourhood Plan to include the following key messages:</p> <ul style="list-style-type: none"> • Evidence that the developments had followed the surface water management hierarchy will help to ensure infiltration is considered ahead of maintaining connection to sewers. • Understand exceedance of existing and proposed surface water management measures and safeguard/design flow routes reinstating natural pathways, where possible. Should the rainfall extent exceed the capabilities of the surface water systems, this will help to ensure properties are protected and urban design of public open space considers the potential flows of surface water. • Development should seek to reduce flood risk to the site and third parties. Early engagement with relevant bodies including Anglian Water is key to ensuring adequate surface water management measures are included. • The policy should also ensure that adequate drainage infrastructure is in place to serve development without risk to existing development. 	
Resident	Environmental	The water quality of the Beck and Witham should be tested prior to the operating stage commencing of the chicken farm.	No amendment to Neighbourhood Plan required.
Environment Agency Sustainable Places Advisor	General	<p><i>Review of Documentation and Further Work</i></p> <p>We do have a voluntary charged-for service where we can provide more detailed pre-application advice. As part of this service we can provide a dedicated project manager to act as a single point of contact to coordinate any problems, data requests or review technical documents. Should the</p>	No action required

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		developer wish us to undertake a detailed review of a Flood Risk Assessment we can do this as part of our charged service.	
Environment Agency Sustainable Places Advisor	General	For clarity, please ensure that we are referenced as the Environment Agency.	Noted and amended.
Lincolnshire County Council Senior Planning Policy Officer (Infrastructure)	General	Lincolnshire County Council (LCC) would like to thank the Parish Council and the Neighbourhood Plan Working Group for the opportunity to comment on this document. LCC does not have any specific comments to make on the individual policies within the Plan. However it is considered that the document as a whole incorporates an appropriate vision, objectives and policies on a range of matters including housing, business, leisure, recreation and community facilities, heritage, environment and the countryside which will help shape the future of the parish over the period to 2026.	No action required
SKDC Business Manager – Spatial and Economic Growth	General	<p>Whilst your Neighbourhood Plan is sub-titled a fundamental new approach to development, I note that there are no site specific proposals for new development set out in the Plan. I was wondering whether - in order to achieve your vision of Foston remaining a successful and vibrant rural village - you had considered opportunities for new sites coming forward for development over the plan period? This is clearly for you to determine, but there is scope for you to propose more development than is currently in place through the Core Strategy and Site Allocations DPD for South Kesteven.</p> <p>On page 6 and page 26, there is reference to Foston being designated as an “unsustainable” village in South Kesteven’s spatial planning policies, particularly as it has not been</p>	<p>The reference to ‘a fundamental new approach to development’ on the title page addressed the concept of Neighbourhood Plans and the new bottom up approach / active involvement of communities. This could be amended to: <i>Providing a fundamental new approach to development.</i></p> <p>Re-wording of sustainable definition as follows (to be inserted in page 26): Sustainability SKDC’s Core Strategy includes the promotion of a more sustainable pattern of development in the region. To achieve this, Local Service Centres</p>

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		<p>identified as a Local Service Centre within the adopted Core Strategy. Whilst I can understand the sentiments that might be felt locally regarding the Core Strategy, the use of the word “unsustainable” is not factually correct here.</p> <p>Development is restricted in villages and the countryside by Policy SP1 but there grounds where proposals may be acceptable in these locations, including Foston. There is nowhere in the Core Strategy which refers to any community in South Kesteven as being unsustainable.</p> <p>A few specific comments on your more detailed policies:</p> <ol style="list-style-type: none"> 1. FNP04: the Parish is not in a position to "grant" permission for development: suggest that the policy is reworded to express "support" for development. This would be in line with most of the other policies in the document. 2. FNP09: whilst this is not exactly in conformity with the Core Strategy and the SAP, we will be examining this policy through the new Local Plan and will consult on any changes. 3. FNP11: suggest change opening word to “proposals” rather than applications. 4. FNP12: this policy conforms with the NPPF [para 28] and with the Council's priority of "growing the economy". The other policies in the document include a table to show how they conform with national and local policies, perhaps a statement to reflect the previous sentence would remedy this? 5. FNP18: the Parish is not in a position to "grant" permission for development: suggest that the policy is reworded to express "support" for development. This would be in line with most of the other policies in the document. 	<p>have been identified to support the network of smaller settlements outside of the four main market towns. Local Service Centres have been identified based on the ability to provide a range of community services similar to those found in a small town and act as a focal point for the rural communities and the surrounding hinterlands. Those villages not labelled Local Service Centres, ie those with fewer or no services, are deemed ‘smaller villages’ and are considered less sustainable locations.</p> <p>Foston has been defined as a ‘smaller village’ and its nearest Local Service Centre is Long Bennington.</p> <p>With reference to the bullet points:</p> <ol style="list-style-type: none"> 1. Changed to ‘supported’ 2. More information to be forwarded from SKDC when available – can we be appraised of an expected timeframe please? 3. Proposals inserted 4. Table inserted 5. Changed to ‘supported’ 6. It is not clear why this policy is viewed as aspirational when it conforms with Core Strategy. More explanation from SKDC required.

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		6. FNP19: statement of aspiration rather than a policy – would this in practice apply to all new development (for example, an extension to an existing dwelling)? I can see the relevance if new sites are being identified but am not sure how this policy as worded would work in practice.	
Resident	Historic Heritage	House Listing: resident wants to know how to list a property	Information forwarded to resident
Resident	Retail / Leisure	Might be worth mentioning LB Co-op as a good resource - round trip 4 miles.	NP states 'a variety of shops' as names and ownership may change in the future. Distance of round trip has been included
Resident	Retail / Leisure	I do not believe that any retail, shop or pub, would be a viable commercial operation.	No action required
Resident	Retail / Leisure	The monthly pub night is great and just the right tone (like an old fashioned pub but with the advantage of being child friendly). There are few pubs that make it without being city based or 90% restaurants.	No action required
Resident	Retail / Leisure	Shopping options are: <ul style="list-style-type: none"> • Long Bennington Co-op and other local shops • Ocado/Sainsburys/Morrisons deliveries • Call Connect to shop in town • friendly neighbours when stuck 	Variety of shops in local area and Call Connect service is included in the NP. The option for online deliveries has been included.
Mobile Operators Association (MOA) / Mono Consultants Limited	Telecommunications	<i>The Mobile Operators Association (MOA) represents the four UK mobile network operators – 3, Telefonica (O2), EE (formerly Orange & T-Mobile) and Vodafone – on radio frequency health and safety and associated town planning issues. The MOA has commissioned Mono Consultants Ltd to monitor all emerging development plan policies and supplementary planning guidance relating to telecommunications development on its behalf.</i> We would like to offer our support to the inclusion of Policy FNP13, within the Foston Parish Neighbourhood Development Plan. We welcome the inclusion of this policy	No action required

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		<p>within the Neighbourhood Development Plan to facilitate telecommunications development and support its provisions which we find to be generally in accordance with the guidance within National Planning Policy Framework (NPPF) relating to both development planning and to support for communications infrastructure.</p>	
Highways	Traffic Management	<p>It is the role of Highways England to maintain the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Foston Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the A1, which bisects the Plan area in to northern and southern sections.</p> <p>Highways England notes that minimal development growth is planned to come forward across the Plan area during the period 2016 to 2026 and, as a result, does not consider that proposed development will have any impacts on the strategic road network. However, it is noted that the plan identifies the need for a footbridge to be constructed across the A1 in order to address segregation and accessibility issues associated with crossing the A1. This is specified as an 'Infrastructure Requirement' in the Plan with consultation to be continued "with Highways to prevent likely fatalities at A1 crossing point".</p> <p>Highways England is responsible for the A1 and would need to be consulted on any proposals for a footbridge over the A1. The provision of a footbridge across a dual carriageway road can involve significant cost and it is not clear from the plan where funding for this may come from and how a footbridge may be delivered. Highways England therefore considers that these aspects need to be clarified in the plan and would be happy to engage further with the</p>	<p>The topic of a footbridge has been included in a table of suggestions as identified through the various consultation events. The Parish Council are committed to continuing their work with Highways England and would only continue any works through Highways England. As this is only a table of suggestions, full viability (including funding) has not been ascertained.</p> <p>Highways England conducted a study in 2007 and several options were considered; option 1 below was considered most appropriate:</p> <ul style="list-style-type: none"> • Option 1 – Grade separated crossing (either an over or under bridge) at Foston Crossroads for all Non-Motorised Users (NMUs). <p>Funding may be available from other organisations/agencies which the Parish Council will pursue.</p>

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		Neighbourhood Plan Working Group on this matter.	
Resident	Traffic Management	Lots of lorries driving too fast in village. Inconsiderate van drivers in the village.	Traffic management including traffic calming measures is incorporated into FNP19, with new development required to provide appropriate and proportionate transport initiatives. No further action required.
Resident	Traffic Management	The lanes of Foston are easily overwhelmed and rendered hazardous by the volume and speed of traffic. In the interests of safety for pedestrians, cyclists and motorists, anything to improve highway safety whilst retaining the rural character, should be promoted wherever possible.	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. Traffic management including traffic calming measures is incorporated into FNP19, with new development required to provide appropriate and proportionate transport initiatives. The Parish Council continues to work closely with Highways to monitor traffic issues. Additionally the Parish Council meets annually with LCC Highways (Area Surveyor) to discuss highways / traffic issues within the parish and determine priorities.
Resident	Traffic Management	Planning proposals should not be supported that are likely to have a significant effect on traffic volumes and safety.	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. Traffic management including traffic calming measures is incorporated into FNP19, with new development required to provide appropriate and proportionate transport initiatives. The Parish Council continues to work closely with Highways to monitor traffic issues. Additionally the Parish Council meets annually with LCC Highways (Area Surveyor) to discuss highways / traffic issues within the parish and determine priorities.

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Resident	Traffic Management	All new developments should identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on existing traffic, pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts.	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. Traffic management including traffic calming measures is incorporated into FNP19, with new development required to provide appropriate and proportionate transport initiatives. The Parish Council continues to work closely with Highways to monitor traffic issues. Additionally the Parish Council meets annually with LCC Highways (Area Surveyor) to discuss highways / traffic issues within the parish and determine priorities.
Resident	Traffic Management	Foston's roads and lanes are not suitable for industrial business and factory farming	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. The Parish Council continues to work closely with Highways to monitor general and existing traffic issues. Additionally the Parish Council meets annually with LCC Highways (Area Surveyor) to discuss highways / traffic issues within the parish and determine priorities.
Resident	Traffic Management	Proposal for 20 mph traffic speed zones.	This is not a planning issue therefore cannot be included in the NP. However the Parish Council continues to work closely with Highways to monitor general and existing traffic issues.
Resident	Traffic Management	Limit the numbers of lorries going along Fallow Lane (Condition for chicken already limits volume at certain times of the day along new road).	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. The Parish Council continues to work closely with Highways to monitor general and existing traffic issues. Additionally the Parish

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			Council meets annually with LCC Highways (Area Surveyor) to discuss highways / traffic issues within the parish and determine priorities.
Resident	Traffic Management	Foston is currently has a significant volume of traffic and heavy goods vehicles, which are unsuitable for the design, width, route and classification of the road, as can be evidenced by the frequent damage to verges and pavements.	FNP12 supports commercial development (including conversion of existing sites) subject to traffic, environmental, amenity and landscape considerations. The Parish Council continues to work closely with Highways to monitor traffic issues.
Resident	Traffic Management	Restrictions required on the size and volume of traffic	Size restrictions are already in place for the village for through traffic. Traffic management is a key component of FNP12. Furthermore the Parish Council continues to work closely with Highways to monitor traffic issues.
Resident	Traffic Management	The transport policy should support the enhancement of the environment through; the preservation of the historic fabric of the village; minimising visual intrusion, noise and vibration and air pollution of traffic in, in residential areas and in the vicinity of scout hut and playing field.	FNP19 advocates 'sustainable transport initiatives', therefore covers environmental and heritage factors implicitly. This policy covers the entire Parish.
Resident	Traffic Management	Pedestrian routes should be free from obstructions to those using wheelchairs or buggies	This issue cannot be addressed through the NP. However the Parish Council continue to liaise with LCC Highways and the Police to reduce obstruction to pedestrian routes.
Resident	Traffic Management	Safe pedestrian routes between homes and bus stops within residential area.	FNP19 advocates 'sustainable and safe transport initiatives' which includes pedestrian routes.
Resident	Traffic Management	A top priority for the village is a footpath from Foston to Long Bennington. This has the potential to have a knock-on effect with regard to the provision of a school bus to Long Bennington Academy. I would like the Plan to acknowledge this and Parish Council to plan with an awareness of this. I am sure that there is a solution to this issue; an assurance from the County Council that the school bus will not be removed	Include reference to dependent on no adverse impact on school bus route to Long Bennington Church of England Academy within the priority listing (Delivery Strategy).

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		or a change to our plans to provide a cycle way instead (although this might have the same consequences?)	
Resident	Traffic Management	The development of the footpath from Foston through to Long Bennington should not adversely affect the current school bus service we have in Foston to and from school in Long Bennington. We may wish to consider the development of a cycle track instead of a continuous footpath - the cycle path would need to bypass the two bends coming into the village (via Newark Hill).	Include reference to dependent on no adverse impact on school bus route to Long Bennington Church of England Academy within the priority listing (Delivery Strategy).
Resident	Traffic Management	We need to ensure that any developments regarding the footpath should not jeopardise the current provision of the bus service - I recall this did come up in discussion some time ago at one of our monthly NP group meetings so clearly we do need to ensure we keep our valuable school bus service as well as be able to improve/develop the footpath at the same time if this is possible.	Include reference to dependent on no adverse impact on school bus route to Long Bennington Church of England Academy within the priority listing (Delivery Strategy).
Resident	Traffic Management	Investigate the erection of official highway signage on entry into Foston to make motorists aware that we have a ford at the end of Fallow Lane, particularly in respect of the considerable "traffic over-spill" we get when there is an accident on the A1, and such accidents are indeed frequent.	The Parish Council will work with Highways on this issue as it is not within the remit of NP.
Resident	Traffic Management	The double bend on Marshall Way/Newark Hill came up several times at events. Issues with large lorries driving too fast and forcing drivers onto the verge to avoid collisions with lorries. Policy re HGV's Foston does not have suitable infrastructure/road to accommodate HGV's. Road in village clearly unsuitable for HGV's and cannot accommodate any more.	Traffic management is a key component of FNP12. Furthermore the Parish Council continues to work closely with Highways to monitor traffic issues.
Resident	Traffic Management	Reduce speed limit from end of Marshall Way to Newark Hill and along Fallow lane and Chapel Lane in particular.	Traffic management is a key component of FNP12. Furthermore the Parish Council continues to work closely with Highways to monitor traffic issues, including speed.

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Resident	Traffic Management	20 mph zone along Church Street, Fallow Lane and Chapel Lane should be considered. This will encourage motorists to be more aware of cyclists and pedestrians generally, and particularly of children requiring access to and from the Playing Field and the Ford crossing of the River Witham.	The NP can only influence traffic management linked to development, however the Parish Council continues to work with Highways and SKDC regarding general traffic management.
Environment Agency Sustainable Places Advisor	Waste Management	<i>Waste</i> In respect to waste management it is accepted that Neighbourhood Plan do not generally address issues of waste management. The inclusion of waste management in a proportional approach within a community neighbourhood plan could provide a local steer towards maintaining a clean and sustainable environment.	No action required.
Environment Agency Sustainable Places Advisor	Water Management	<i>Flood Risk</i> We welcome the inclusion of flood risk as a section in the Neighbourhood Plan, given the area identified at risk within the Parish. The flood risk section should focus on the relevant fluvial element only to the village within the definition as it appears that Foston is not at risk of flooding from the sea. We recommend that the neighbourhood plan also considers other sources of flood risk such as pluvial/surface water flooding and include the Flood Map for Surface Water within the document. As you may be aware, from 15 April 2015 the Lead Local Flood Authorities (LLFA) became a statutory consultee, when considering planning applications for major developments. Therefore your Authority should consult the Lincolnshire County Council in their role as LLFA on the management of surface water. We note there is no policy around flood risk and we recommend that one is included to ensure that the sequential approach is followed and development in Flood	This content on surface water and water management is included within the Local Plan, therefore requires applications and NP to adhere to it. More context is being inserted to Section 4 supporting Policy FNP10 as well as adding water management to the Design Guidelines. This decision as taken following consultation with SKDC and our advisors, Globe. LCC were consulted on the content of the pre-submission NP on 17 September 2015; an acknowledgement was received but no further response.

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		<p>Plain is avoided within the Parish. This should be extended to ensure that new development does not increase flood risk and where possible look to reduce it reinforcing the guidance within the National Planning Policy Framework.</p> <p>We would also recommend that the Parish consult with LCC regarding comments and appropriate policy around surface water flood risk.</p>	
<p>Environment Agency Sustainable Places Advisor</p>	<p>Water Management</p>	<p><i>Water Quality</i></p> <p>The Water Framework Directive (WFD) came into force in December 2000, and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification, and applies to individual pollutants within a water body.</p> <p>There are three water bodies within the Parish Council boundaries, the River Witham, The Foston Beck and the Ease Drain. The three of them have yet to achieve Good Ecological Potential due to a Phosphorus failure (2015). Projects and partnership opportunities aiming to improve the status of the local water bodies would be very welcome by the Environment Agency. Our Customer and Engagement team can be contacted on 01522 785896 to discuss this further.</p> <p>The installation of new Combined Sewer Overflows (CSO) in the sewage collection network is unsustainable and should not be considered for new developments. Surface water separation in combined sewerage catchments is an option for reducing the frequency of CSO spills which should be considered when redeveloping sites.</p> <p>Furthermore rainwater harvesting should also be considered to be used in non-potable activities. If development leads to an increase in wastewater of 10% or more upstream of a CSO</p>	<p>Will be included in the additional context on Surface Water.</p>

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		the impact of growth should be assessed using Urban Pollution Management techniques to design a mitigation solution.	
Environment Agency Sustainable Places Advisor	Water Management	<p><i>Wastewater Infrastructure</i></p> <p>Long Bennington WRC also serves Westborough, Dry Doddington and Long Bennington.</p> <p>We recommend early consultation with Anglian Water to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development within environmental limits of receiving watercourses. This may impact on the housing figures and the phasing of development.</p> <p>Please note that if there is not sufficient capacity in the infrastructure then we must be consulted again with alternative methods of disposal.</p> <p>We will require your Council to consult Anglian Water at the planning application stage for their 'Suggested informatives and conditions report'.</p>	No action required.
Environment Agency Sustainable Places Advisor	Water Management	<p><i>Water Resources</i></p> <p>For new developments in the area, in order to provide the sufficient requirement of potable water, developers should seek advice from Anglian Water Services if licenses will be needed. It is assumed that water will be supplied using existing abstraction licence permissions. Further information is also available within Anglian Water's Water Resources Management Plan</p> <p>http://www.anglianwater.co.uk/assets/media/WRMP_2015.pdf</p> <p>The Environment Agency may not be able to recommend a new or increased abstraction licence where water resources</p>	Context to be given in Section 4 as per previous comments referring to Water Management.

Respondent	Category	Comment	Action
		<p>are fully committed to existing abstraction and the environment.</p> <p>Any future development must not cause impacts on water features (i.e spring, wells, boreholes, ponds, reservoir) in the area. Any proposed development should consider setting high standards regarding water use and other indicators to deliver sustainable development. As such, it is advised that any new and upgraded developments should consider applying water efficiency and water saving methods to minimise potential impacts on water resources within the area. The</p> <p>Code for Sustainable Homes is currently being superseded. Whilst new standards have not been finalised, we would recommend reviewing the document below: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291796/140313_Building_Regulations.pdf</p> <p>We recommend the use of Sustainable Urban Drainage Systems for dealing with surface water from new development.</p> <p>We recommend the use of Sustainable Urban Drainage Systems for dealing with surface water from new development.</p> <p>Groundwater Protection National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person,</p>	

Respondent	Category	Comment	Action
		<p>is presented (NPPF, paragraph 121). The geology below the proposed Neighbourhood parish area is predominantly characterised by interbedded limestone and mudstone geological formations. These are classified as Secondary A and Secondary B aquifers. Secondary A aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. Secondary B aquifers are predominantly lower permeability layers which may store and yield limited amounts of water. Due to the presence of these Secondary A aquifers, and to a lesser extent the Secondary B aquifers, parts of the area are vulnerable to pollution from certain types of development. There are no Source Protection Zones within the proposed Neighbourhood parish boundary. We are able to provide further advice on protecting groundwater, including guidance on the use of SuDS. We would like to refer the applicant/enquirer to our groundwater policies in Groundwater Protection: Principles and Practice (GP3), available from our website. This sets out our position for a wide range of activities and developments including: · Waste management · Discharge of liquid effluents · Land contamination · Ground source heat pumps · Cemetery developments · Drainage</p> <p>The majority of the Neighbourhood area is rural in nature and, therefore, development on land that is potentially affected by contamination is likely to be limited. However, if Brownfield land within the Neighbourhood area is proposed to be brought back into beneficial use, we recommend that developers should:</p> <ol style="list-style-type: none"> 1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. 2. Refer to the Environment Agency Guiding 	

Respondent	Category	Comment	Action
		Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health 3. Refer to the Anglian River Basin Management Plan. 4. Refer to our website at www.gov.uk/environment-agency for more information. We are not aware of any current or historic landfill sites within the proposed neighbourhood planning area.	
Environment Agency Sustainable Places Advisor	Water Management	<p><i>Pollution Prevention</i></p> <p>The parish is located within the Upper Witham Water Framework Directive Operational Catchment. The Water Framework Directive aims to protect and improve the water environment. It is important that any development would not have any negative impact on the status of waterbodies in this catchment. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:</p> <ol style="list-style-type: none"> 1. Connection to the public sewer 2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation) 3. Septic 4. Tank 	No action required.
Upper Witham Internal Drainage Board (UWIDB) Engineering Services Officer	Water Management	The Board has no further comment on the draft plan. I note that you have included the EA flood maps to show the areas at potential flood risk from the River Witham.	No action required.