



Welcome to the

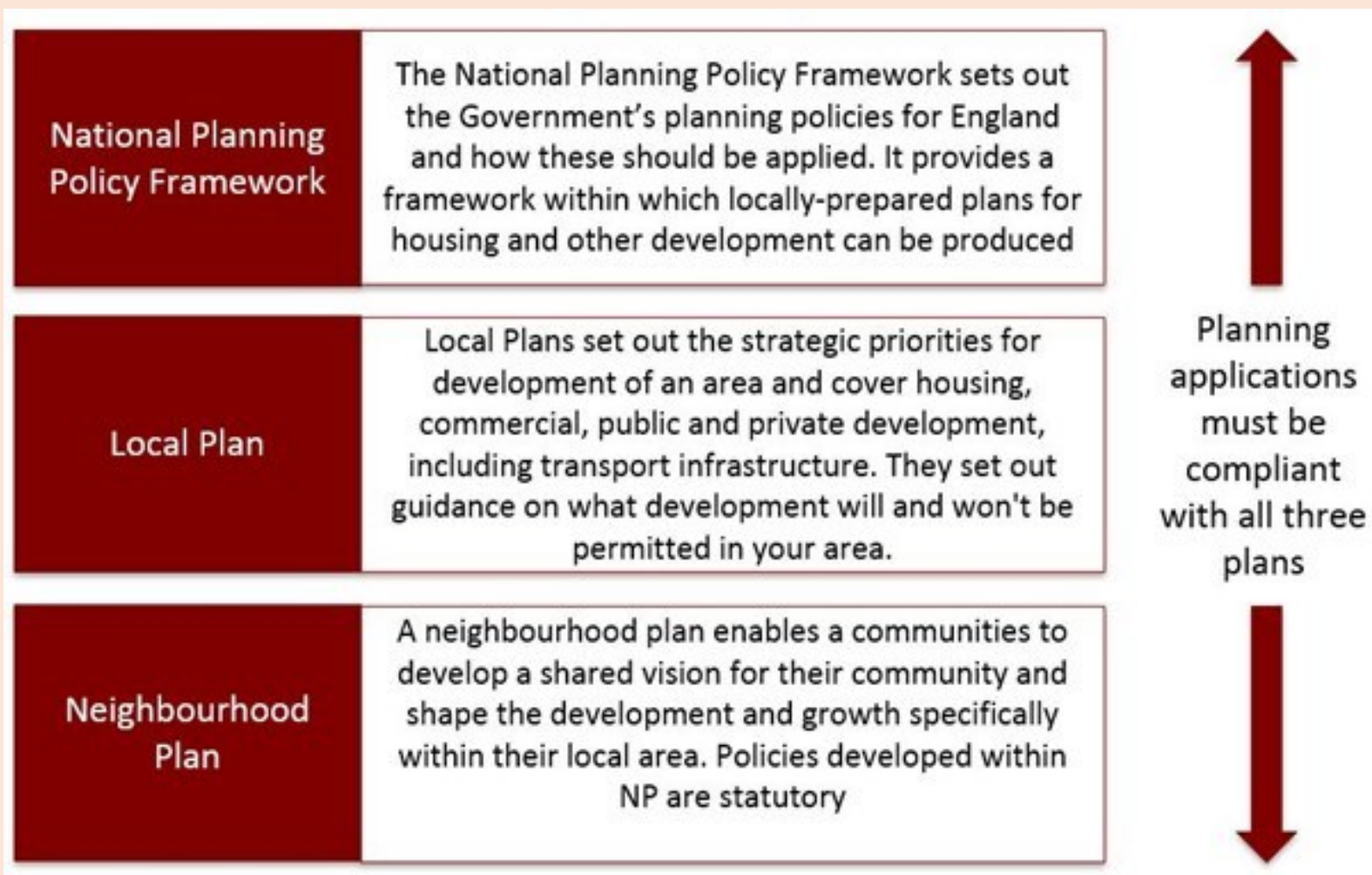
**KEELBY
NEIGHBOURHOOD PLAN**

**Community
Presentation and Q&A**

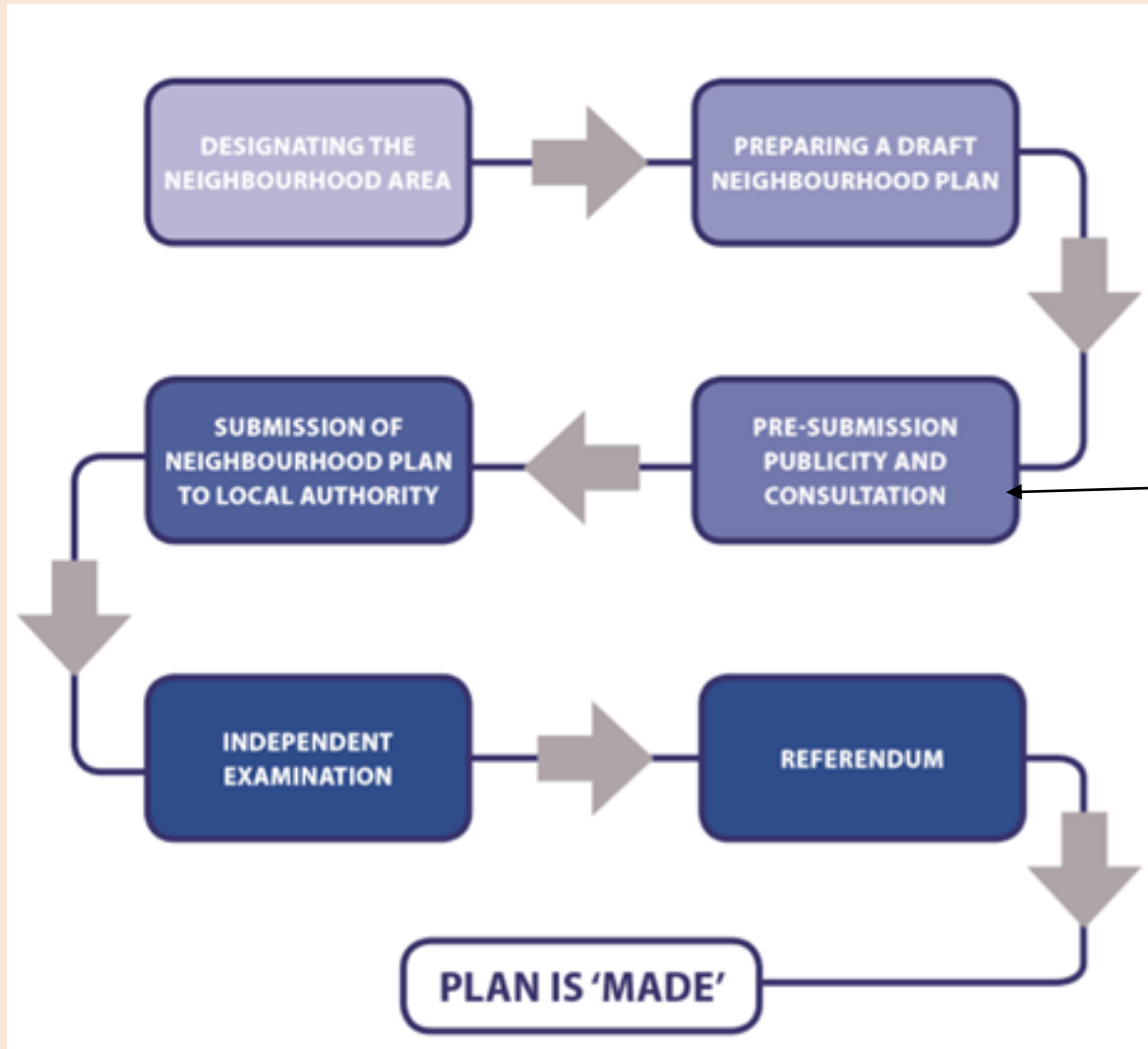
What is a Neighbourhood Plan?

- A Neighbourhood Plan is a community-led planning policy document to compliment District and County planning.
- A Neighbourhood Plan should follow a legislative process where a series of public consultation events are held and an independent examination is undertaken.
- A public referendum is also held at the end of the process.
- The Plan will need to be reviewed within 5 years to keep it up to date.
- Your Parish Council are leading the Planning process.

What is a Neighbourhood Plan?



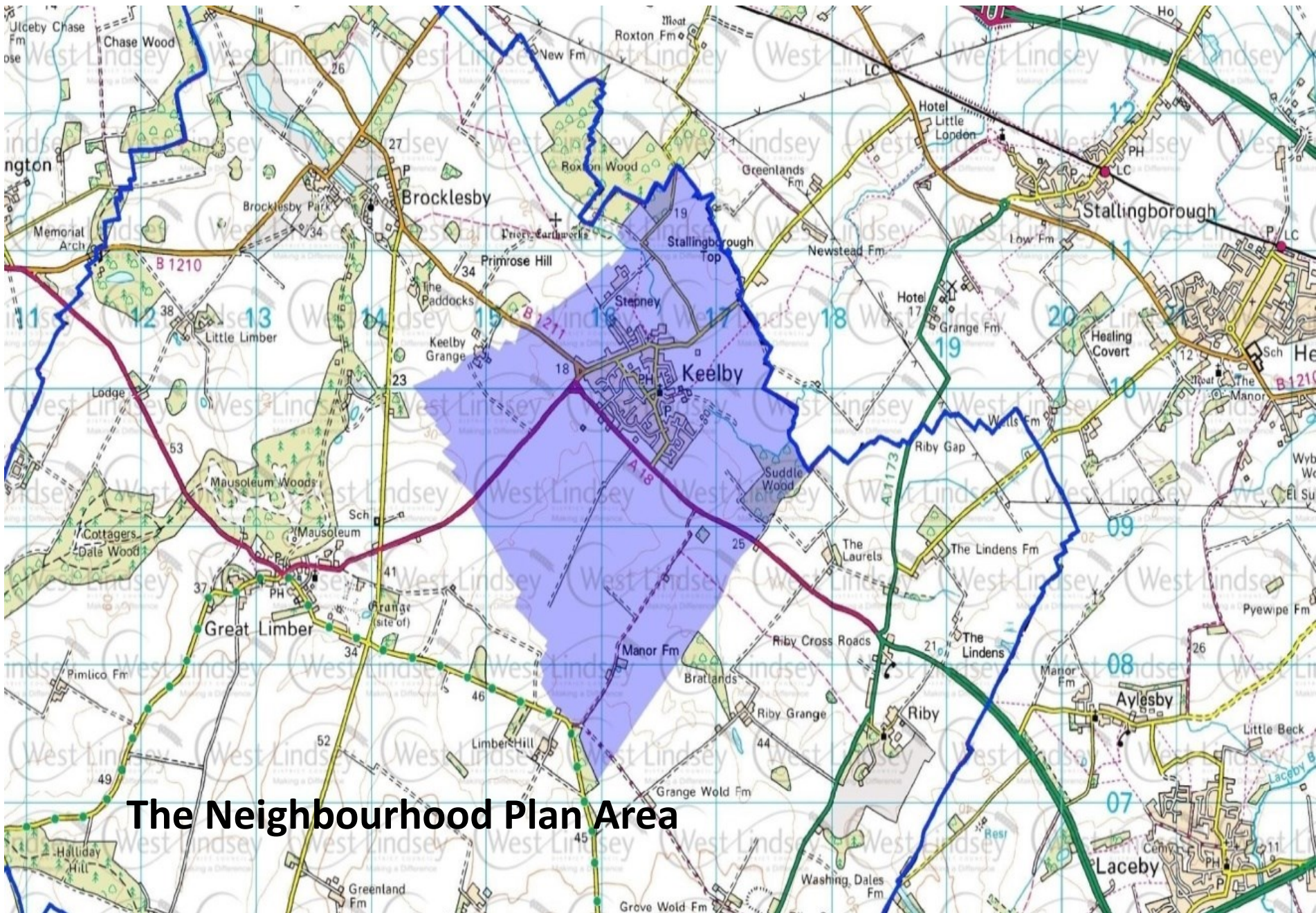
The planning process



We are here

The consultation process

- Leaflet drop and advertising in village – 21st / 22nd May 2022
- **Local consultation commences – 23rd May 2022**
- Gala stall for public consultation – 5th June 2022
- Public Consultation 1 in Village Hall – Sat 11th June 2022, 12noon – 16:30
- Public Consultation 2 in Village Hall – Wed 11th June 2022, 18:30 – 21:00
- **Local consultation ends 3rd July 2022**
- Consultation Statement published – NLT 17th July 2022
- Submission of plan to WLDC – 18th July 2022
- **WLDC Consultation on plan starts – 25th July 2022**
- External Examiner appointed – 25th July 2022
- External examiner report – NLT 2nd September 2022
- **WLDC consultation ends – 5th September 2022**
- Referendum – date to be advised by WLDC



The Neighbourhood Plan Area

What is our Vision for Keelby?

Keelby will continue to be a thriving large village community with provision of key services, a good selection of local businesses / shops / amenities a broad range of locally accessible employment opportunities.

It will maintain and improve its overall sustainability, retain its village character and rural atmosphere while ensuring that its valued historic Listed Buildings, non-designated heritage assets, local environment, Open and Green spaces are not compromised or lost.

Our Objectives?

- Objective 1: **Retain Village Character**
- Objective 2: **Residential Development**
- Objective 3: **Local Residential Design Principles**
- Objective 4: **Business and Service Development**
- Objective 5: **Environment and Countryside**
- Objective 6: **Roads and Transport**
- Objective 7: **Community Amenities, Facilities and Recreation**

Planning Priority 1: Retain Village Character

1. All development within Keelby will be designed to the highest standard to preserve its rural character and distinctiveness. All new development should:
 - a) Safeguard identified Local Green Spaces and Important Green Spaces;
 - b) Preserve existing designated and non-designated heritage assets;
 - c) Avoid the unnecessary development on Greenfield land to preserve high-grade agricultural land within the Parish;
 - d) Consider the wider context of the area, including the important landscape views towards the Lincolnshire Wolds and across the open areas of the Parish;
 - e) Avoid the coalescence between Keelby and other settlements.

Planning Priority 2: Residential Developments

Planned Developments Should:

- a) provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs;
- b) provide an appropriate level of affordable housing as prescribed in Local Plan Policy S22;
- c) promote adaptive building spaces to promote home working and modern living;
- d) be designed sensitively to avoid the creation of a hard development edge between Keelby and the open countryside;
- e) respond to local character by maintaining the building height levels with other nearby residential developments;
- f) allow for the use of passive solar energy through the appropriate orientation of the dwellings;
- g) use sustainable and locally sourced building materials, where practicable;
- h) provide a reasonable level of off-street parking spaces, as prescribed in Policy 4 of this Plan;
- i) provide facility for a vehicle electric charging points at each property;
- j) not lead to an detrimental impact to the existing highway capacity of safety;

All New Development should:

- a) be small in scale and will only be supported if it is filling a gap within existing developed footprint of Keelby;
- b) only propose up to 10 units, per site;
- c) have regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings;
- d) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;
- e) not lead to the loss of mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area;
- f) proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village;
- g) contribute to meeting the accommodation needs of the village and deliver a type and mix of properties linked to housing needs. r

Planning Priority 3: Local Residential Design Principles

All development within Keelby will be designed to the highest standard to preserve its rural character and distinctiveness. To ensure new development is designed in a sustainable way, development proposals should demonstrate how they reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community by addressing:

- a) Design and build features of new development, including conversions and extensions will have the following features:
 - low density layout plans
 - visual variety and type of housing
 - good quality building materials
 - b) Layout of new residential developments, will include appropriate provision of open space and landscaping to create an appearance that is compatible with the existing village buildings and rural surroundings.
 - c) Boundaries within residential developments should be clearly defined. Natural hedges and trees must be retained wherever possible and supplemented if necessary with new native hedging and trees.
2. New dwellings of more than two storeys in height will not be supported.
 3. New residential developments should provide a minimum number of off-street car parking spaces per dwelling in line with recommendations.

Planning Priority 4: Businesses and Services Development

1. Proposals to redevelop, or change the use of, an existing community service or amenity , will only be supported where this is no longer 'fit for purpose', economically unviable or could not be used as in a similar or alternative way for community benefit.
2. New small business development proposals and projects which enhance the sustainability and economic viability of the Plan area will be supported provided that they conform to other relevant policies of this plan.
3. Sensitive conversion of existing buildings will be supported for small businesses if they are located within the existing developed footprint of the village.
4. Diversification of an existing agricultural and/ or other land based rural businesses will be supported provided that it can be demonstrated that the proposed use is necessary to support the existing use(s) economic viability and that they conform to other relevant policies of this plan.
5. Proposals for new Industrial developments and renewable energy schemes (solar, wind, biomass) that are not in line with local or national planning policy will not be supported.
6. The provision of high speed, reliable internet connectivity and infrastructure throughout the Parish will be actively supported to maintain support for local businesses and people working from home.

Planning Priority 5: Environment and Countryside

1. All new development should seek to preserve, and where possible, enhance the natural environment and open countryside to help maintain the rural character of Keelby. Developments should:
 - a) enhance existing environmental assets such as existing trees, areas of woodland, grass verges, native hedgerows, watercourses (and their surroundings) and green space;
 - b) seek to minimise their environmental impact, demonstrate the use of best available environmental technology / practice and ensure no net loss of biodiversity or negative impact on local habitats.
 - c) ensure the protection and enhancement of Keelby's open countryside, views and vistas together with wildlife habitats.
 - d) undertake a formal local ecological assessment where appropriate, particularly in the areas of Roxton Wood and Suddle Wood.

Planning Priority 6: Roads and Transport

1. Any redevelopment of major roads including the A18, A180, A1173 and B1210 should not increase traffic through Keelby village.
2. New developments should provide links for walking routes between developments and central areas of Keelby to promote less short distance vehicle traffic in the village, where appropriate.
3. Any development opportunities for the creation of improved, safe cycle links to Immingham, Grimsby and National Cycle Route 1 will be actively supported.

Planning Priority 7: Community Amenities, Facilities and Recreation

1. Numerous core village amenities and facilities underpin this aspiration; these must be supported, retained and enhanced for the longer term sustainability of the village
2. The sense of village community, which most people clearly value and enjoy, will only survive if there is further healthy and energetic involvement of people willing and able to give their time and support to community affairs.
3. Community engagement will remain an essential and fundamental factor in the future sustainability of Keelby

Our Core Policy Priorities

- We want to influence housing and its location where we can – such as supporting smaller houses for younger and older residents.
- We want to protect our Green Spaces from development, change or their loss.
- We want to support small-scale development within the village and avoid larger developments around the edge or outside the village.
- We want to protect and support our local community facilities and businesses.
- We want to influence the design and character of new developments.

What do we need from you?

- Have we got this right?
- Do you agree or disagree with the proposed content of the Neighbourhood Plan?
- We would like a response from you so we can finalise the Plan and submit it to WLDC.
- We are aiming to submit the Plan to WLDC in summer.

How to Consult

Public Consultations:

- Keelby Gala:** Sunday 5th June 2022, 12noon – 5pm
- Keelby Village Hall:** Saturday 11th June 2022, 12noon – 4pm
(Presentations at 12.30pm and 2.30pm)
- Keelby Village Hall:** Wednesday 15th June 2022, 6pm – 9pm
(Presentations at 6.30pm)

Copies of the Full Neighbourhood Plan are available at:

Hard Copy: Keelby Library

Electronic Copies: Keelby Parish Council Website –

<https://keelby.parish.lincolnshire.gov.uk/>

Comments on the Document can be made as follows:

- **In person at the aforementioned Public meetings**
- **Via eMail to:** Keelby Parish Council @ KPC.NPlan@gmail.com
- **Via Post to:** 3 Dixon Close, Keelby, Lincs, DN41 8JH

Any Questions....?

